Introduction

Welcome to this latest exhibition about the Begbroke Innovation District proposed for the Begbroke-Yarnton area, north of Oxford. It shows extensive work that has evolved since the in-person and online exhibitions in July and November of 2022. This is the last main opportunity to inform the broad content before the submission of an outline planning application in summer 2023. There will be opportunities to engage further on the preparation of detailed proposals for the site, following the grant of outline planning permission.

Background

The Begbroke Innovation District, allocated in Cherwell District Council's Local Plan, builds on the achievements of Begbroke Science Park, where world-class university scientists work with industry decision-makers and entrepreneurs to apply cutting-edge research and commercialisation to tackling some of the world's most pressing issues.

The aim is to establish a new community that provides much needed housing alongside an expanded Begbroke Science Park with exceptional new workspace and research facilities. The Begbroke Innovation District will retain and grow the nationally significant research and development that occurs at the Park, whilst tackling lack of housing availability and affordability. The community will be supported by a range of highquality amenities and facilities, including characterful public spaces, parks and gardens, and sustainable transport links.



Existing Begbroke Science Park

Oxford University Development

Oxford University Development (OUD) is a joint venture between the University of Oxford and Legal & General Capital. OUD's ambition is to design and deliver exemplary, sustainable development that meets the needs of Oxford University and provides benefits to local communities.



We've Listened

November Engagement Feedback

The feedback we received from the previous drop-in sessions has helped influence the vision, masterplan, and approach to development. At each consultation the OUD team has taken the community's input into consideration.

Below is a summary of the main issues raised during the November 2022 exhibitions:

- Sandy Lane closure and potential new bridge
- Access to green space and ensuring there is biodiversity, views and joinedup trails
- Public transport want more reliable, frequent, and better-connected
- Traffic congestion, particularly along the A44
- Active travel for commuting and leisure
- Safe crossings along major roads
- Local overdevelopment and the cumulative impact of multiple schemes
- Housing numbers, location, type, affordability and tenure
- Flooding risks and flood mitigation
- Services and amenities for the growing population, such as more GP surgeries, shops, pubs, cafés
- Sustainability measures such as net zero, prioritising ecology, biodiversity and ground solubility
- Providing better design representation within our maps to aid understanding







Community Drop-in exhibitions, November 2022



The Begbroke Innovation District

Innovation in the countryside



Artist impression of vibrant and sustainable landscape at Begbroke Innovation District: Enabling thriving communities and innovation, with exceptional connectivity and long-term sustainability.

This emerging OUD masterplan aims to create a contemporary village in Oxfordshire, one that enables both existing and new communities to thrive.

The plan integrates spatial strategy elements that create an exciting and culturally animated setting - a desirable and happy home for a new thriving community; an exceptional, connected and affordable place; and a place that will remain relevant and sustainable in the long term.

The Begbroke Innovation District will include a range of homes, research & development and commercial floorspace, and university accommodation. There will be associated social and physical infrastructure uses such as schools, local centres, amenity space and recreation/leisure uses, as well as improved connectivity to Kidlington and Oxford by sustainable means.

OUD is taking a long term, holistic approach to placemaking that combines environmental sustainability with the emerging economy and new community, together with strong transport links to support and connect the existing communities.



Artist impression of a living street in a neighbourhood at The Begbroke Innovation District.



Social Landscape & Neighbourhoods

Housing & Neighbourhood Character

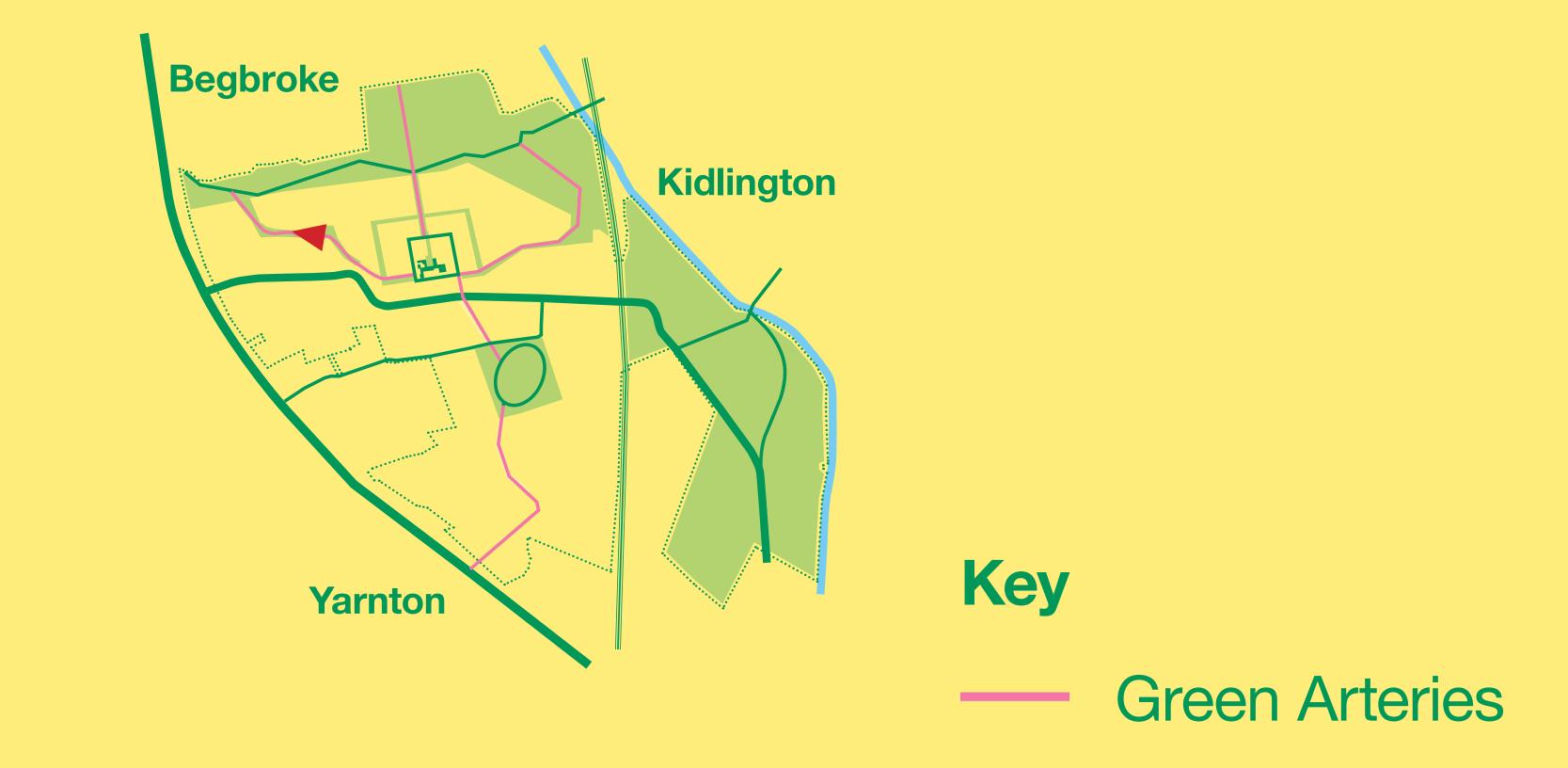
Three new attractive neighbourhoods will be delivered, all providing a blend of residential, commercial and community uses. Each will be characterised by high-quality architecture and urban realm, and benefit from close access to generous open space for sport and leisure. A new civic plaza will be created around the existing Grade II Farmhouse and will anchor the neighbourhoods.

The development will provide an opportunity to meaningfully contribute to addressing housing need in the wider area, with a mix of homes providing a choice of type and tenure. The illustrative masterplan indicates that the site could accommodate approximately 1,800 new homes, whilst also delivering excellent new places for learning, leisure and work. Around half of all the homes delivered by OUD will be affordable, including for social rent, discount market rent and university-linked housing. The remaining homes would be sold or rented on the open market.

The outline planning application will include a Strategic Design Guide that will establish design principles for future detailed (otherwise known as 'reserved matters') applications to follow. The Strategic Design Guide will include guidance on the character of each new neighbourhood, as well as on the look and feel of the place. This will ensure that future development is delivered to a high architectural standard and quality, as well as allowing OUD the opportunity to consult the local community on detailed proposals in the future.



Artist impression of the green artery in Begbroke Hill neighbourhood. Green Arteries are landscape-led design links within the neighbourhoods, bringing nature on your doorstep and creating sustainable and inclusive spaces with mixed housing.





Engineering Serendipity

Workspace & Local Services

The expansion of Begbroke Science Park is an important component of the plan, to ensure that the area retains its place as a global centre for innovation and excellence. Planning policy allows the existing Science Park to expand into an additional 14.7 hectares of land. OUD has tested the capacity of this area, which suggests that up to 155,000 square metres of additional floorspace could be delivered. This will include new, high-quality labs and offices for both the University's academic research and for businesses to grow into. The boundaries between the Science Park and the new homes will be deliberately blurred so that the benefits

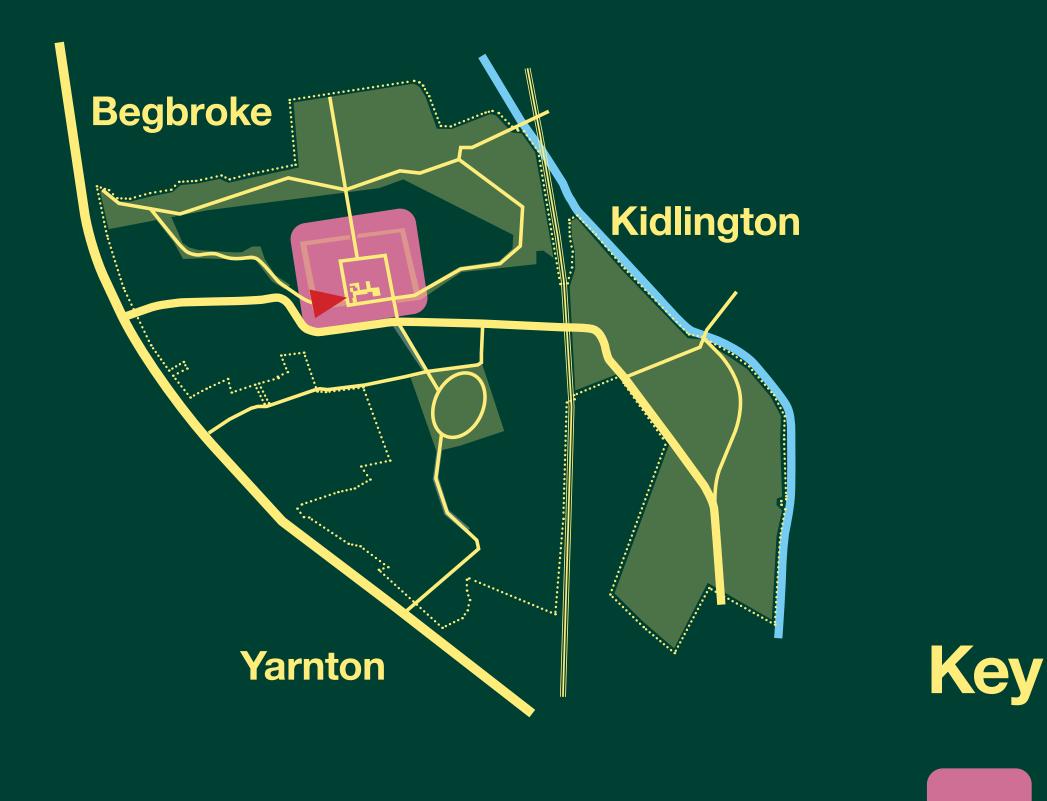
of a mixed-use neighbourhood can be fully realised.

The Science Park's expansion will provide a wide range of jobs and generate the scale of activity needed to support the delivery of a range of facilities and amenities, including new cafés, restaurants, shops, gyms, and a pub, open to new and existing communities alike. The focus of this activity will be around the local centre, anchored by a new civic plaza set around the Grade II listed Farmhouse.

Community facilities such as allotments and schools will be provided to meet the needs of the new residents and avoid negatively impacting on the capacity of existing facilities.



A vibrant mix of uses will be clustered in the central Farmstead Area







The car is a guest

Movement & Connectivity

The masterplan provides a strong foundation for pedestrian and cycle movement and connectivity across the site and linking to surrounding communities. It places people not vehicles at the top of the movement hierarchy.

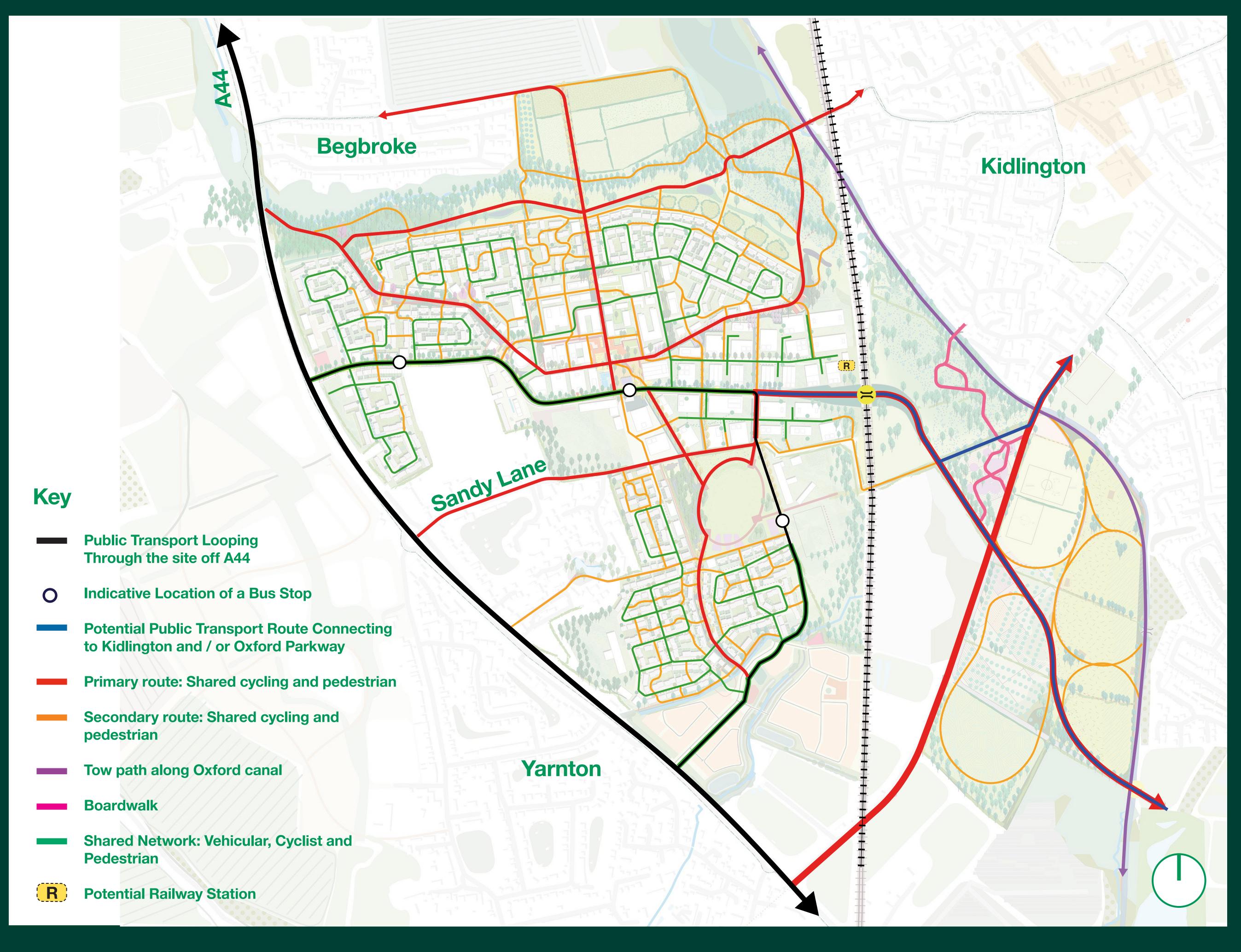
Each neighbourhood area will have a green corridor running through the centre of it, which will create a high-quality traffic free environment for people to move through and enjoy. Off these green corridors will be a network of 'living streets' which provide high-quality spaces for people, allowing children to play and encouraging social interaction. Away from these living streets, all other streets will be designed for 20 mph vehicles, enabling a safer mix with other users.

Oxford County Council is proposing a number of improvements to bus services, to be funded by the PR sites. The existing S3 bus route is proposed to be increased to 4 buses per hour in each direction, running directly along the A44. In addition to the improved S3 service, a new route is proposed that would route around the site and Yarnton before routing along the A44 and Frieze Way to Oxford Parkway and onwards to Oxford city.

There is currently no bus service between Yarnton and Kidlington. As part of Begbroke Innovation District, we are investigating the option of a community bus service between Yarnton, the site and Kidlington. A mobility hub is proposed at the local centre of the site, which would cluster together transport services along with retail, community uses and cafés. We envisage transport options at the mobility hub would include bus services, cycle parking, e-bike hire, e-scooters. car club and rapid EV charging.

The masterplan is required to reserve land for a potential railway station

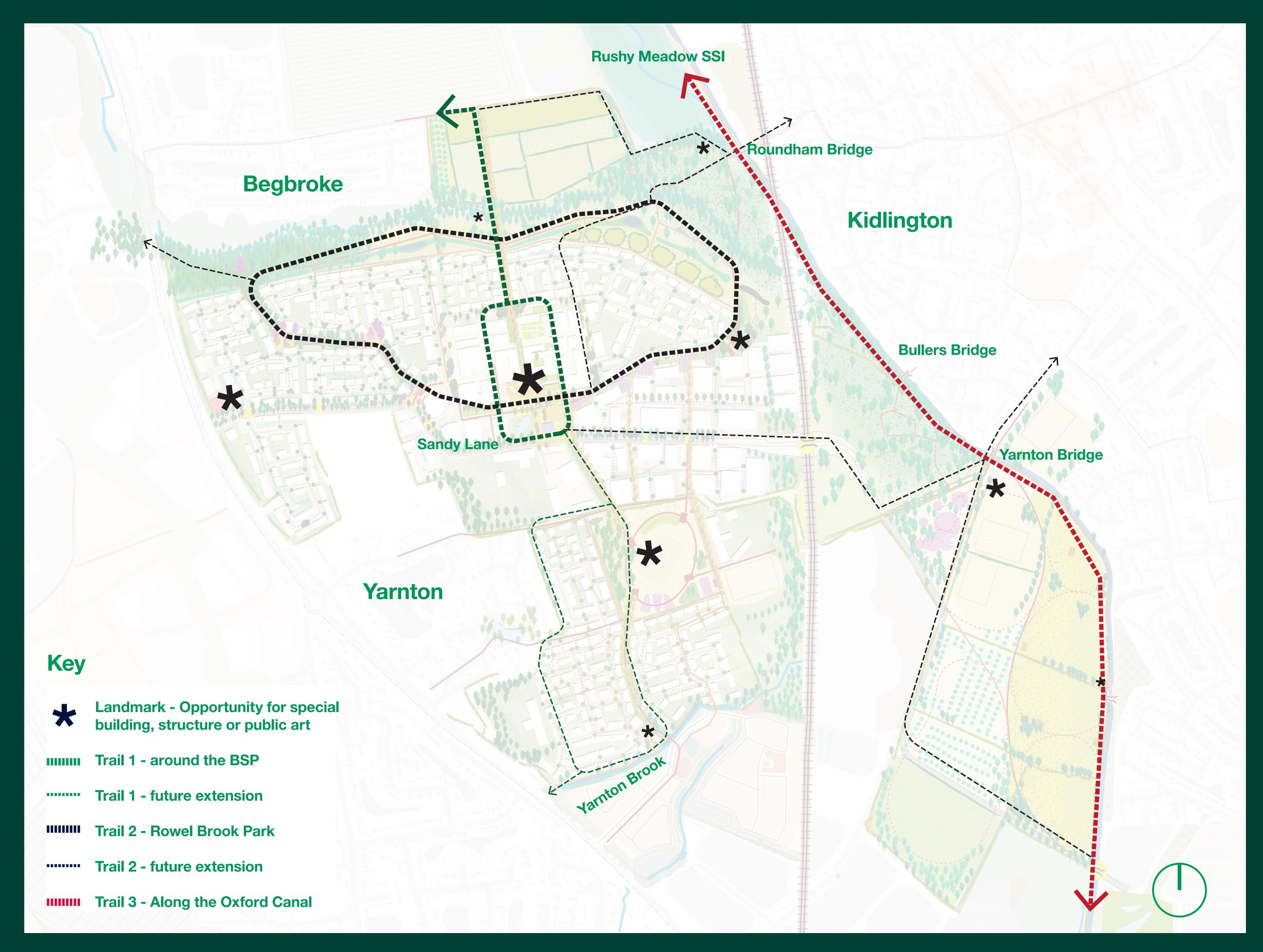
within the site. A station at Begbroke would be on the Cherwell Valley Line, which runs between Didcot Parkway and Banbury via Oxford.



The map above is showing the proposed movement network



Long Term Stewardship

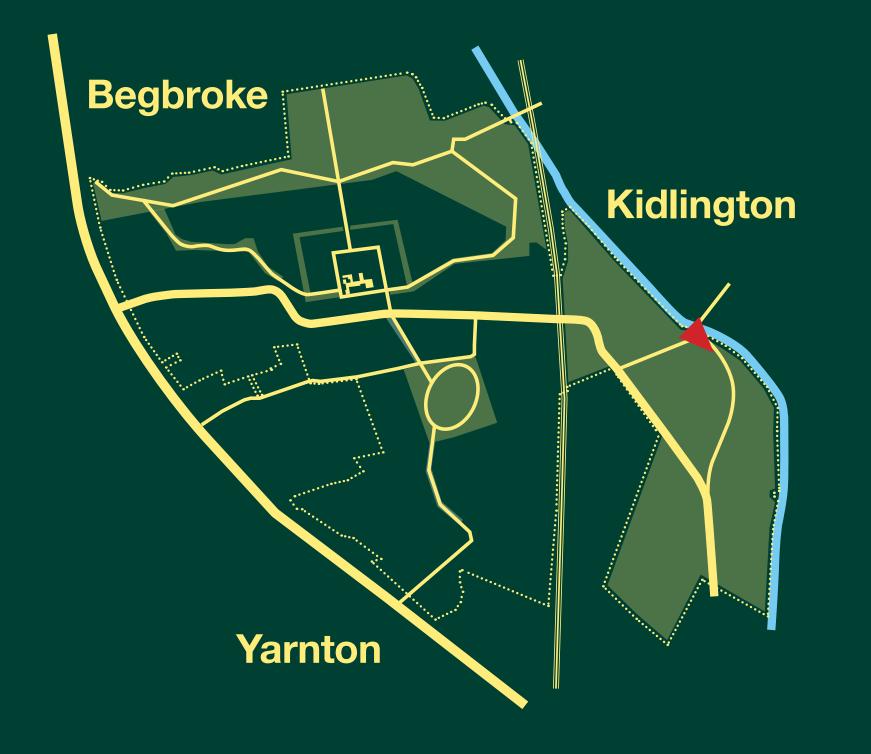


The map above shows opportunities for trails and early interventions

OUD is focused on promoting long-term stewardship in our development. This means an ongoing commitment to uphold the quality and integrity of the development and its public spaces to ensure it is a success for generations to come. This approach is reflected in our early investment in cultural, play, and place-making initiatives, which will see new public trails and walking routes provided within the site. Our aim is to create a better and more sustainable model of development through long-term stewardship.

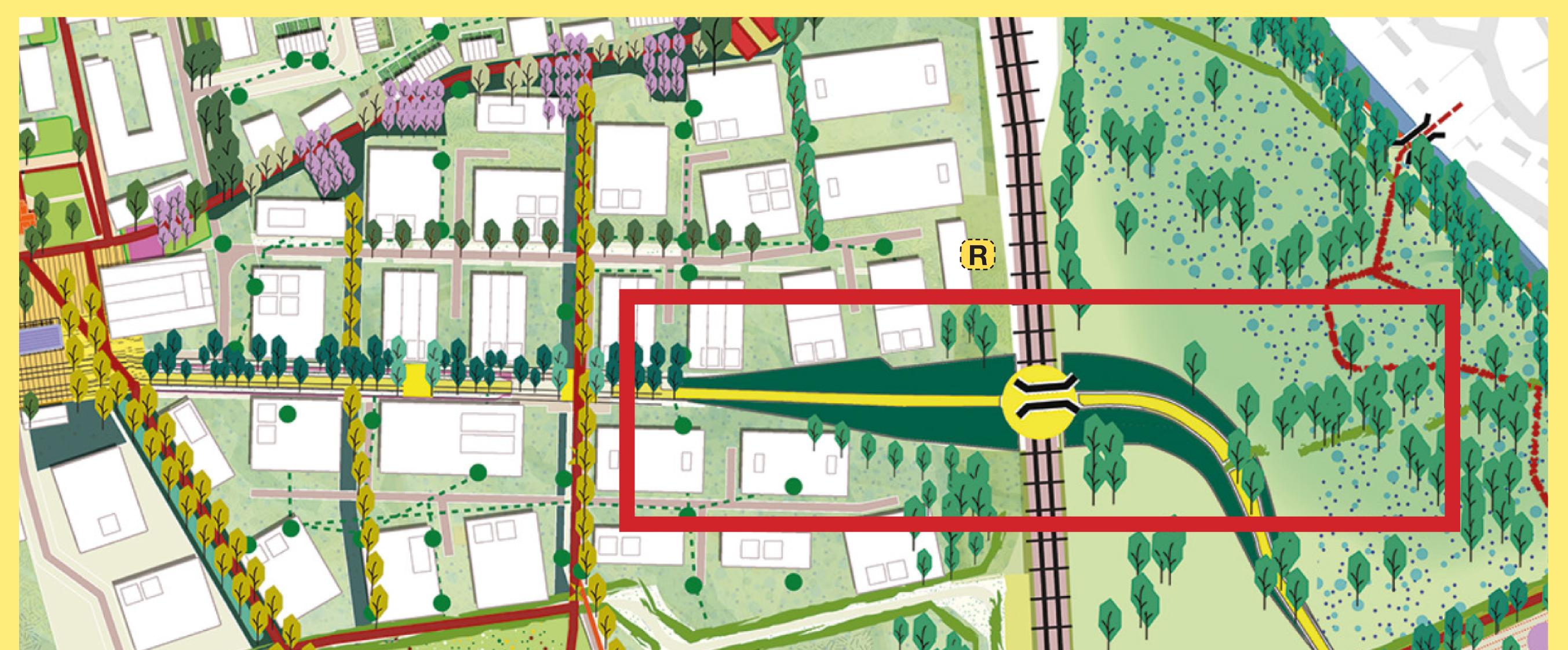


Artist impression showing early interventions and interim uses along the canal





Integration of New Rail Bridge





The above is an indicative artist visualisation of the proposed Oxford University Development (OUD) Design Team's pedestrian, cycle and public transport bridge.

