

INTRODUCTION

Welcome to this update exhibition about the innovation district proposed for the Begbroke-Yarnton area, north of Oxford.

Background

The Innovation District, allocated in Cherwell 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 turn cutting-edge research into commercial opportunities.

More than 100 companies have been spun out from Oxford research since 2015. These are nationally significant, being worth billions of pounds and creating thousands of jobs. The aim is therefore to grow the workspace and research elements, alongside new housing and community facilities.



Oxford University Development Joint Venture

Oxford University Development (OUD) is a £4bn joint venture bringing together the land, vision and opportunities of Oxford University with the investment and development management skills of Legal & General focusing on academic estate, residential, infrastructure and commercial space. OUD is delivering exemplary, sustainable development for Oxford University to maintain and enhance its world class research and education and to support the wider Oxford economy and society.



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BEGBROKE INNOVATION DISTRICT

The Proposed Innovation District

OUN plans to deliver a £1billion, 190-hectare mixed-use neighbourhood around Begbroke Science Park.

These plans are underpinned by the allocation in Cherwell District Council's adopted Local Plan, known as PR8: Land east of A44. The allocation includes a range of research & development, commercial, residential, university linked housing, and associated social and physical infrastructure uses. Among these are schools, local centres, amenity space and recreation/leisure uses, as well as excellent connectivity to the City of Oxford by sustainable means.

OUN plans to take a long-term, high-quality approach to placemaking. The development will enable growth and innovation in fast-emerging economic sectors, and deliver very high levels of environmental sustainability. It will create a vibrant new community, while also building strong links with the existing communities around it that will support their growth and prosperity.



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MASTERPLAN TEAM

Design Competition

OD launched a design competition in 2021 to help select a team to create the masterplan that will guide the development of the Innovation District over the next 20 years. There was huge interest, with over 40 competition entries from national and international consortia, many with local connections and research experience.

Team Members

After assessing the design and sustainability approach of all the entries, the judging panel selected a team with the following members:



HAWKINS BROWN
Lead Masterplanner



BURO HAPPOLD
Sustainability, drainage & flood risk, utilities, acoustics & air quality, highways design, bridge engineer



MURRAY TWOHIG
Vision strategy



OOZE
Social landscape



RCKA
Residential architect



OKRA
Landscape architect

The full design and planning team includes:



QUOD
Town & country planning



KEVIN MURRAY ASSOCIATES
Community & stakeholder engagement



KMC TRANSPORT PLANNING
Transport strategy



BECG
Communications & media



KING TECHNICAL CONSULTANCY
Technical support



TURNER & TOWNSEND
Project management



AECOM
Cost consultants



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LANDSCAPE & ENVIRONMENT

The new community will have strong roots in its Thames Valley context, providing a flexible framework within which the site's various elements can evolve over time. The OUD team are studying and mapping the assets that are already there and considering what possibilities for change and adaptation there may be.

The developed masterplan will articulate a series of green and blue spaces and networks, including trails, parks and other spaces for play and for food growing. The aim is to support healthy and sustainable means of travel and achieve a net gain in biodiversity. We are keen to hear your ideas on this before developing the plans: what are your priorities?



CONNECTIONS & MOVEMENT

The Begbroke Innovation District will provide a mix of uses, which will enable people to live full and active lives accessing work, education, leisure and other activities. This will reduce the need to travel to meet day to day needs. We will need to provide a network of high quality and legible routes through the site that facilitate walking and cycling.

We recognise that there will still be the need for travel to and from Begbroke, and for these journeys we will need to ensure that there is sufficient provision for people to travel without relying on a car. Major investment is proposed by Oxfordshire County Council to the A44 and A4260 corridors between Woodstock and Kidlington and Oxford City Centre, which is focused on delivering improvements to walking, cycling and public transport. We will need to build on this to ensure that journeys to and from the site can be made sustainably.



The Begbroke Transport Strategy will need to be mindful of the changing nature of mobility and the future demands of society. Examples include increased home deliveries, changing commuter patterns, changed ownership arrangements for cars. The COVID-19 pandemic has shown how travel behaviour and ways of life can be changed towards more sustainable activities and the Begbroke masterplan provides an opportunity to build on these experiences. As required by the Local Plan, we will reserve land for a potential railway station to ensure that the masterplan is future proofed.

We are keen to hear your ideas to inform the development of the Begbroke Innovation District's transport strategy.



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USES & COMMUNITY INFRASTRUCTURE

The Begbroke Innovation District neighbourhood will combine a wide range of uses. In addition to the core functions of research workspace and housing, there will be a need to include:

- Education provision at different levels
- Health facilities
- Indoor and outdoor leisure, parks and play space
- Allotments and food growing space
- Shops and amenities
- Cultural facilities
- Employment workspace

What do you think is needed here? What would make a positive difference?



PLACEMAKING & IDENTITY

Within the masterplan the design team will explore a range of types of development & character. This will include the approach to:



General Layout

Including any streets, trails and other connections

Relationship between Green/ Open Space & Buildings

and their evolution over time



Definition of Character Areas

with distinctive local identity

Mix of Uses

within the various character areas



Scale & Density

of different types of building uses, such as workspace and family homes

Types of Open Space & Landscape Planting

Trees, shrubs, herbs, meadow flowers



Architectural Expression

Form, materials and character



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PLANNING & DESIGN PROCESS

The masterplan process starts in the summer 2022 and will lead towards a planning application in 2023. There will be various stages of community and stakeholder involvement, including around the masterplan design approach in September. The earliest stage of construction is anticipated for 2025.

Programme

The key steps in the programme are:

