

# INTRODUCTION

Welcome to this exhibition to help inform future proposals for the Osney Mead Industrial Estate. This is an early stage of consultation, before detailed plans are prepared. It is the current intention that we, Oxford University Development, will come forward with a First Phase proposal and planning application, supported by an illustrative masterplan.

## Site location and background

Osney Mead is located to the west of the city centre, south of the Botley Road and east of Ferry Hinksey Road. It is situated on an island area formed by branches of the River Thames, between Osney and the Bulstake Stream.

The 44-acre Osney Mead Industrial Estate was developed from the 1930s to 1970s on the meadowland, to relocate existing local businesses from the city centre. Over the last 40 years Osney Mead has grown, with over 75 businesses from a very wide range of sectors now operating from there. In addition to larger scale industrial uses, it is home to a number of successful businesses with a reputation for innovation, for instance in green energy.



*Osney Mead Industrial Estate location*

## Oxford University Development

Oxford University Development (OUD) is a joint venture partnership bringing together the land and opportunities of Oxford University with the investment and development management skills of Legal & General.

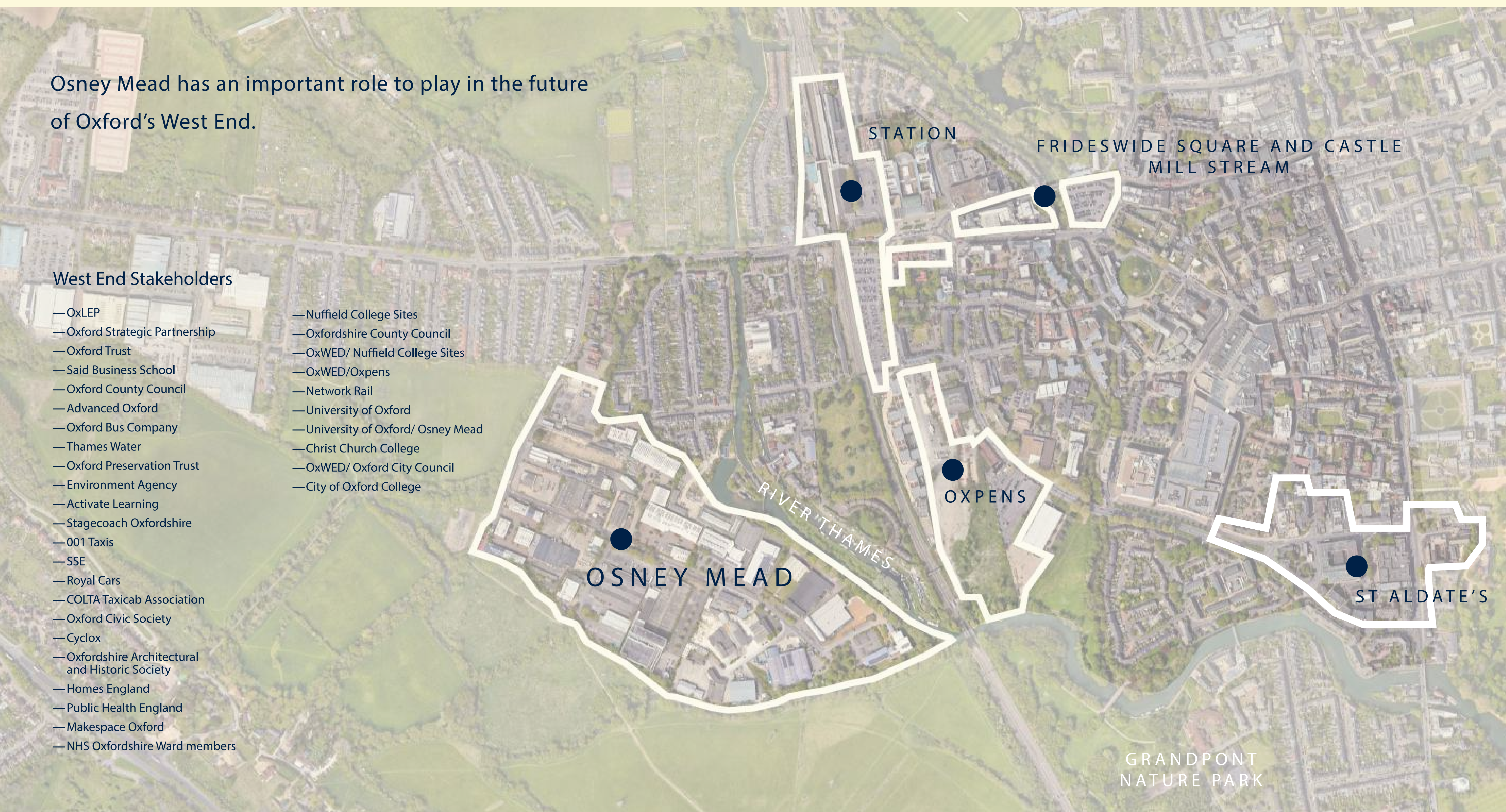
OUD's vision is to design and deliver exemplary, sustainable development that meets the future needs of Oxford University, contributes to the wider economy of Oxfordshire and creates economic and social benefits for local communities.



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# PLANNING CONTEXT

The Osney Mead site is identified as an important transformational opportunity for the city in the current Oxford Local Plan, the emerging draft new Local Plan, and the West End and Osney Mead Supplementary Planning Document (SPD).

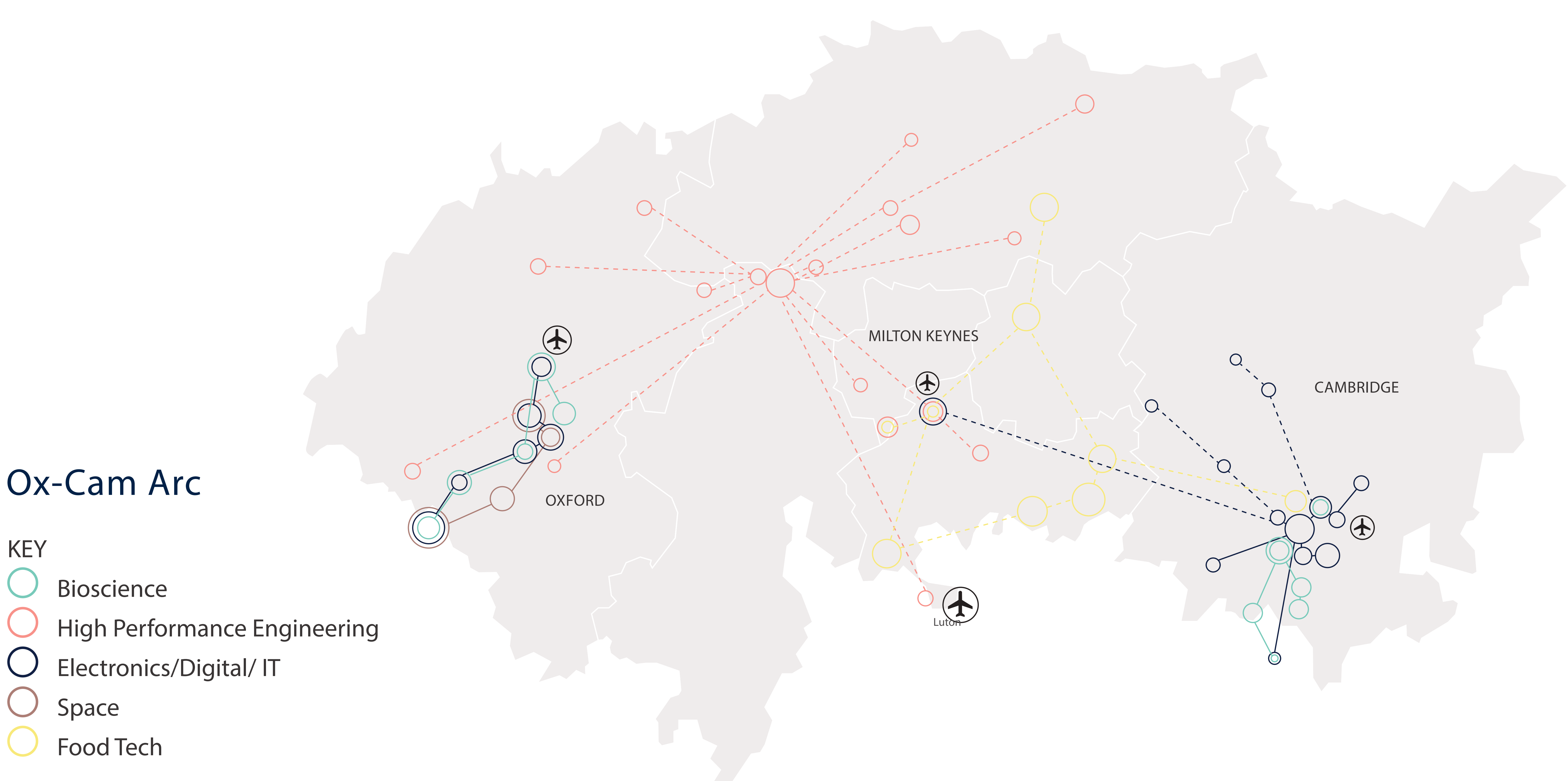


Osney Mead and West End sites

Policy SP2 of the current Local Plan allocates Osney Mead for mixed-use development, including employment uses, academic uses, student accommodation, employer linked affordable housing and market housing. The draft Local Plan promotes Osney Mead as an extension of the city centre, contributing to the city's employment land supply.

The SPD recognises Osney Mead's location and opportunity to contribute to the wider vision for Oxford's West End with innovation and mixed-use development that complements city centre uses. The vision is to transform "an underperforming, underdeveloped, edge of city centre location, into a liveable quarter of the city, where innovation as part of Oxford's knowledge economy is integrated with a strong community and a vibrant mixed use quarter".

Osney Mead is also one of several sites able to contribute at a regional level, because of its proximity to the station, and therefore links to London, Birmingham, Reading and Heathrow.



Wider Oxford-Cambridge Arc context



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# SITE HISTORY

Once part of 'Osney Meadows', the current industrial park was developed during the 20th century to accommodate industries that were too land-hungry for the city centre. The site's location close to transport routes, power, and the industrialised main river channel, made it an attractive location for these uses. The historic meadows were transformed with individual industrial buildings and offices on spacious plots. Development on the site began tentatively between the wars, as Oxford experienced industrial expansion and redevelopment gathered pace west of the medieval city. By the 1950s many more plots were being built up and by the 1970s most were filled.

1520

Osney Abbey



1720

Osney Mill was established in the middle ages. Long used to make flour and bread.



1822

Osney Lock, formerly a timber lock built in 1790, later rebuilt in iron in 1866.



1850

Great Western Railway built the first line across the island in 1850.



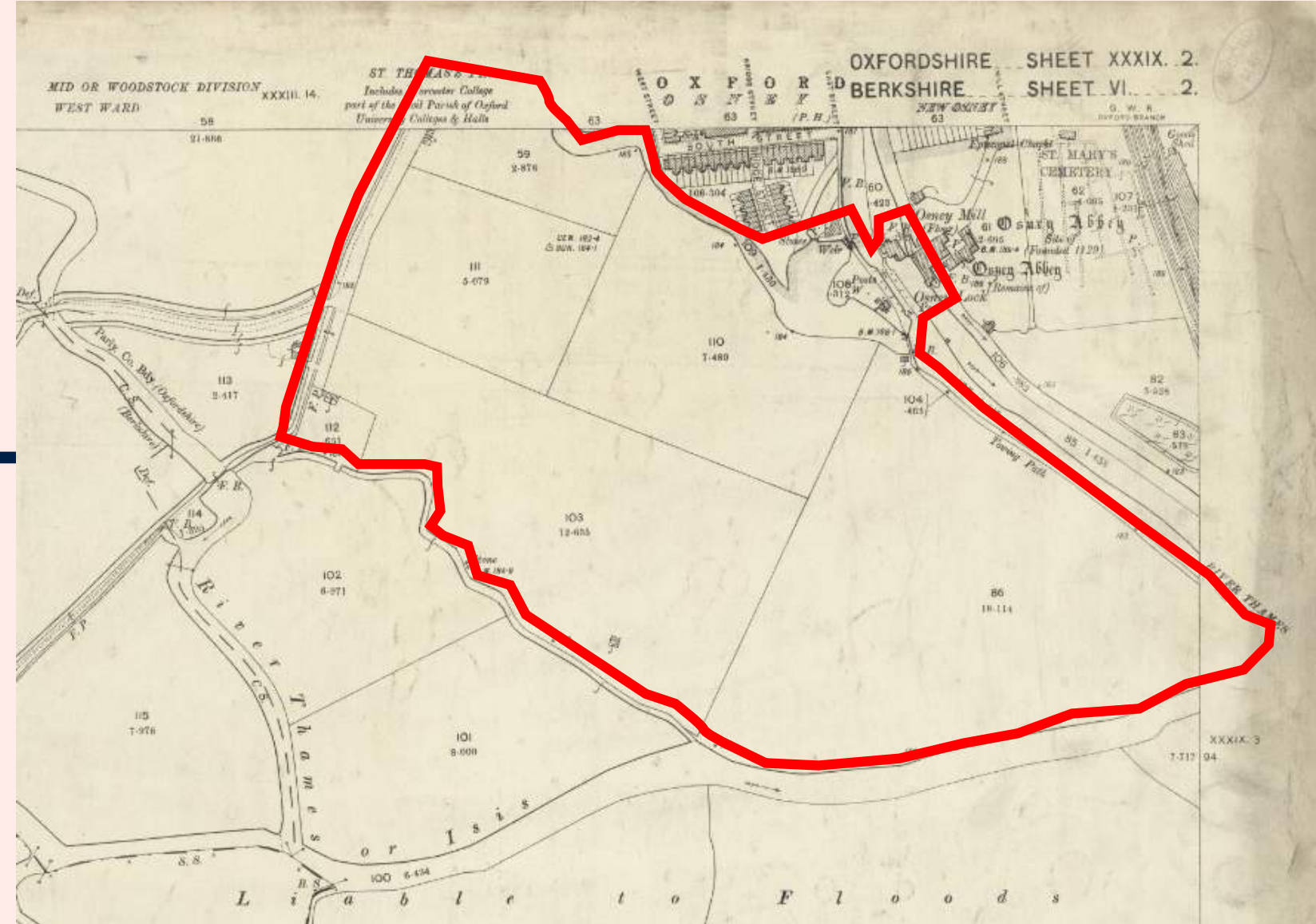
1937

First warehouse buildings are built (these remain today). First pylons and cables are constructed.



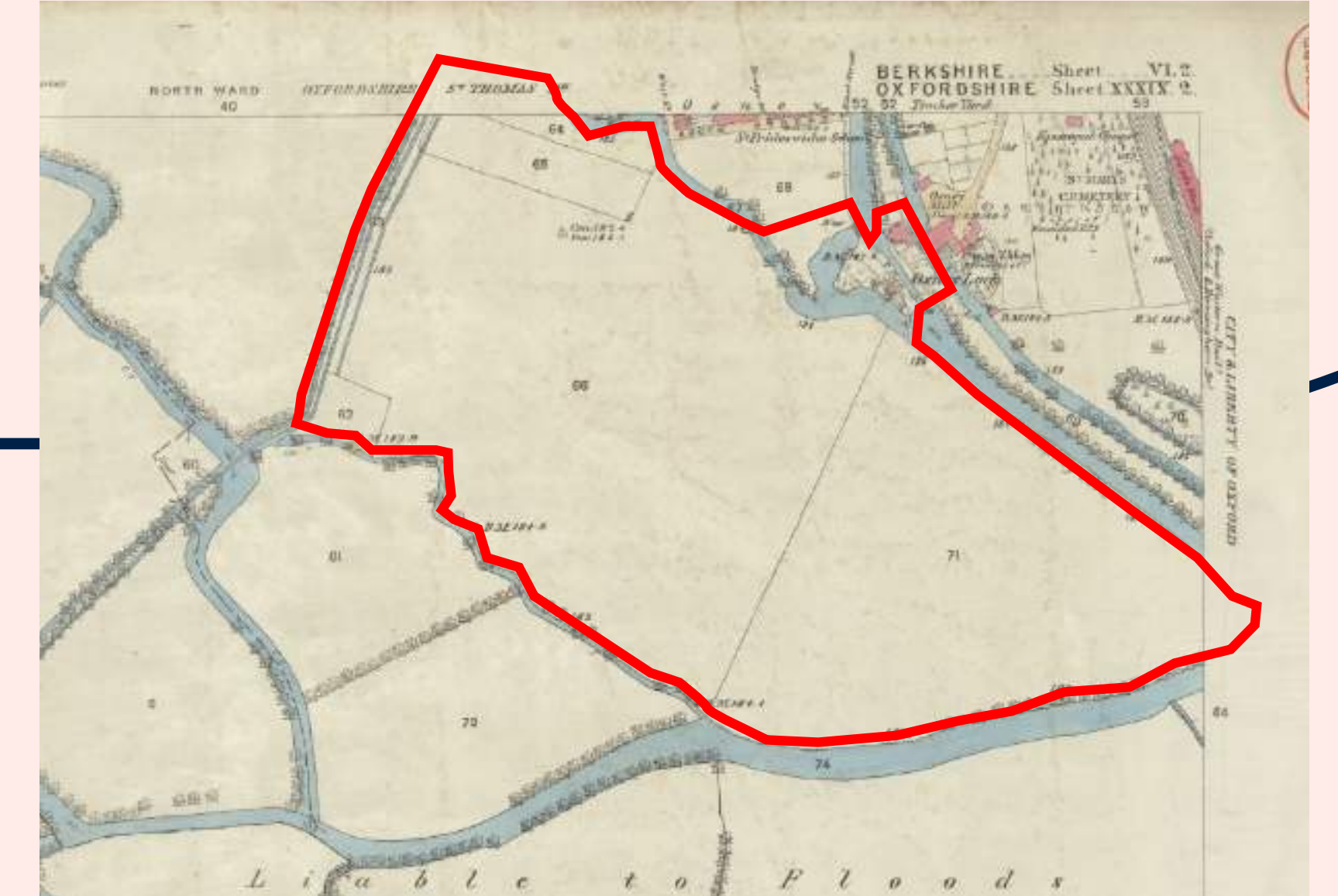
1899

The meadow is divided up into smaller parcels of managed agricultural land. Ferry Hinskey access.



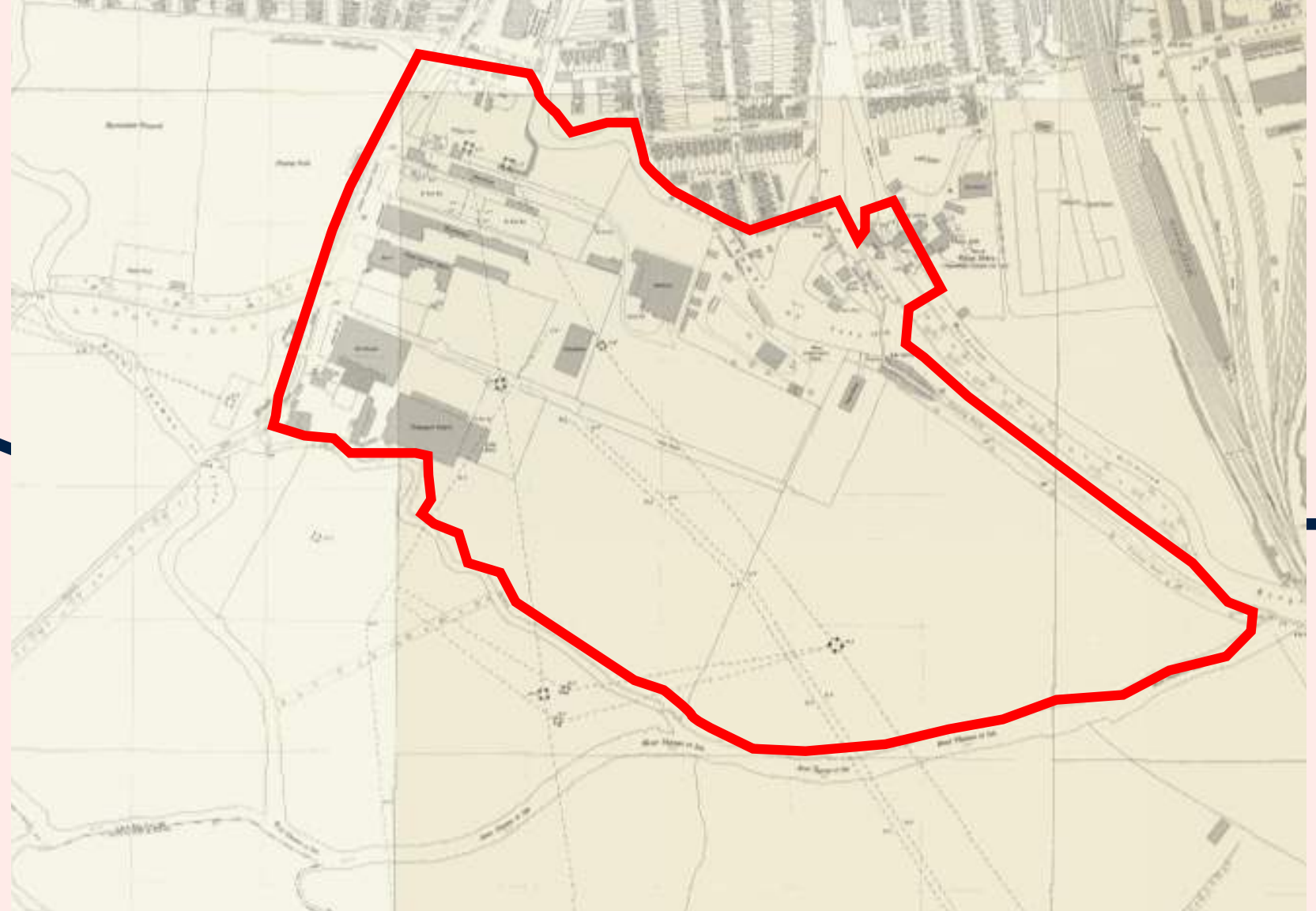
1876

The site is a green field called 'Kings Meadow'. It is part of the Thames River and Bulstake Stream floodplain.



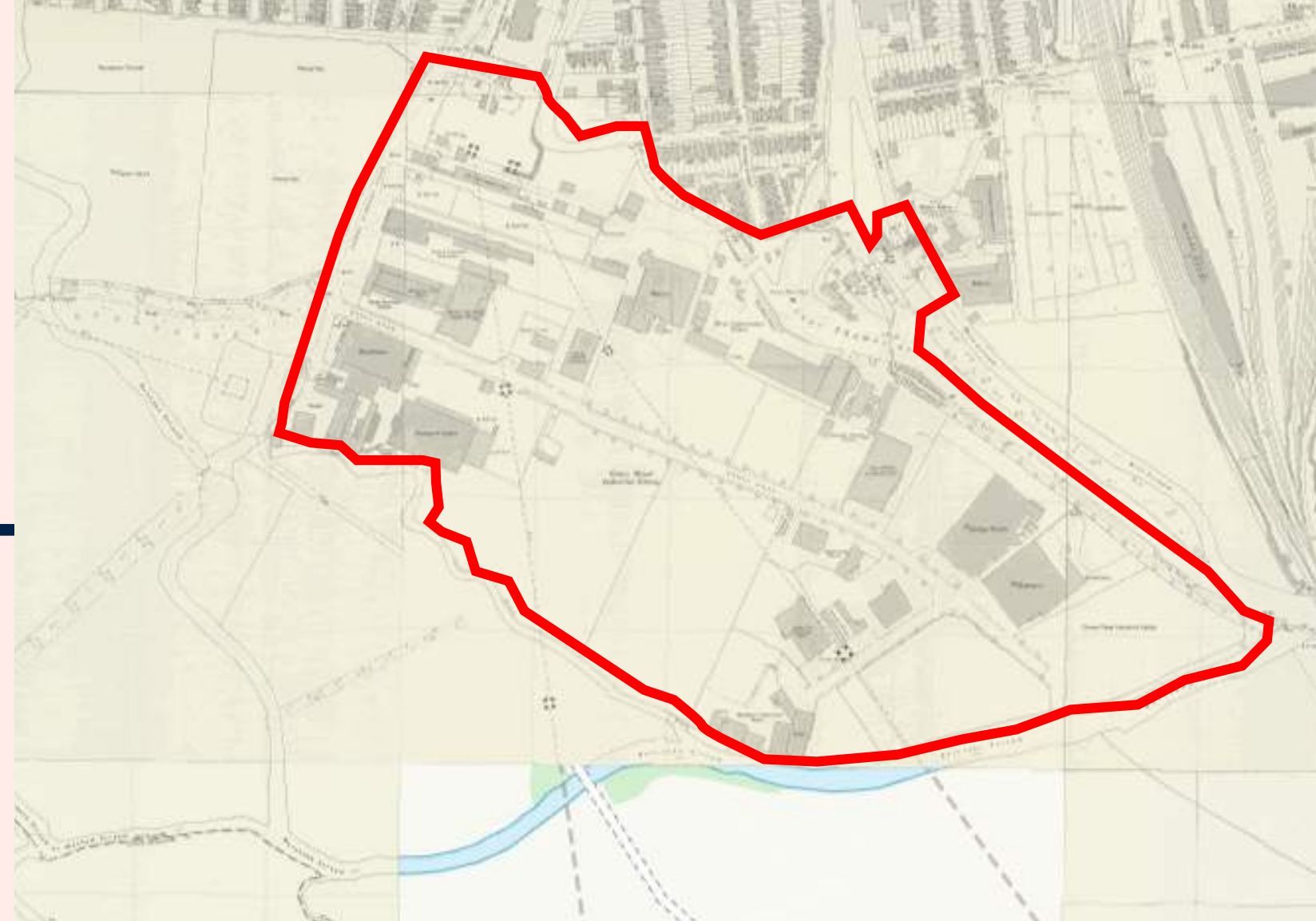
1954

More warehouses are built and the EA depot moves to the site. The second electricity pylons are constructed.



1958

Remainder of the land divided to plots. Rapid expansion of construction. Osney Mead Road is formed.



1961 - 1986

1961 - Industrial Estate formed. Newsquest and Alden Press buildings are built. 1986 Oxford Trust innovation hub.



Development over time at Osney Mead

Osney Island 1902



Alden Press



The power station nearby



Osney Basin



Historic photos of Osney Mead



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# SITE TODAY

Home to the 'Osney Lab', Mini TESA (The energy systems accelerator), now the 'Zero Centre', and the origins of the Oxford Trust, Osney Mead has a flourishing culture of invention and ingenuity, evidenced through projects like Local Energy Oxford (LEO), Osney Lock Hydro, Oxwash and Osney Supercharge.



Ownership map



Building uses map

The Osney community is a growing ecosystem. From large scale established businesses to the newcomers looking for an affordable start up.

Despite its central location the site is not intensively or efficiently used, with large amounts of empty space in vacant, often end-of-life buildings, or in the car parks that surround them.