Bridge Proposal

Policy within the Local Plan requires Sandy Lane to be closed to vehicular traffic (other than direct access to properties on Sandy Lane) and Sandy Lane to become for pedestrians and cycling only.

Network Rail is proposing to close Sandy Lane level crossing. In accordance with policy in the Local Plan, Network Rail is currently progressing a pedestrian and cycle bridge over the railway at Sandy Lane level crossing and a vehicular access road from the south to link to properties on the eastern side of the railway.

As a result of community representation, OUD recognises that not everyone can walk or cycle and therefore has appointed the OUD design team to

design a pedestrian, cycle and public transport bridge, liaising with Network Rail. Oxford University has approved a funding contribution which could support a pedestrian, cycle and public transport bridge at Sandy Lane, subject to the anticipated final cost of the bridge. OUD would provide Network Rail with the land required to construct this bridge, which improves community connectivity.

This work is ongoing and subject to approval, detailed design and funding discussions with Network Rail and the local authorities and could replace the current Network Rail proposal. If successful, OUD will liaise with Network Rail who will promote a planning application for a pedestrian, cycle and public transport bridge.



Climate Resilience, Drainage & Biodiversity

Flooding

Flooding is a historic and present day risk, both within the site and wider local area. To ensure we understand how the existing site floods, we are undertaking modelling of the Rowel Brook catchment and connecting watercourses, surface water catchment and an investigation of groundwater flows. The modelling work is in progress and is being used to further develop our holistic flood risk management strategy for the site, for all sources of flood risk.

Our developing strategy works with the natural drainage and topography of the site by incorporating existing flow routes and pathways into our design. On an undeveloped site in times of flood, surface water can flow overland in an uncontrolled manner. Our drainage system will use sustainable drainage techniques to capture and slow down the flow of water and store it during high rainfall events, then control its release to either the ground (via infiltration) or to existing watercourses at greenfield runoff rates. Our drainage system will also be designed to cope with increased flows and volumes as a result of climate change. Drainage features will be integrated into the landscape design of the development. A flood buffer zone is also included in our masterplan design, allowing space for existing watercourses to flood.



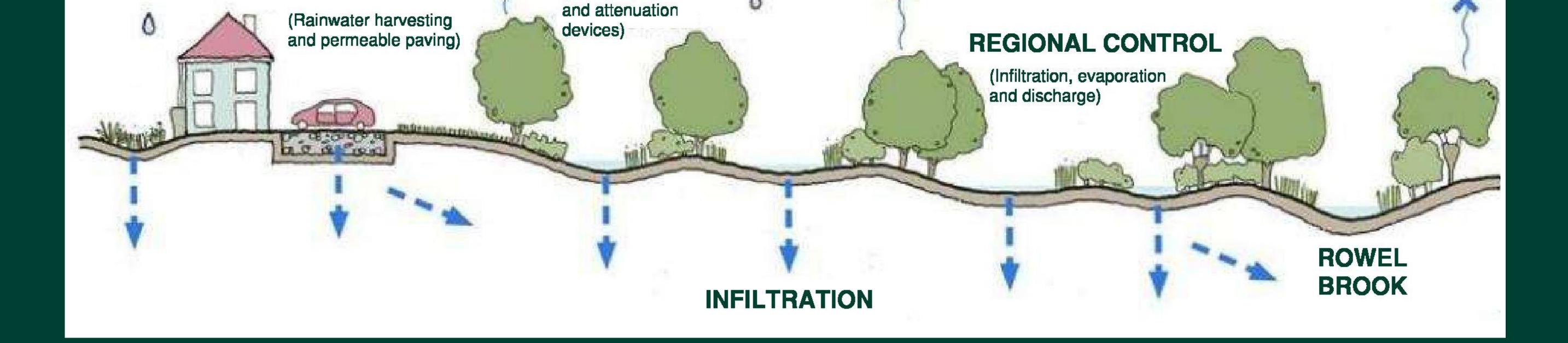
Grassed conveyance channels (swales) along roadsides pick up and treat stormwater runoff from roads

Yarnton

Permeable paving allows for infiltration of stormwater into the ground, reducing flows into receiving environments

SOURCE CONTROL

The effective use of SuDS features allows for the reduction of stormwater flow rates and volumes into natural receiving environments. By throttling flows and encouraging natural processes such as infiltration and evaporation to reduce runoff volumes downstream flooding can be minimised



SITE CONTROL

(Filter strips, swales

EVAPOTRANSPIRATION



Energy and Sustainability

Our approach to sustainability is based around a regenerative approach with the following components:

A restorative landscape

- Restore the ecological value of the site and deliver greater than 20% net biodiversity gain
- Connect to existing Nature Networks and local nature reserves to enhance habitats beyond the site boundary
- Integrate water and drainage features into the landscape and create long term resilience to future climate events

Energy

- An all electric energy strategy is under development incorporating renewable energy sources
- Passive design principles to meet highest levels of energy efficiency so that the demand for space heating is negligible
- No gas

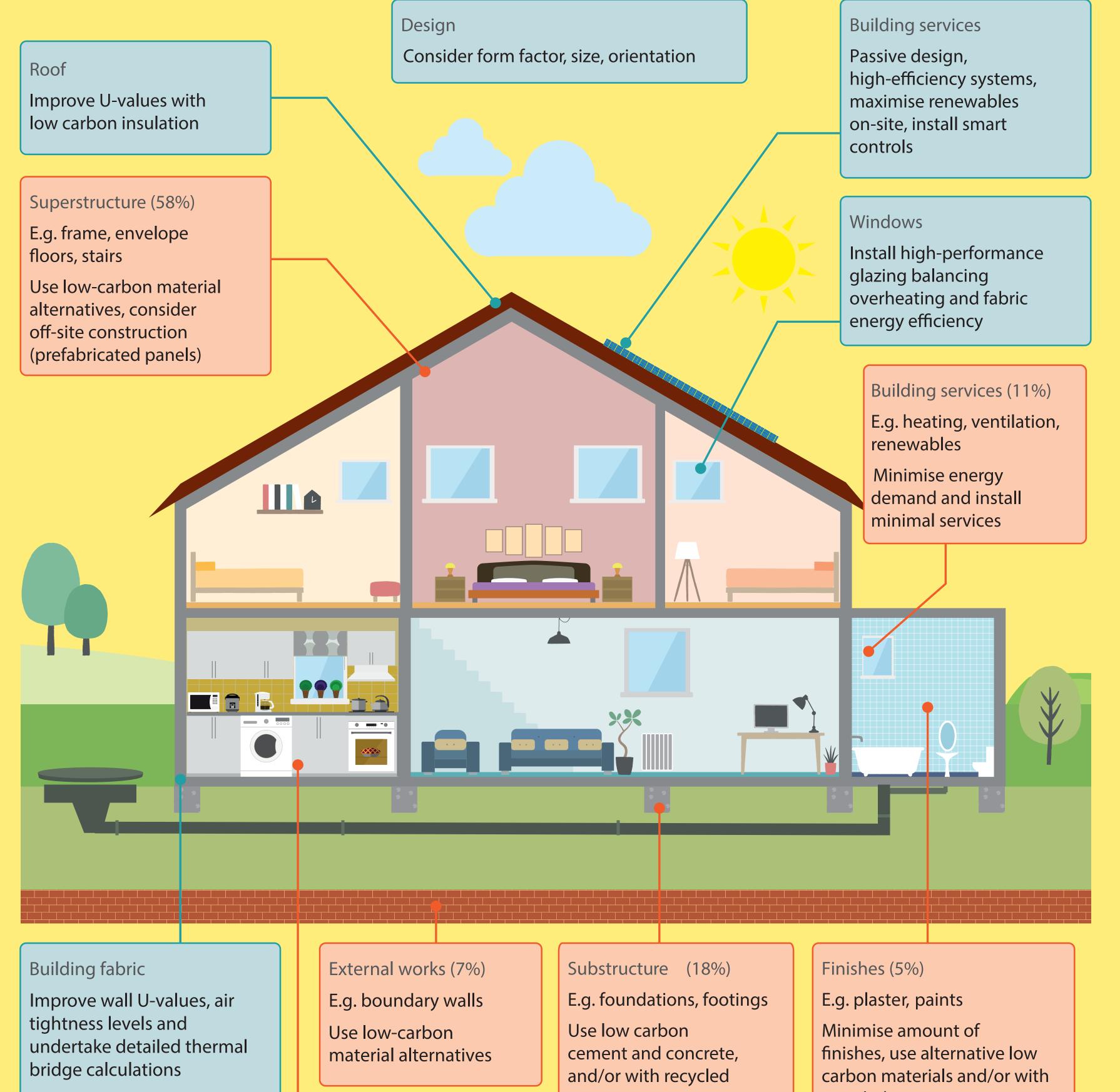
An integrated community

- Provide community facilities including a neighbourhood hub, play spaces, playing fields, sports facilities, restaurants, cultural facilities
- Create jobs within a growing innovation sector and through supporting services

A modal shift/ car is the guest

- Meet everyday needs with local shops and amenities
- Provide high quality and safe walking and cycling routes with links to Kidlington, Yarnton and Oxford City centre
- Improved public transport links and services
- Bike storage for every resident, secure bike parking for visitors and a

