Welcome and Introduction

Welcome to the fourth exhibition about the planning application for Begbroke Innovation District (BID) by Oxford University Development (OUD), a joint venture between Oxford University and Legal & General.

This exhibition shows the illustrative masterplan for BID, including what has changed following feedback from the three earlier public consultations over 2022 and 2023, and the further technical and design discussions with various agencies. It also explains what will be in the forthcoming outline planning application, and what will follow afterwards.

Thank you for your continued interest – we hope you find this pre-application update helpful.

Site



Background

OUD's ambition is to design and deliver an exemplary, sustainable development that both meets the needs of Oxford University and provides benefits to local communities.

BID, allocated in Cherwell District Council's Local Plan, will build 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 business 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. BID will retain and grow the nationally significant research and development that occurs at the Science Park, whilst tackling lack of housing availability and affordability. The community will be supported by a range of high-quality amenities and facilities, including characterful public spaces, parks and gardens, and sustainable transport links.

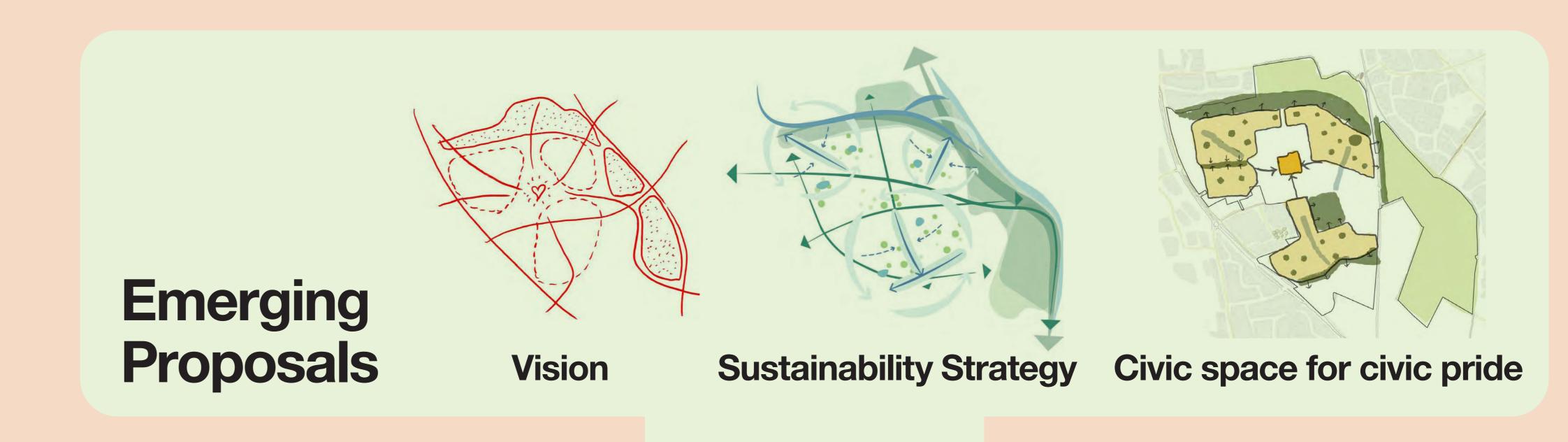


Consultation & Design Evolution



February **OUD Design Competition**

In November 2021, OUD launched a design competition to select a Masterplan Design Team to deliver Begbroke Innovation District. Hawkins\Brown with OKRA, Buro Happold and Ooze was selected by OUD in March 2022 as the winning team.



2022



June/July **OU Topic-based** workshops

A series of specialist workshops were held with experts of the University of Oxford to gather input on: Energy and Carbon, Sustainability, Mobility and Transport, Community and Inclusivity, Biodiversity, and



Stage 1: Meet the Team

and Scoping Issues and Ideas

This was the first opportunity for the community to meet the wider OUD design team and to begin scoping issues concerning local communities and explore some ideas for BID. This stage consisted of a half-day stakeholder workshop and drop-in exhibitions in each of the three surrounding villages.

Scan and explore the report for

the Stakeholder Workshop and





! July CDC/OCC PPA1 Vision

: We explained OUD's vision, along with : the intended approach to consultation, working with adjacent landowners, the principles of joint working at the future PPA programme.

September CDC/OCC PPA2 Sustainability and Green

We explained the emerging proposals focusing on green spaces, sustainable stewardship, connections to open spaces, : play and biodiversity net gain.

Infrastructure

October

CDC/OCC PPA3 Expansion of Begbroke Science Park and Transport

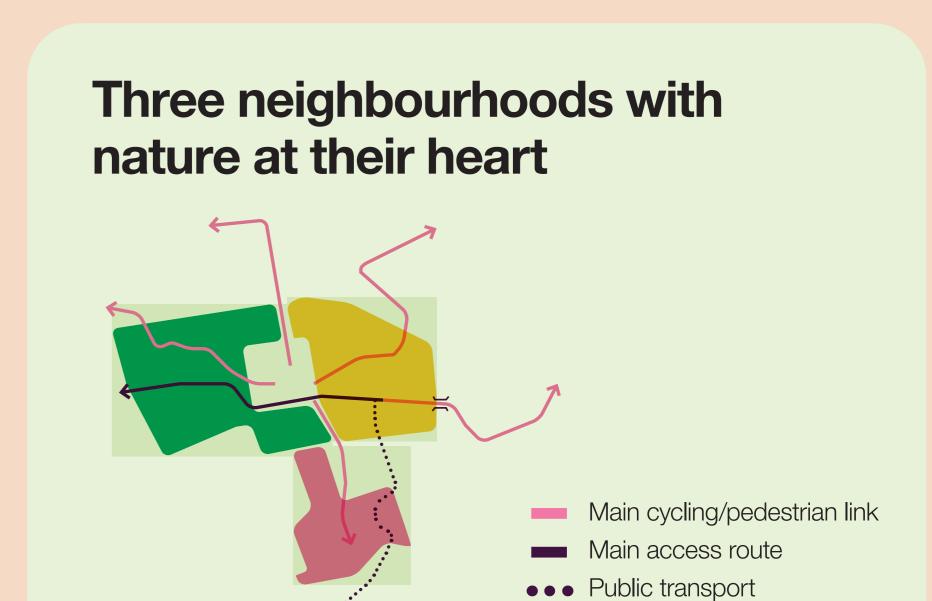
We explained the potential for expanding Begbroke Science Park and to provide an : update on the emerging transport strategy.















The aim of the joint site walkabout was to gain a shared understanding of the scale of the site, the existing constraints

and opportunities it presents.

CDC/OCC PPA4 Masterplan Principles and

Layout



We set out the emerging layout of the illustrative

masterplan, including

: scale and massing.

November **Oxford University** online update

The purpose of this session was to share with the academics and researchers at OU the emerging masterplan principles and approach.

Illustrative Masterplan



November

Stage 2: Masterplan Review

This was the second opportunity for the community to meet the OUD design team and the first opportunity for the team to present the current illustrative masterplan.

This stage consisted of a site walkabout, half-day stakeholder workshop and drop-in exhibitions in each of the three surrounding villages.

Scan and explore the report for the Site Walkabout, Stakeholder **Workshop and Community Drop-in exhibitions.**





November Design Review Panel 1

The OUD design team presented the emerging proposals to a panel of independent experts. The role of the design review panel is to provide independent expert advice to both the applicant and the local planning **authority.**

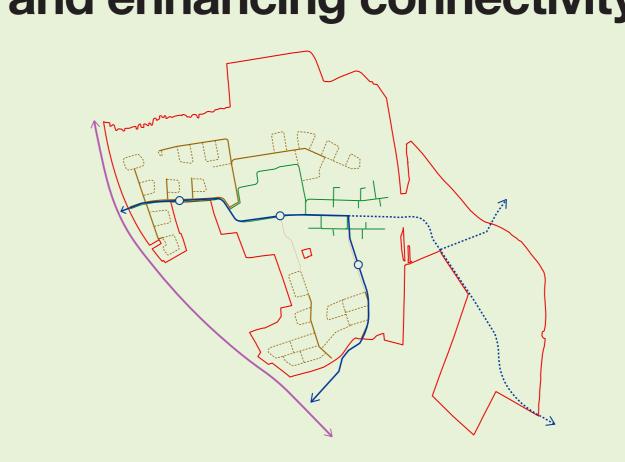
December CDC/OCC PPA5 Masterplan Review

We had a further discussion on the emerging masterplan and our response to feedback.





Integrated public transport and enhancing connectivity



Pre-submission application preview



February CDC/OCC PPA6 Green Infrastructure and Landscape

: We discussed the approach to landscape and green infrastructure that would be set out in the planning application.

CDC/OCC PPA7 Innovation Hub

We discussed the masterplan vision and the potential alignment with Oxfordshire County : Council's Innovation Plan.

March **OU All-Staff**

Briefing Webinar This online briefing

session was coordinated in conjunction with OU to provide an update to all staff (academic, research and administrative) and students on the illustrative masterplan and emerging proposals. During the briefing, there was an opportunity for people to ask the OUD design team questions on

what was presented.

Stage 3: Emerging Masterplan

This stage began with the stakeholder workshop and was followed by the drop-in exhibitions in Begbroke, Yarnton and Kidlington.

Scan and explore the report for the Stakeholder Workshop and Community Drop-in exhibitions.





CDC/OCC PPA8 School Locations

April

We discussed the proposed locations of the school sites.

May CDC/OCC PPA9

We had a further discussion on the emerging transport strategy.

Transport

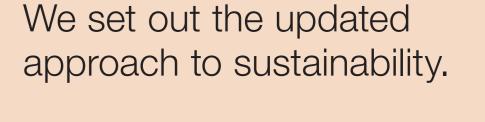
May

Panel 2

Following feedback from the last Design Review Panel and ongoing public and local authority consultation, the OUD design team presented the updated proposals to the same : panel of independent experts.

June CDC/OCC Design Review

PPA10 Sustainability



Outline Planning Application

Oxford University Development (OUD) will be submitting an Outline Planning Application which sets out the framework for the future development of the site through a series of parameters and strategies but not the detail of individual buildings. The illustrative masterplan has been produced to represent how the framework could be delivered.

Outline planning permission will be sought for:

- Approximately 1,800 homes
- Supporting social infrastructure including secondary school/ primary school(s), health, indoor sport and recreation, emergency and nursery facilities, supporting uses such as retail, leisure and community.
- Up to 155,000 net additional square metres (gross external area) of flexible employment uses in connection with the expansion of Begbroke Science Park.
- Highway works.
- Landscape and public realm.
- Utility, energy, water, and waste water facilities and infrastructure;
- Together with enabling and associated works, including temporary meanwhile uses.

Application Content

The planning application submission will comprise a series of documents which will set out further details and information about the proposals, including:

- Description of the proposed development.
- **Development Specification:** setting out the proposed land uses and floor areas for which outline planning permission is being sought. This would also include Development Principles that will guide future development.
- Strategic Design Guide: Setting out the key design guidance that would be applied in the preparation of the Development Area Briefs and Reserved Matters Applications.
- Parameter Plans and highways access drawings: The application drawings
- Innovation, Research and Employment Report: Document that explains the need for the proposed development.
- Planning Statement: An assessment of the proposed development against planning policy
- Environmental Statement: the assessment of the predicted environmental impact of the proposed development, the scope of which has been agreed with Cherwell District Council (this includes landscape and visual impact and transport)
- Transport Assessment: the assessment of the predicted effects of the proposed development on the wider highway network, including the proposed Travel Plan
- Design and Access Statement: setting out the design intent for the project, including in the proposed areas of landscape, open space, and community facilities
- A series of supporting strategies, such as the Sustainability and Energy Statement

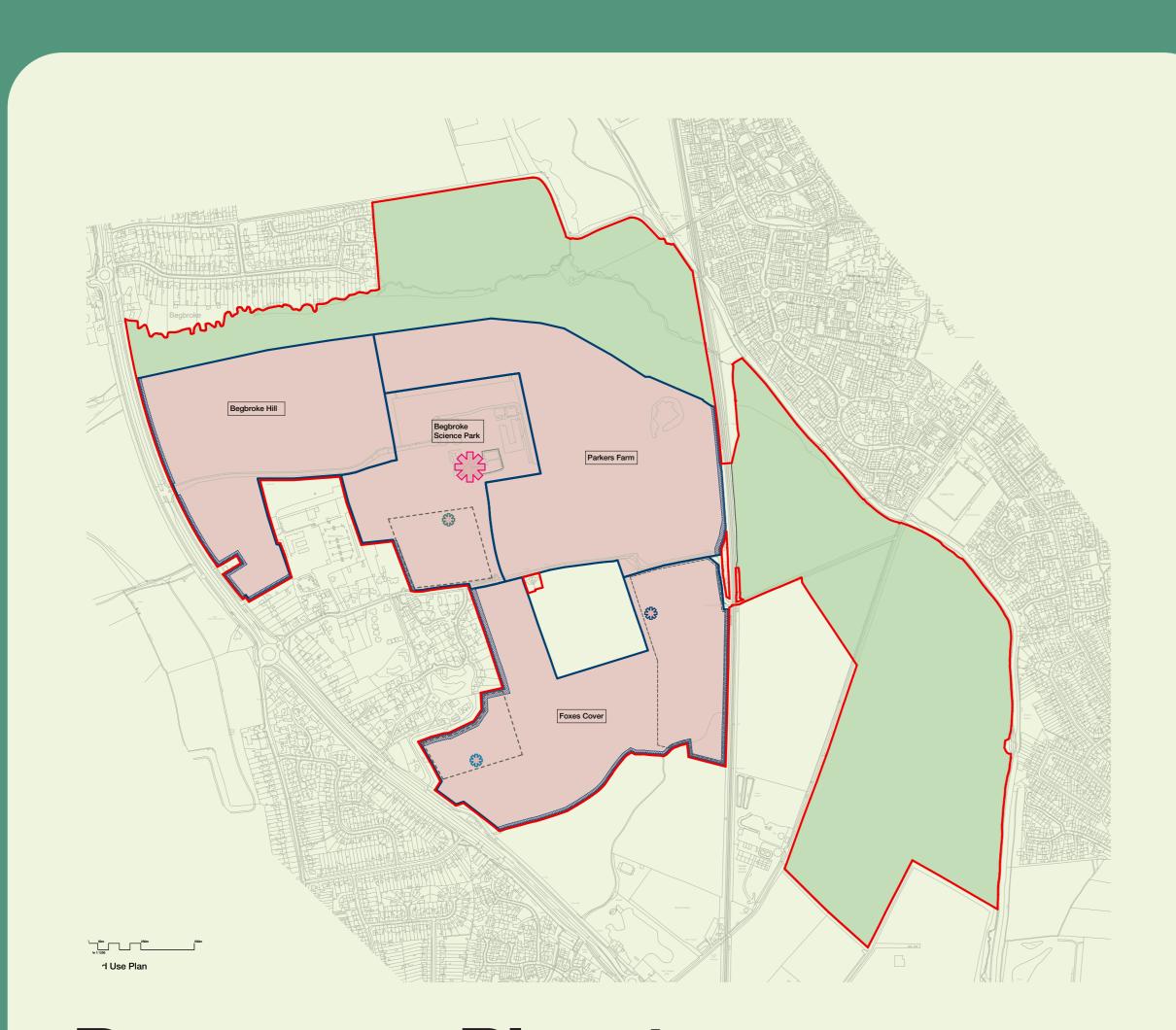


Parameter Plans



The Parameter Plans are the key drawings that will establish how the site can be developed.

They set the framework for:

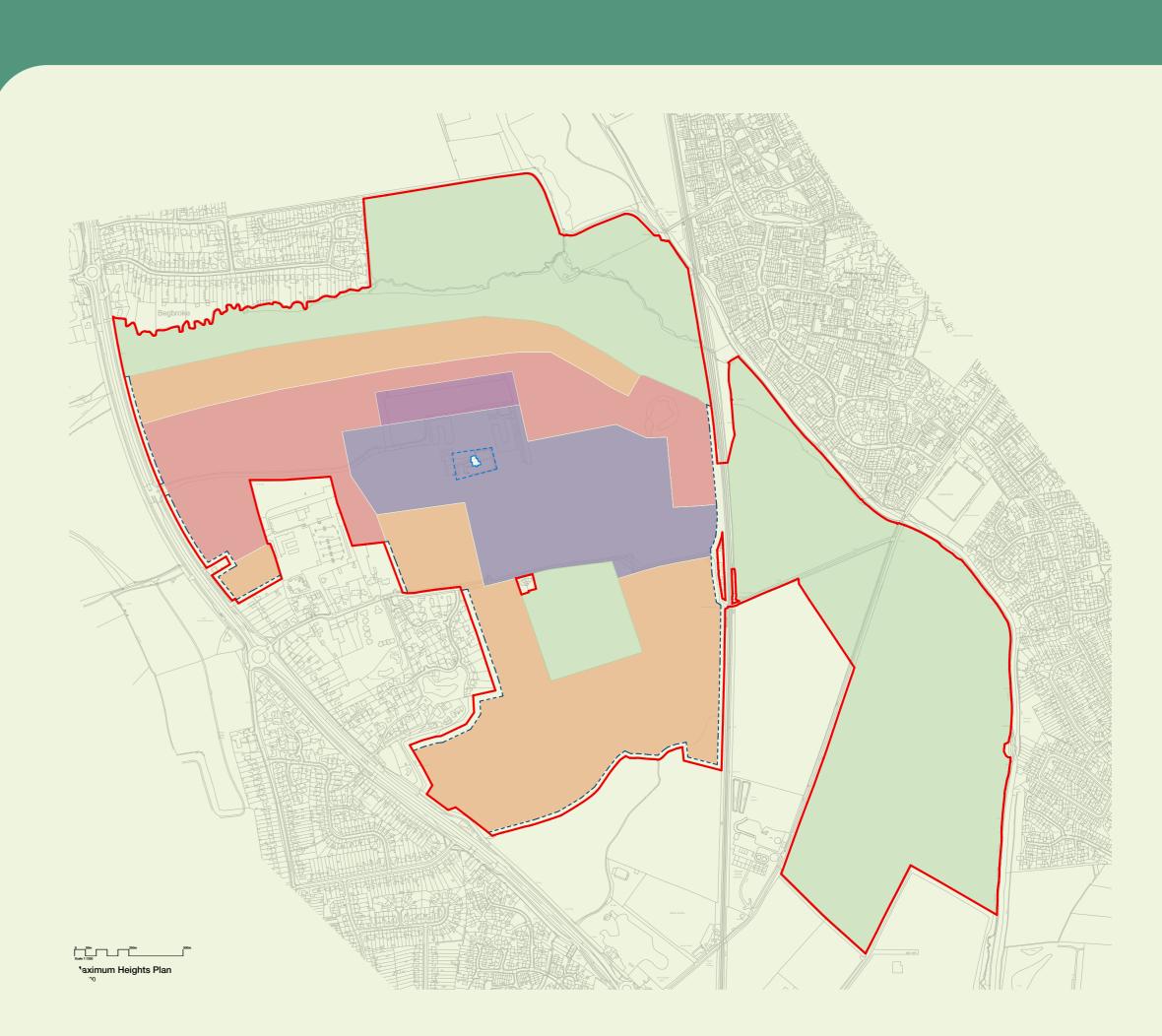


Parameter Plan 1 Development Areas

Setting out the areas of the site where buildings, streets, public realm and development can be located.

key

- Development Zone
- No buildings or structures except for those that are ancillary to open space/recreational uses



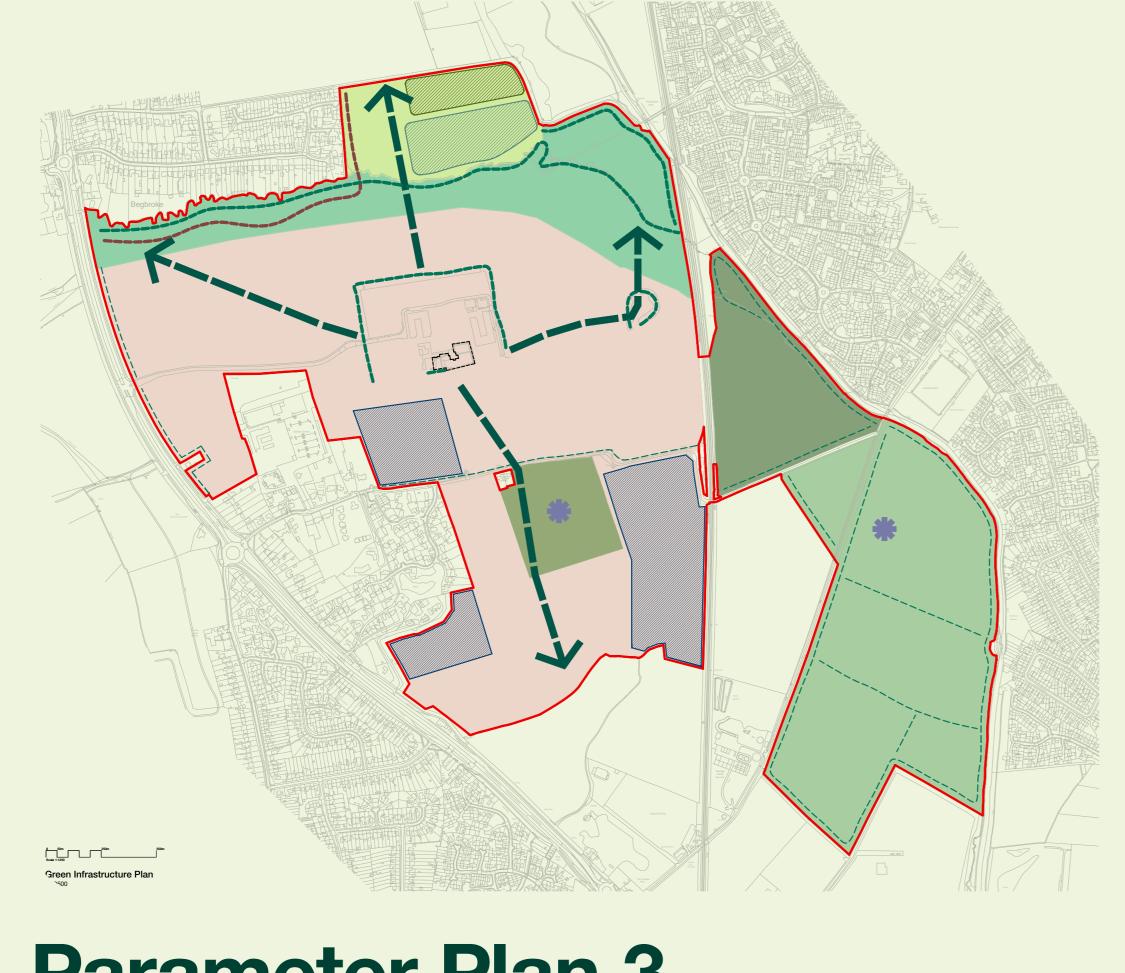
Parameter Plan 2 Maximum building heights

Setting the maximum building heights.

key

Maximum building heights from ground level

- ///. Up to 10.0 m
- Up to 13.5 mUp to 15.0 m
- Up to 18.0 m
- Up to 22.0 m

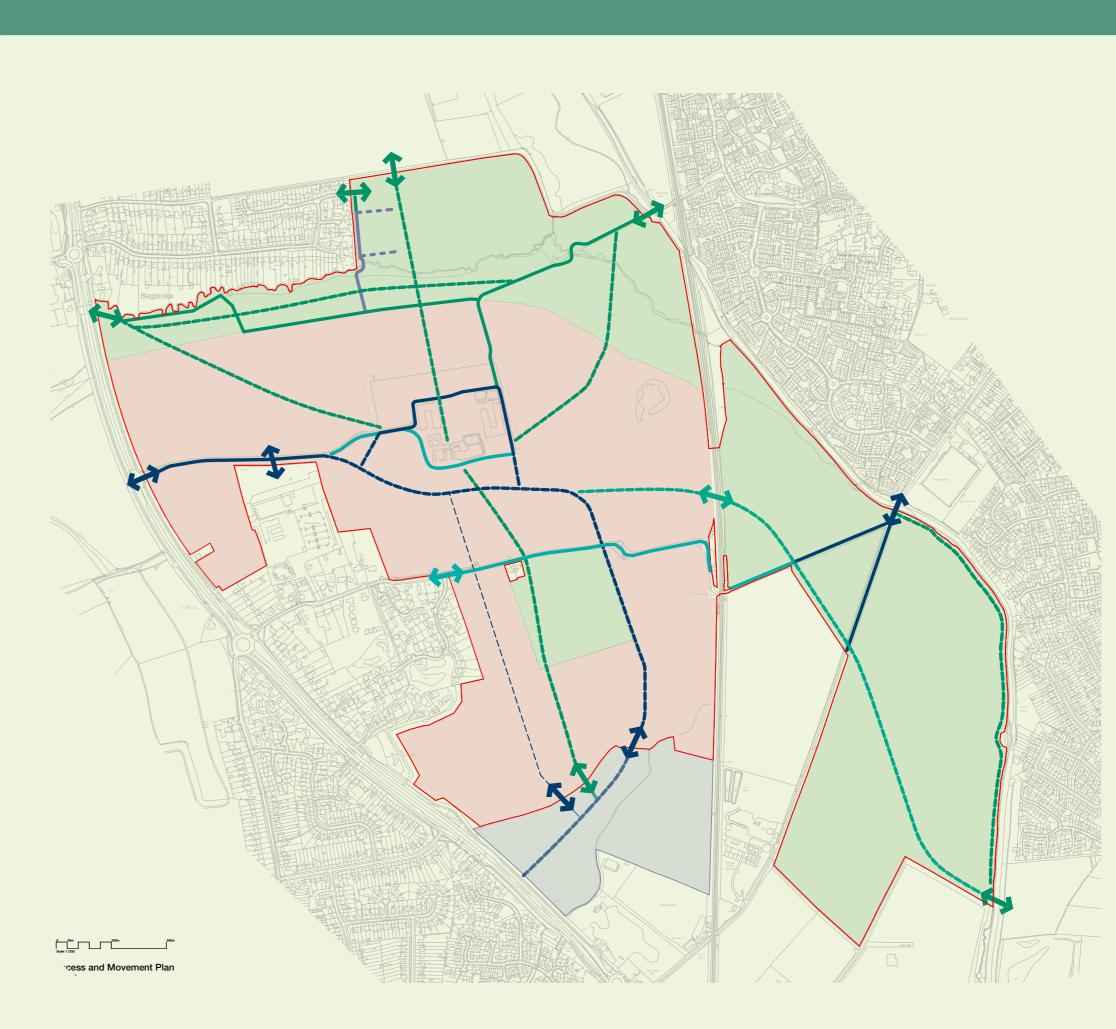


Parameter Plan 3 Green Infrastructure

Identifying the main areas of open spaces and green spaces.

key

- Development Zone
- Canalside Parkland
- Railway Marsh
- Rowel Brook Park (north)Rowel Brook Park (South)
- Central Park
- Indicative location of green arteries
- -- Retained and enhanced vegetation
- -- Retained and enhanced vegetation to roadside
- -- Indicative location of additional edge planting
- ☑ Indicative location of social farm
- Indicative location of allotmentsIndicative formal sports and recreation areass
- Indicative location of school boundary



Parameter Plan 4 Movement

The main routes within the site and the access points to the site.

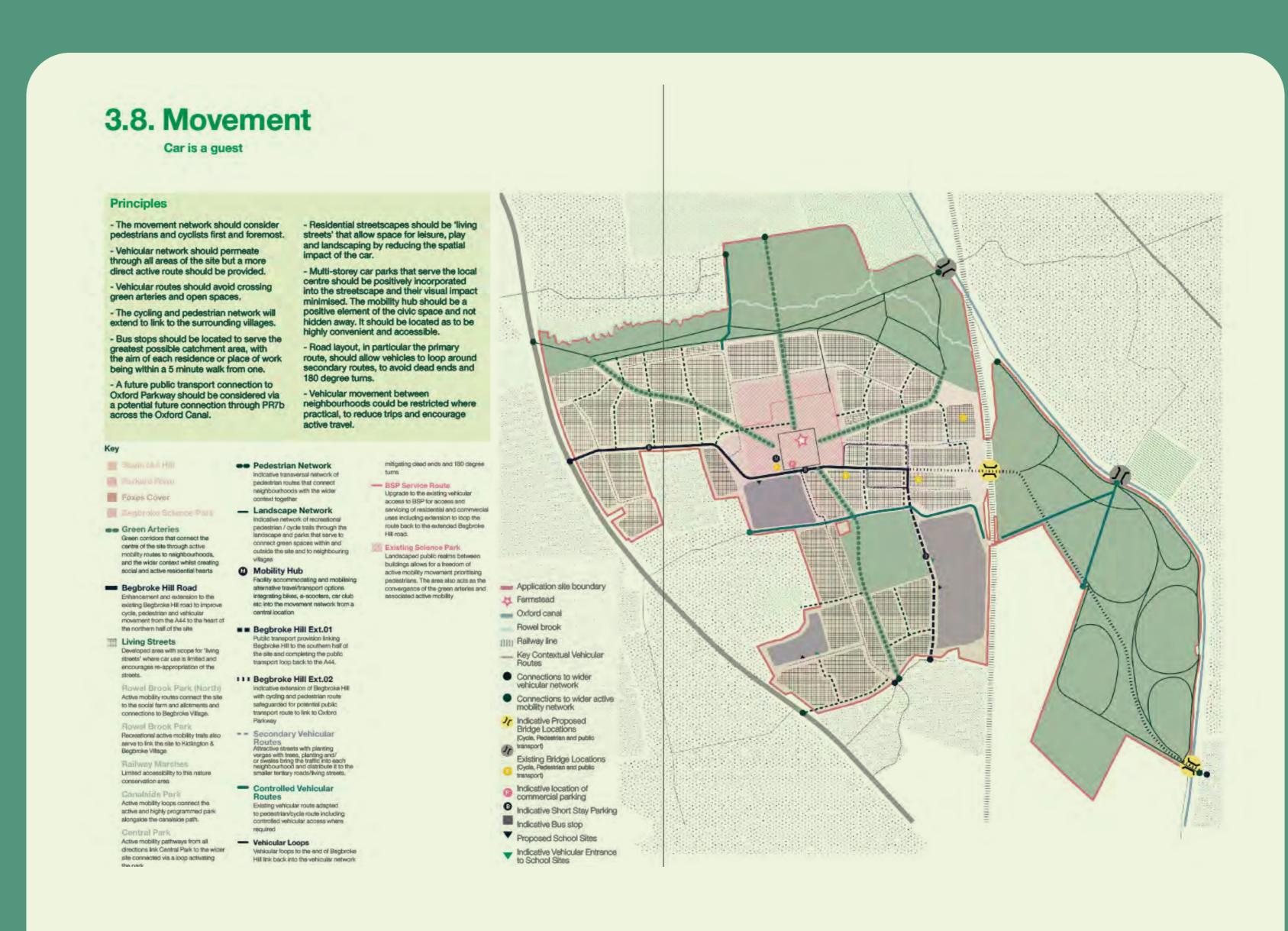
key

- Development Zone
- Third party land
- ← Indicative location of vehicular access
- Indicative location of Pedestrian and cycle access
- Indicative location of Pedestrian and cycle access (may include controlled vehicular access)
- ← Indicative location of Network Rail Bridge
- Vehicular route
- -- Indicative proposed vehicular route
- -- Potential additional vehicular connection
- Existing cycling and pedestrian route
- Indicative Proposed restricted vehicular access
 Retained/enhanced cycling and pedestrian route
- Indicative proposed cylcing and pedestrian route



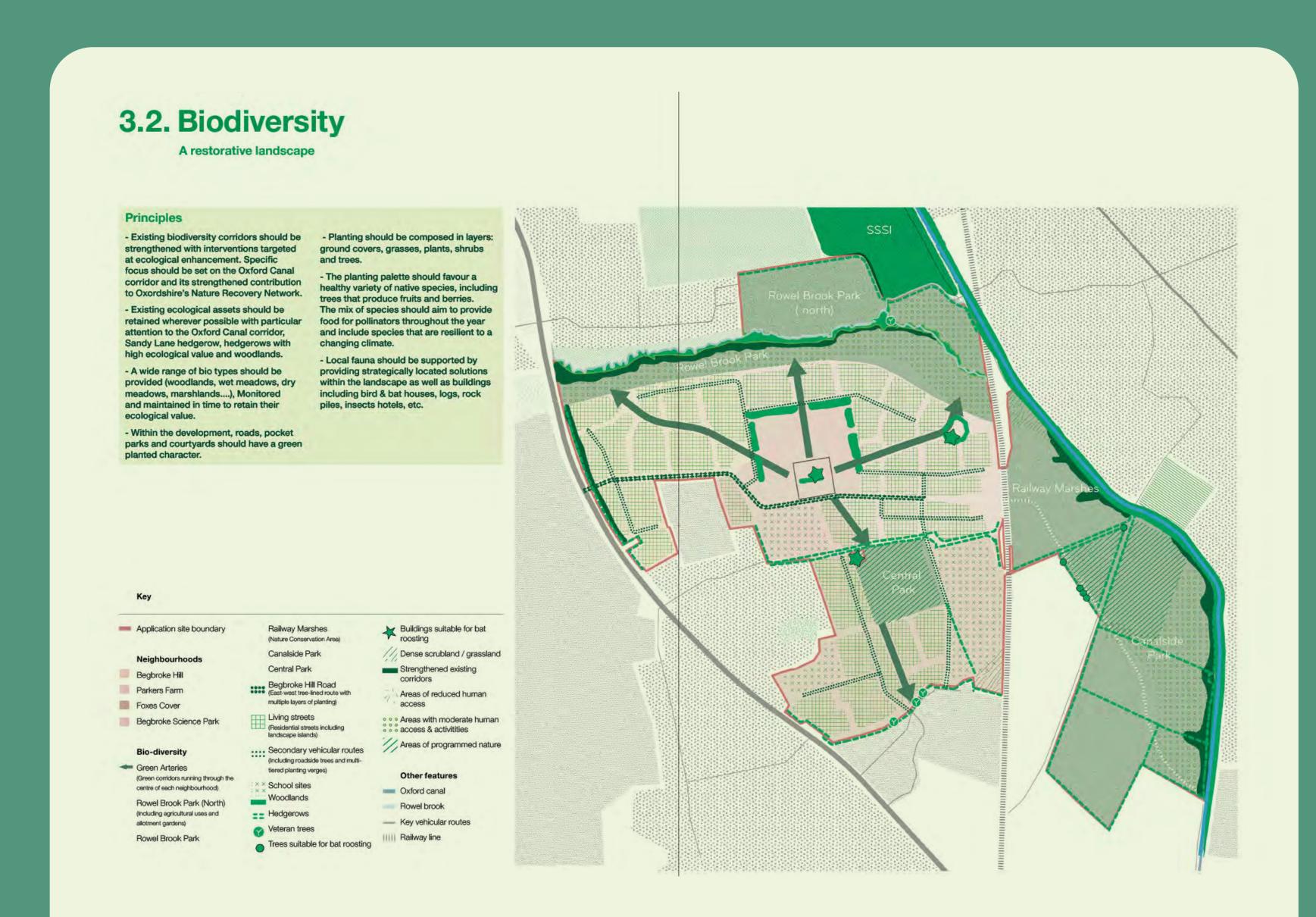
Strategic Design Guidelines

As part of the application content, the Strategic Design Guidelines are setting out the key design guidance that would be applied in the preparation of Reserved Matters Applications.



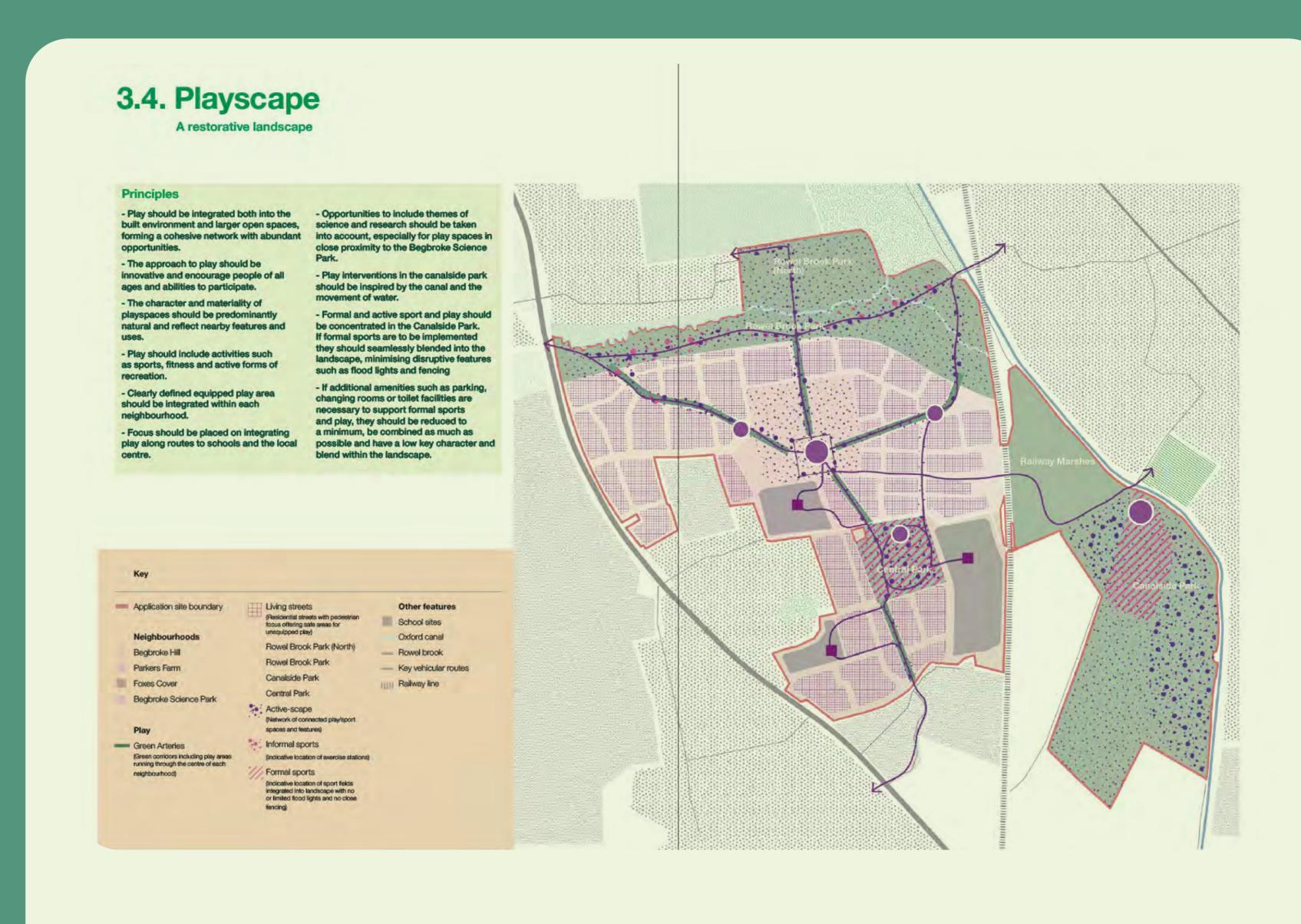
Extract from chapter 3 Movement

The movement network should consider pedestrians and cyclists first and foremost. Vehicular routes should avoid crossing green arteries and open spaces.



Extract from chapter 3 Biodiversity

Existing biodiversity corridors should be strengthened with interventions targeted at ecological enhancement. Specific focus should be set on the Oxford Canal corridor and its strengthened contribution to Oxfordshire's Nature Recovery Network.



Extract from chapter 3 Play Strategy

Play should be integrated both into the built environment and larger open spaces, forming a cohesive network with abundant opportunities.



Illustrative Masterplan



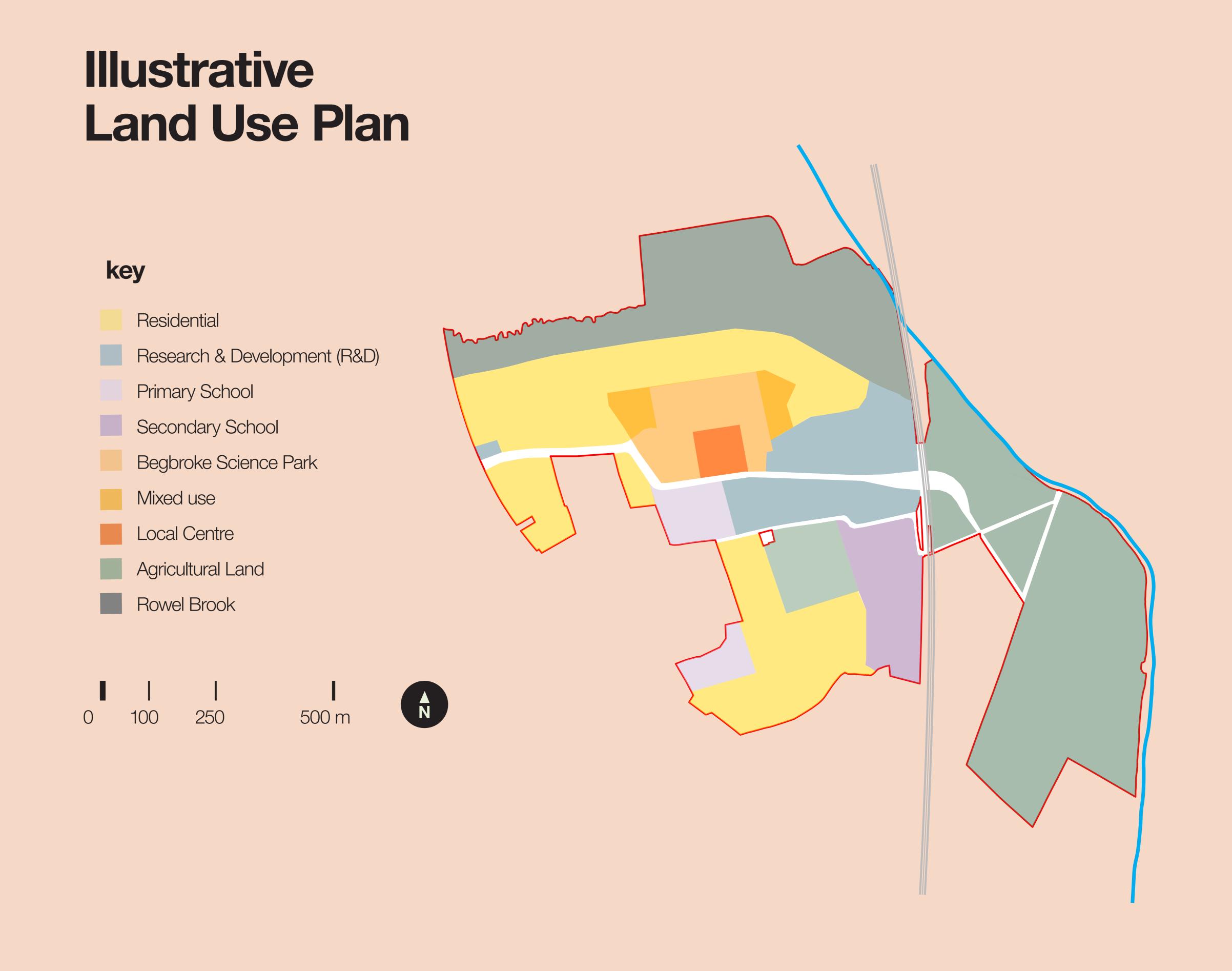
Begbroke Innovation District: Enhancing Housing, Science, & Community Connectivity

Begbroke Innovation District is a major allocation of 190 hectares to accommodate housing, science activity, local facilities, including school provision, play space and parkland and various connecting routes. Oxford University owns 171 hectares of that land.

We have continued to make a number of significant adjustments which make the proposals stronger. The scheme has been re-balanced to ensure flexibility, with a more logical phasing, as well as taking on board comments from the community, Council planners and education authorities.

The illustrative masterplan, shown above, indicates that the site could deliver approximately 1,800 homes. 50% of the homes will be for sale or rent on the open market, and the remainder will be delivered within affordable tenures, including social rent, and discount market rent.

The existing research departments would expand to include advanced and innovative research from across the University divisions, including life sciences, agriculture, energy and sustainability.





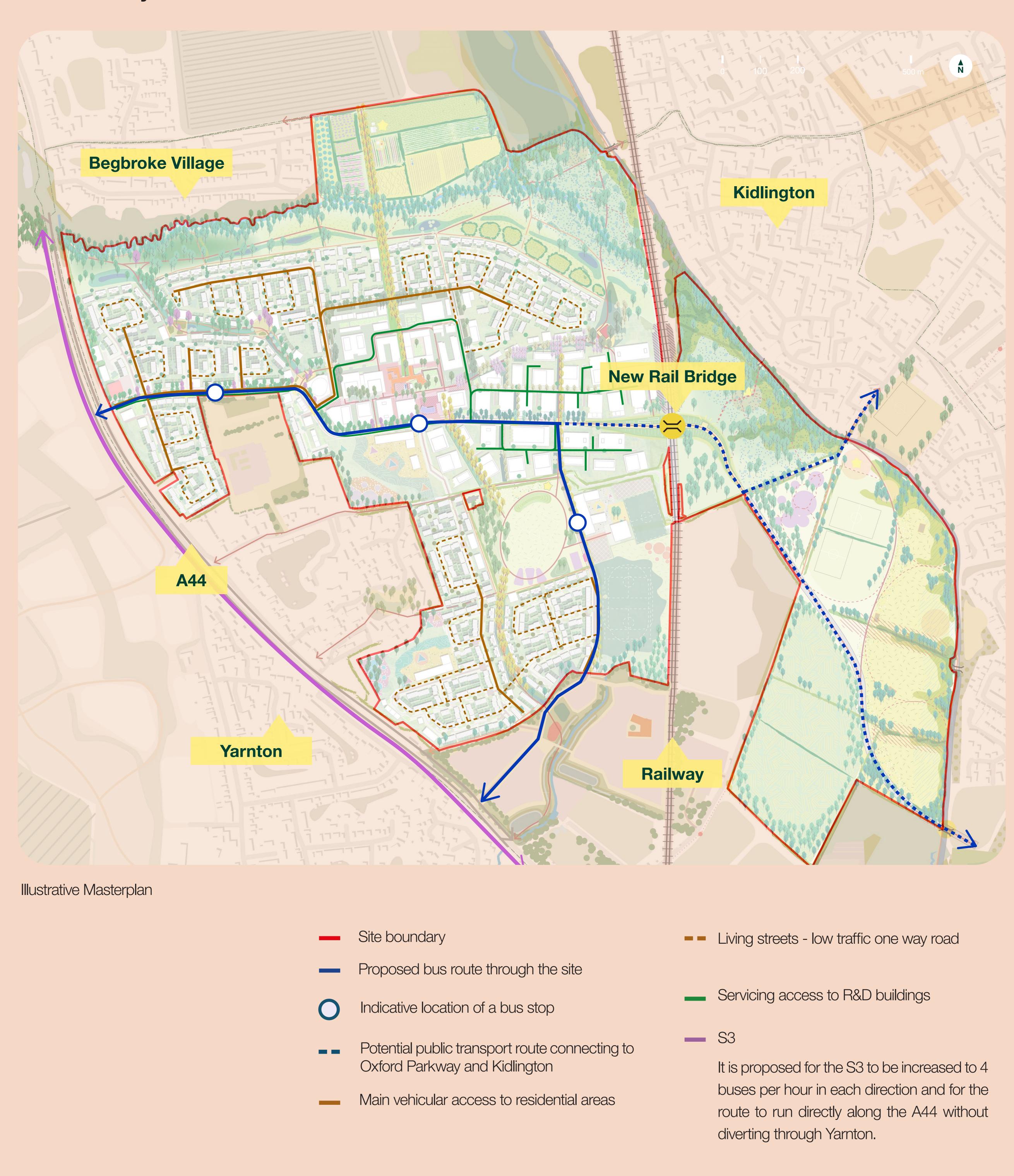
Transport & Movement

The masterplan seeks to reduce the need to use a car and provides a strong foundation for pedestrian, cycle and public transport connectivity across the site.

Pedestrians and cyclists will be afforded with a permeable and high-quality network of routes. It will be easier to walk or cycle through the site than by any other mode of transport. Low speed roads will connect into a network of 'living streets', which will provide space for play, recreation and biodiversity.

Pedestrian and cycle improvements are proposed to link BID with the surrounding communities. New and improved pedestrian and cycle crossings are proposed across the A44 at the Begbroke Innovation District accesses as well as at Begbroke, Sandy Lane and Cassington roundabout.

Pedestrian and cycle improvements are also proposed along both sides of the A44. Provision is also being made for a new walk and cycle bridge over the canal to connect through to Kidlington roundabout and onwards to Oxford Parkway and the city centre.



These transport improvements will benefit the wider community and enable more trips to be made by sustainable modes.

The outline application will be supported by the following transport related documents:

- Transport Assessment, which assesses the transport effects of the proposed development and the cumulative transport effects of the PR sites and other consented development.
- Framework Site Wide Travel Plan, which provides the overarching strategy to sustainably manage the number and type of trips generated by the development.
- Framework Construction Traffic Management Plan, which provides a framework for the logistics strategy to be adopted during the construction phases.
- Framework Delivery and Servicing Plan, which provides a framework for the management of deliveries and servicing for the site.

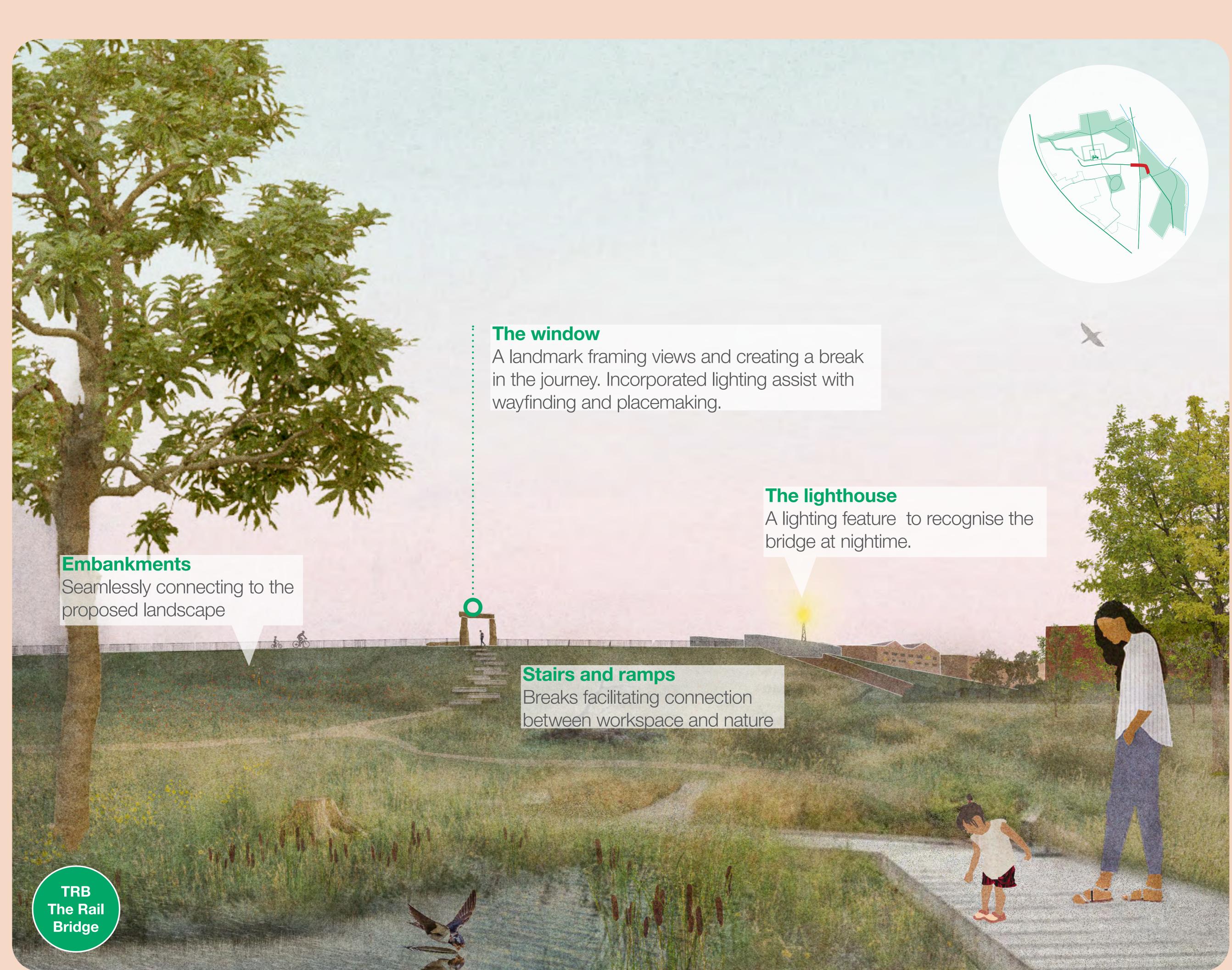


Enhancing Connectivity

The Rail bridge

The Council's Local Plan policy requires Sandy Lane to be closed to through vehicular traffic to become for pedestrians and cycling only. Network Rail are proposing to install a ramped cycling and pedestrian bridge in its place.

OUD has been working with Network Rail to design an alternative pedestrian, cycle and public transport bridge. Oxford University has also approved a contribution, which could support Network Rail to bring forward this pedestrian, cycle and public transport bridge north of Sandy Lane and would provide Network Rail with the land required to construct a bridge, which improves community connectivity. Discussions are ongoing with Network Rail and the local authorities on the rail bridge.



Artist impression of the Rail bridge

Planning for Future Transport

In accordance with policy, the masterplan safeguards land for a potential railway station to come forward in the future. Whilst a railway station does not form part of the outline planning application, OUD will continue to engage with Network Rail and the Department for Transport on the potential for a railway station as the development progresses.









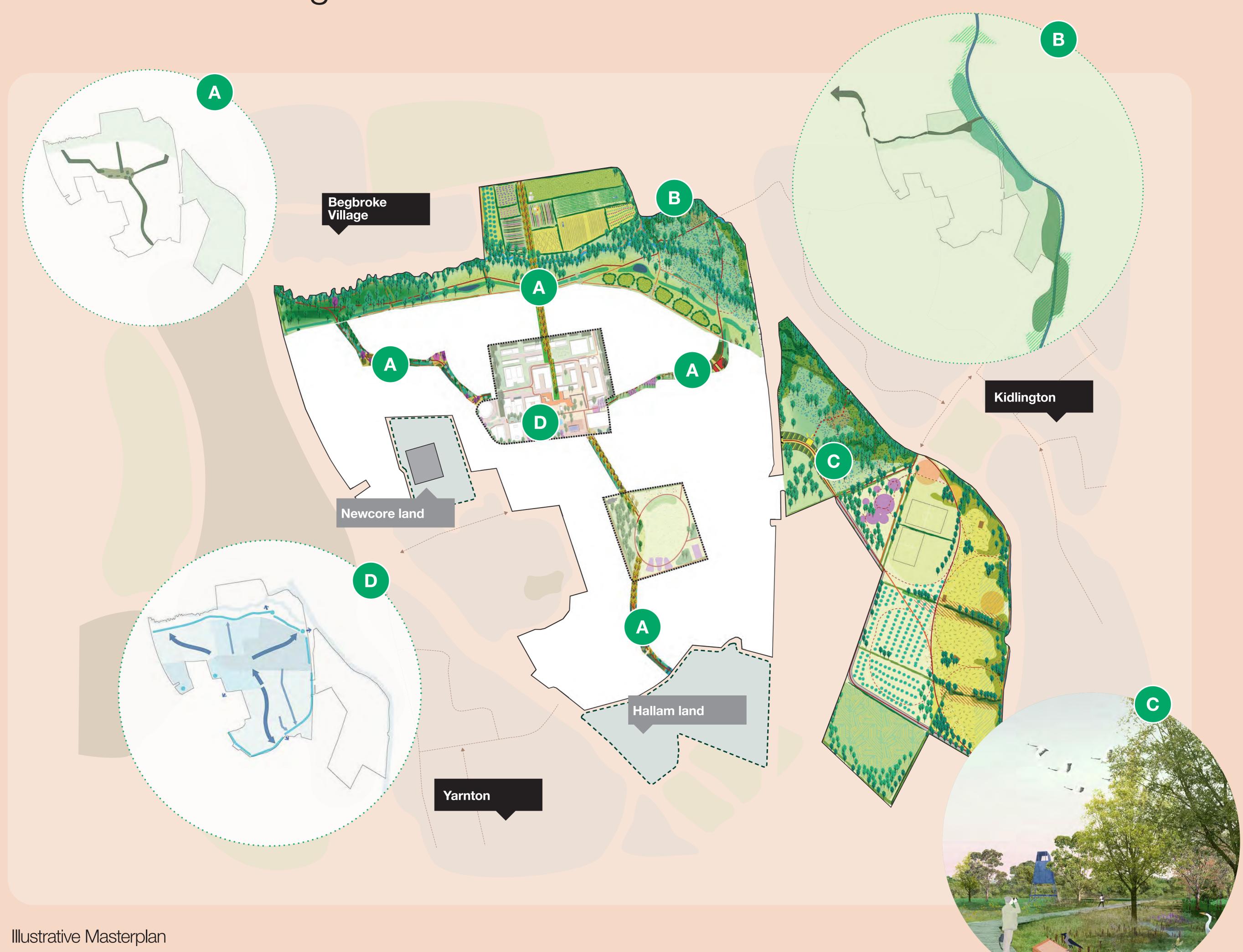




Landscape & Open Space

A Restorative landscape

By harnessing natural systems, our approach aims to create a restorative landscape that nurtures the well-being of people and nature, promoting their health and flourishing in a harmonious manner.



Green arteries structuring neighbourhoods

Landscape corridors connect wider green areas (the parks). Running through the centre of each neighbourhood, they bring nature to people's doorsteps whilst providing nature-based areas to meet, or for intergenerational play and recreation.

Parks contributing to **Oxfordshire Nature Recovery Network**

Landscape connects to wider networks including the green belt and the Oxford Canal seeking to enhance biodiversity by moving from single crop agricultural land to a diversity of landscape characters and species habitats.

(C)

For nature and for people A range of landscape

spaces offers options for human and/ or nature-positive environments including a nature conservation area, Canalside park, central park, green arteries, play spaces, and a community farm for growing and teaching about sustainable food.

A layout derived from natural conditions

Masterplan layout is based on the site's natural conditions including ecology, topography, hydrology and geology. Natural and sustainable systems respond to existing flooding issues.

Central Park

Organised around a central multifunctional lawn, the edges of the park offer a diversity of themed landscapes reflecting the different land uses fronting each side. Co-location of programmes contributes to engineering serendipity.



Artist impression of the Central Park

The Wild Garden

Entrance Plaza

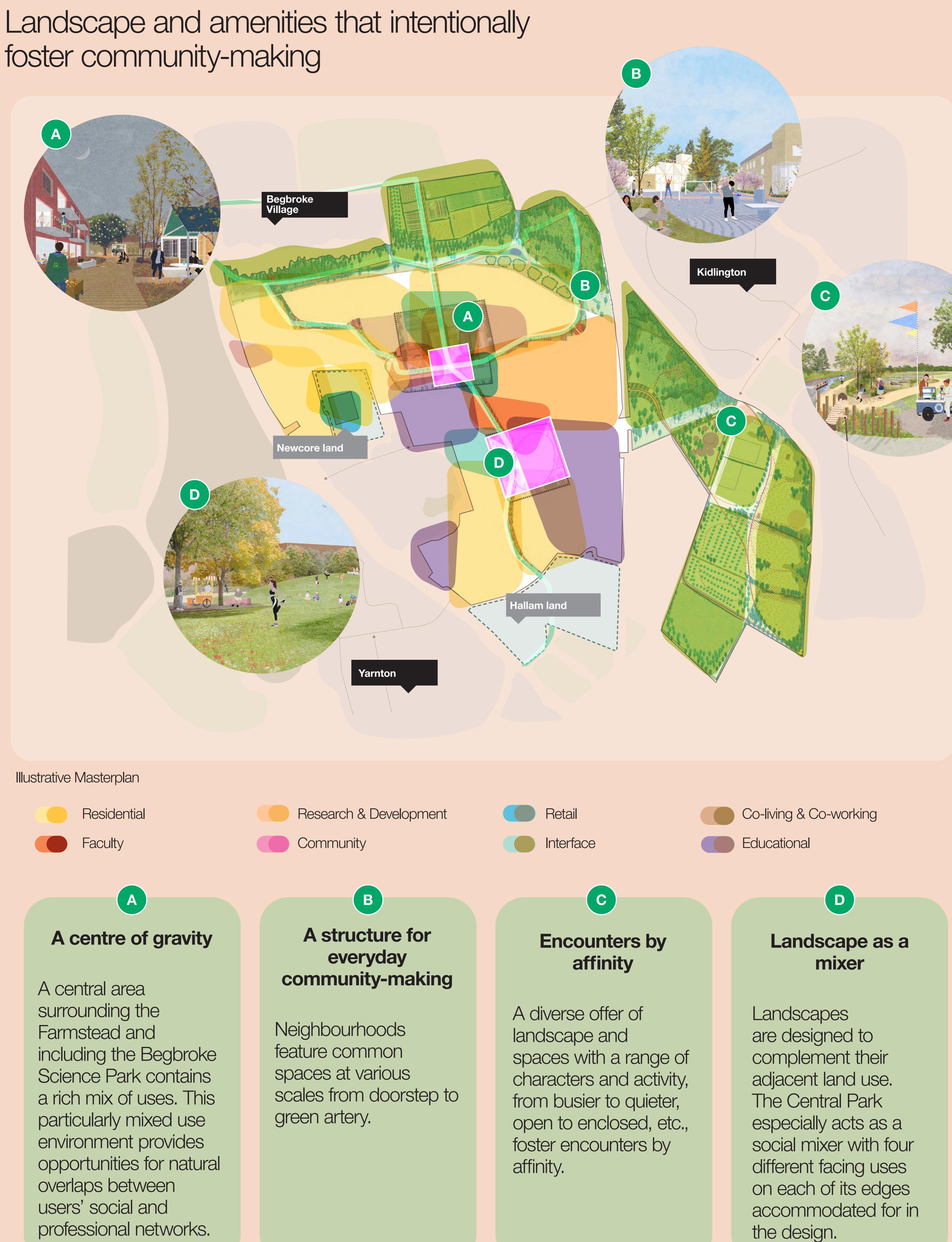
The loop Hilly islands 5 The Steps Tip Tower

Central lawn



Landscape & Open Space

Engineering Serendipity



The Farmstead

The heart of Begbroke Innovation District clusters amenity and community uses and it is directly connected to the rest of the site and surrounding villages.



- Retained existing trees
- Re-purposed ancillary building
- The Farmhouse
- Farmhouse gardens
- Integrated signage
- Public art
- Farmstead Plaza R&D Landmark
- The Canopy





Neighbourhoods, Housing & Workspace



Housing & Neighbourhood

Three new attractive neighbourhoods around the Begbroke Science Park will be delivered, all providing a blend of residential, commercial and community uses.

The tenure and types of homes at Begbroke Innovation District are addressing housing need in the wider area and shaped by:

- Meeting Oxford's diverse existing and future needs.
- Supporting Oxford's world class economy, university and local employment base.
- Facilitating Oxford's ongoing economic growth.
- Reinforcing connections between the key asset of Begbroke Science Park and the City.
- Providing for a range of household incomes.



Discount Rent (30%)

To support Oxford's world class economy, university and local employment.

Sharer rent (10%)

For younger people needing to access quality rent.

Social Rent (10%)

For Households on the Housing Waiting List / priority need.



Sustainability & Energy

A regenerative design

Vision for a sustainable place: Begbroke Innovation District represents a unique opportunity to create a regenerative environment on a site with untapped potential. It aims to be a global exemplar, fostering a closer connection between people and nature while striving for positive outcomes for both individuals and the planet.

Place Principles

A restorative landscape

Work with natural systems to improve the health and wellbeing of people and nature

Engineering serendipity

Landscape and amenities that intentionally foster community-making

Car is a guest

Prioritise active travel and limiting car movement to create better streets

Opening to Oxfordshire

Respect boundaries, connect to neighbours, and provide amenity for beyond our borders

Active stewardship

Plan, manage, curate and monitor for long-term value creation

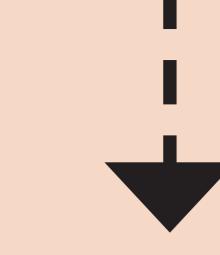












Begbroke Innovation District Sustainability objectives

On-site renewable

On all feasible buildings, smart grids with storage and 100% renewable energy procurement.

Water efficient buildings and spaces

Restricted potable water flows for water efficient buildings and spaces, rainwater and greywater harvesting and cleaning for irrigation.

Ambitious Biodiversity Net Gain

As part of holistic approach to connected green and blue infrastructure and public realm. Regenerative land management practices.

Sustainable drainage

Sustainable drainage integrated as part of green and blue infrastructure and climate resilience design including canopy shading, evaporative cooling and capacity for climate change.

Circular approach

Circular approach to waste and materials, with reuse and recycling as the key focus.

Reducing performance gap

Post-occupancy analysis and reducing performance gap integrated into design process.

Net Zero carbon and energy

Buildings designed for flexibility of use and end-of-life deconstruction for recycling or reuse.

Pedestrians and cyclists first

Designing for pedestrians and cyclists first, with accessible and inclusive access to co-located mix of uses and public transport.



OUD Targets

Delivering Net Zero buildings in operation and create developments that are resilient to future climate events.

Reducing reliance on finite resources (e.g. water, materials) and support the circular economy, ensuring that we retain the highest value of resources.

Radically increasing biodiversity, enhancing and creating ecological networks that allow flora and fauna to flourish.

Creating a radical shift away from cars through walking and cycling neighbourhood design principles, active travel routes and shared mobility.

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

Fostering wellbeing and inclusion through high quality green spaces, community stewardship opportunities and engagement programmes.

Supporting local communities, providing diversity of housing, education and employment opportunities.

Committing to performance verification and sharing lessons learned.



Community Benefits

The BID proposals include a range of social and community facilities on site to support the expanding working and new residential communities, as well as the existing local population.

Opening up Begroke Science Park to expand public access is a key principle of the development and will be essential to its future success as an exemplary living and working environment with a distinctive sense of place.

Safeguarded land to accommodate:

Two primary schools (3FE + 2FE) and one 1,100 places secondary school. 500/0 Affordable housing

The schools will come forward as and when needed, probably initially with a primary school. The precise timing of the schools will be decided by Oxfordshire County Council in the context of population growth and capacity at schools

Sport Pitches

New sports

pitches. Arrangements would be managed through a thirdparty operator or OUD in line with a principle of managed public access.

over of new high quality open spaces for public enjoyment and nature

recovery. Public art will be infused into the open spaces to create characterful outdoor areas.

Community and public offer:

Could include:

- A wellness barn
- Farm shop
- Community Farm
- Nursery places for employees, academics and residents
- Shops, Cafes & Restaurants
- Sports pitches
 - Cookery school
- Hotel

at least Biodiversity **Net Gain** will be delivered

on the Site

Community hall

> Along with ancillary facilities as may be required. Access would be managed through OUD in line with a principle of managed public access.

Local Access and Management:

of allotments

The Proposed Development would provide a range of uses to which local people and the wider public will have access, including: public realm (open spaces and play space); retail, food and drink, and supporting services; leisure facilities; and cultural facilities.

Community and social infrastructure will be managed to:

- Deliver appropriate type and scale of infrastructure and services to support the new residential and employee populations on site, and create a sense of place early on.
- Ensure the viability and sustainability of the facilities that are delivered.
- Avoid undermining existing facilities.
- The existing Begbroke Science Park already includes spaces and services that may provide for opportunities to accommodate the needs of early phases of the development, avoiding some of the challenges of isolation that can be experienced by new communities where there is no existing infrastructure in place.



What's Next

Pre-Application Consultation

Pre-Submission Preview

Pre-submission preview in July 2023.

Outline Planning Application

OUD intend to submit the outline planning application in July 2023.

Cherwell District Council will review the application, publish the application for consultation and publish notices around the site and in local newspapers to notify the local community and residents.

Residents will be able to submit their views on the proposals to Cherwell District Council.

Outline Planning Permission

Cherwell District Council will then determine the application. The timeframe set by Government for an application of this size is 16 weeks from the receipt of a valid application.

S106 Agreement

Inaddition to the outline planning permission, OUD expect to enterinto a legal agreement with Cherwell District Council and Oxfordshire County Council. Known as a Section 106 agreement, it will set out legally binding requirements that are necessary to make the planning application acceptable, for instance, contributions towards transport infrastructure.

Any details required by planning conditions or Section 106 obligations that may be attached to any planning permission would also need to be submitted for approval by the local planning authority.

Design

Prepare and Consult

Subsequent Approvals

Following grant of outline planning permission, further details of the scheme would then be prepared and submitted for approval by the local planning authority.

Start on Site

Earliest Start on Site is 2025.