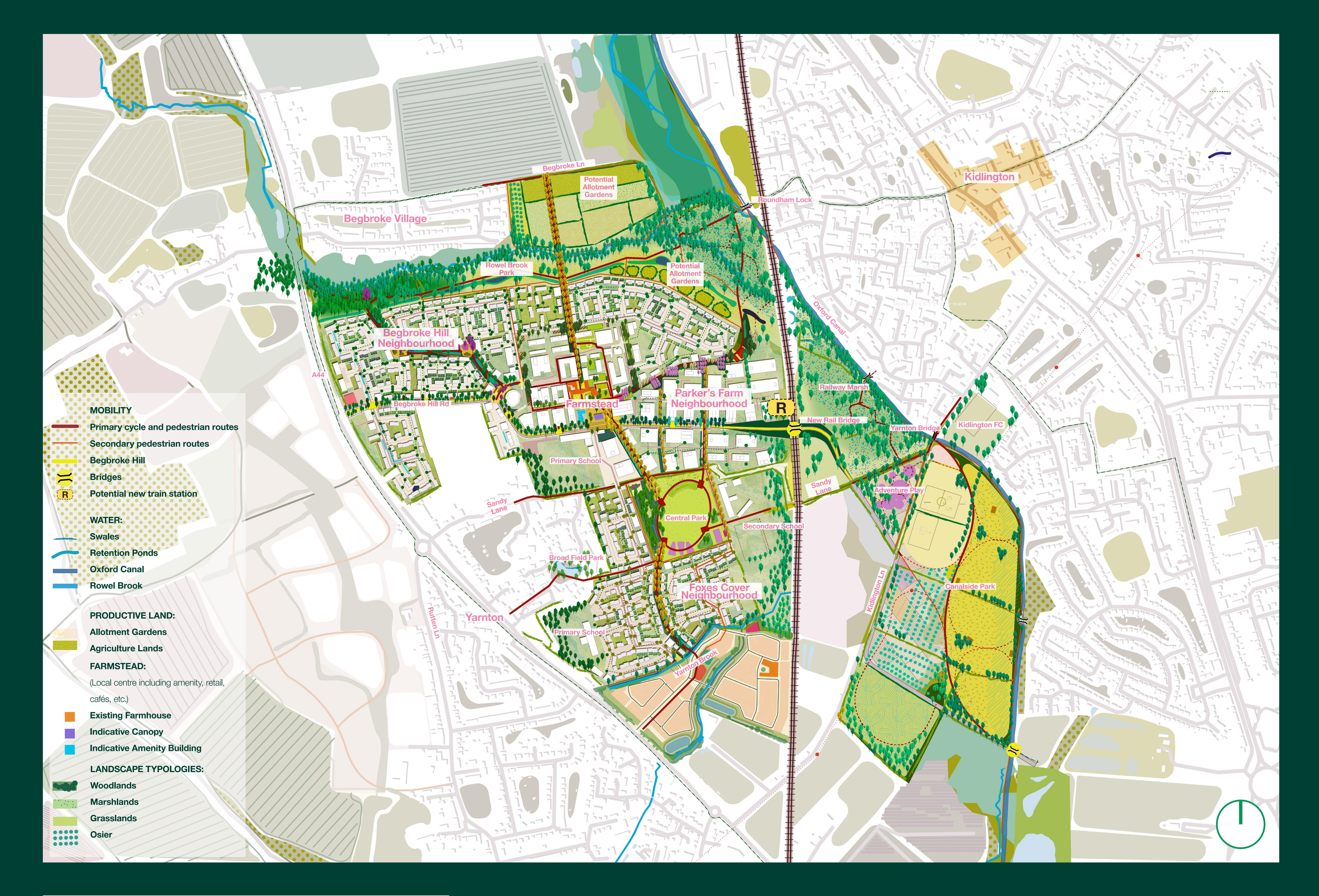
bike repair

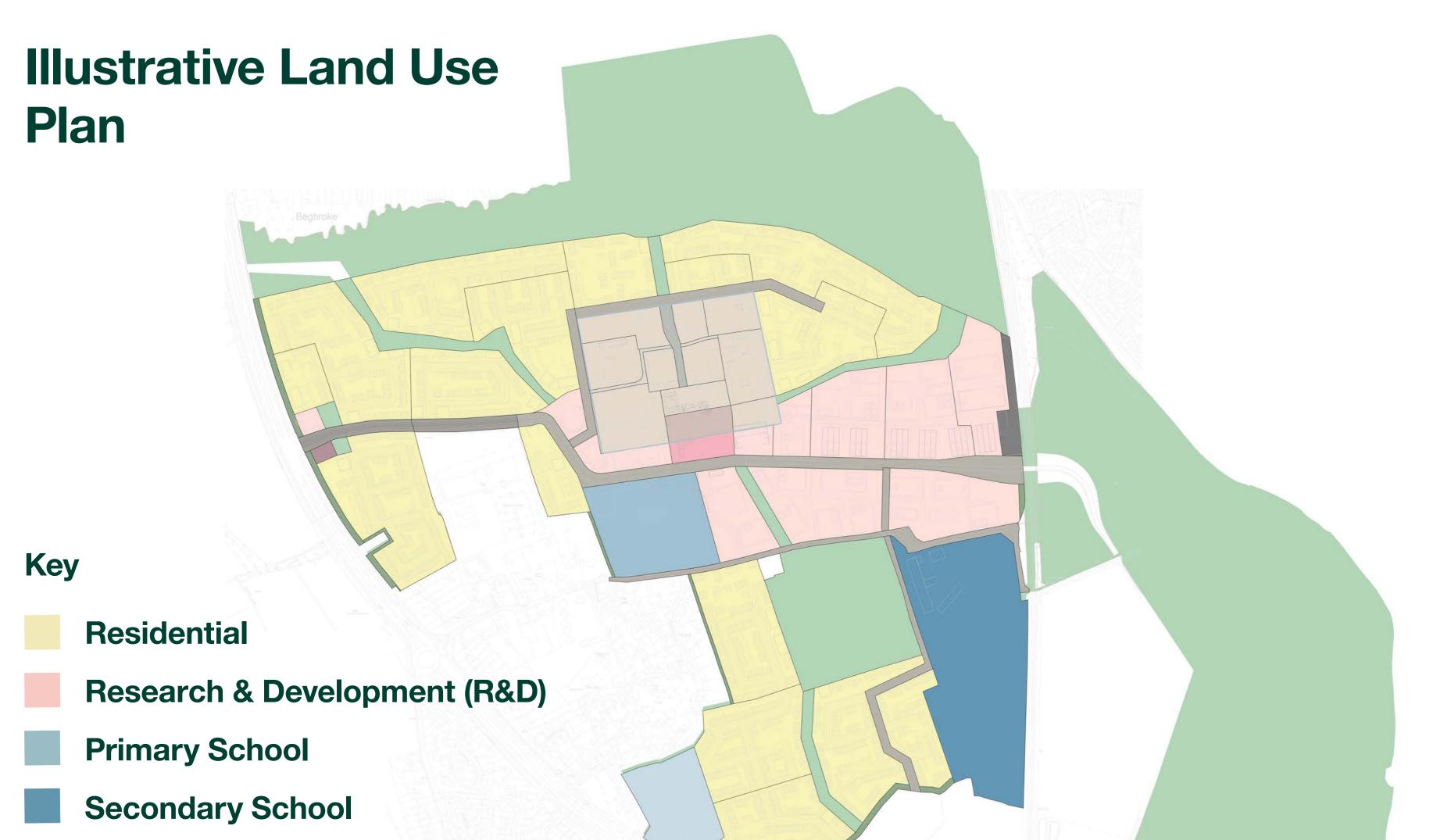


	content	recycled content
Fixtures and fittings (1%) E.g. whitegoods, electronic equipment Support occupants to make low carbon purchases		Key: Embodied carbon Operational carbon



Illustrative Masterplan





This is an update of the illustrative masterplan showing one way in which a high quality development could be delivered within the development framework. It is important to note that the plan content will continue to evolve, even after the outline planning permission is obtained.

The masterplan will create a cohesive and sustainable environment that meets the needs of both the residents and wider user communities of the area.

Begbroke Science Park

Local Centre

Green Infrastructure

Rail Halt



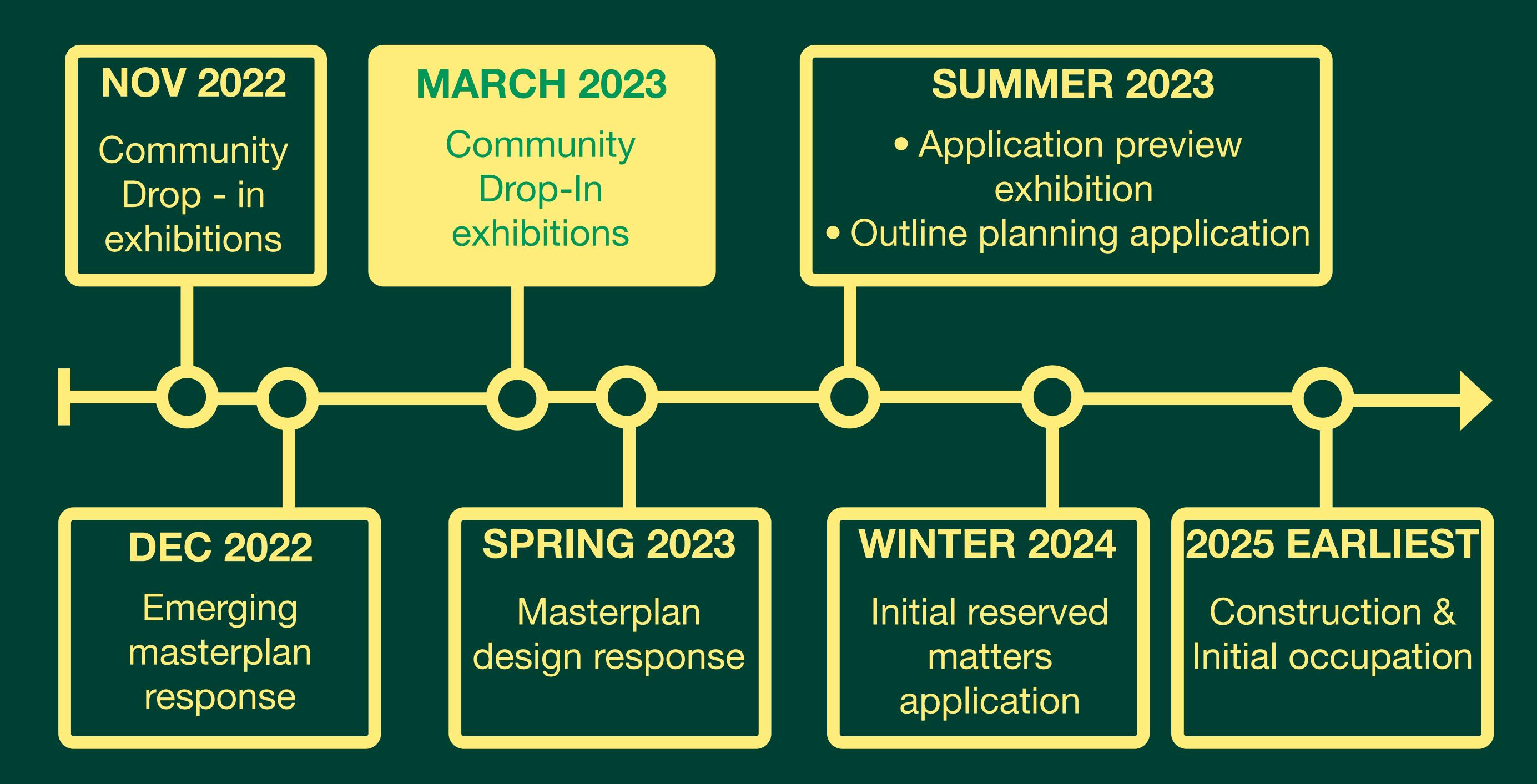
Planning Process & Next Steps

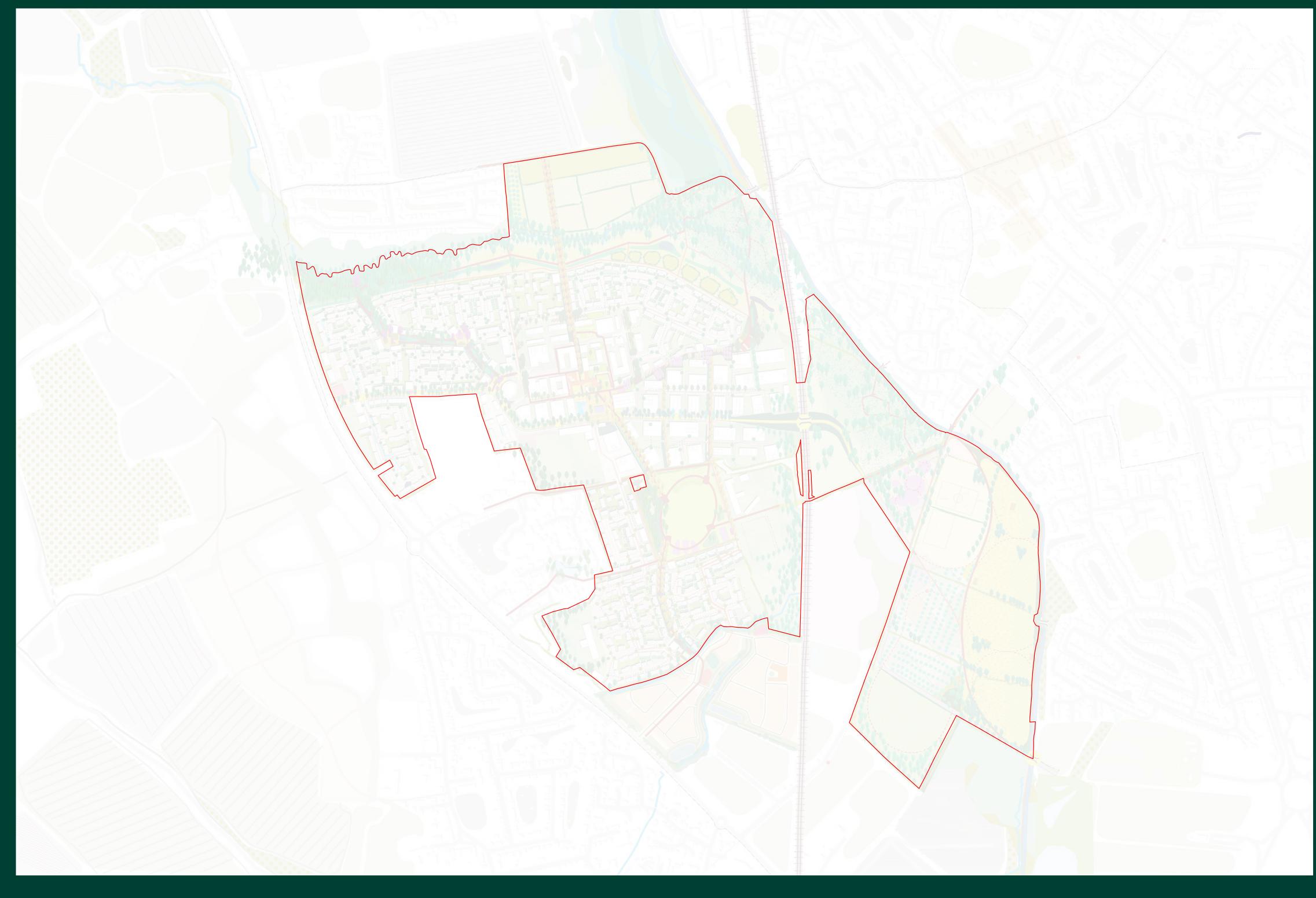
OUD is preparing an outline planning application that will establish maximum building heights, and the location of certain land uses, strategic green infrastructure, and access routes. These development parameters will be supported by strategic design guidelines that together will control and guarantee the quality of future development within the site. The amount of development, including housing, will be defined by maximum floor areas for each land use. The mix of house sizes and types applied for through detailed applications will determine the final number of homes that are delivered on the site.

The illustrative masterplan has been prepared to show how a high-quality development could come forward within these controls.

The Begbroke Innovation District will be delivered over a number of years. Therefore, establishing flexible controls now allows OUD to continue engaging with local communities to formulate detailed proposals, incorporate innovative new technologies, and make decisions based on up-to-date information and needs.

This consultation is an opportunity to give your views on what the outline planning application should propose, and help influence the controls it will establish. We will also provide a final preview opportunity in summer ahead of the outline planning application being submitted.





Site application boundary