About Osney Mead



Osney Mead businesses today



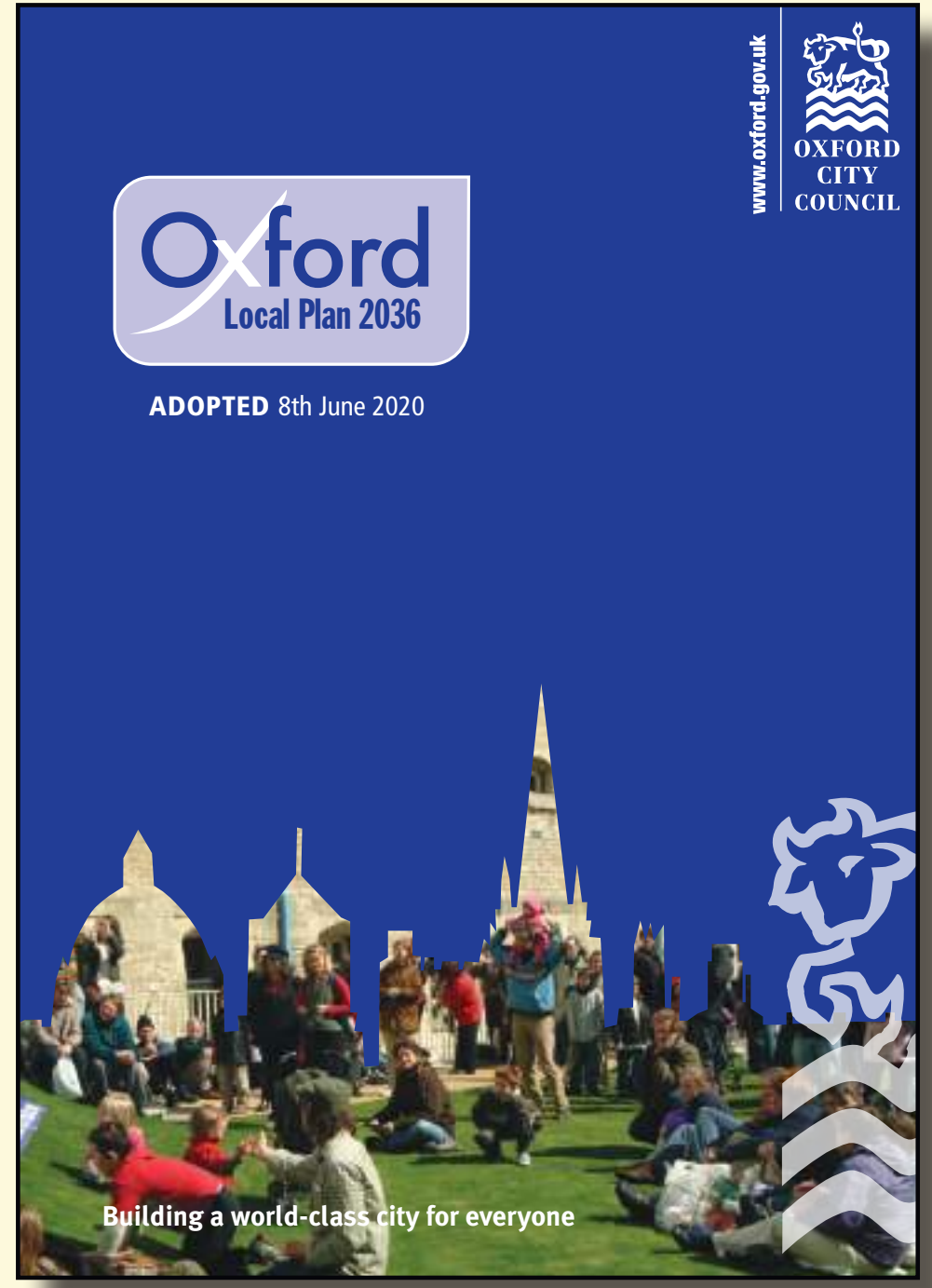
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# PLANNING PROCESSES

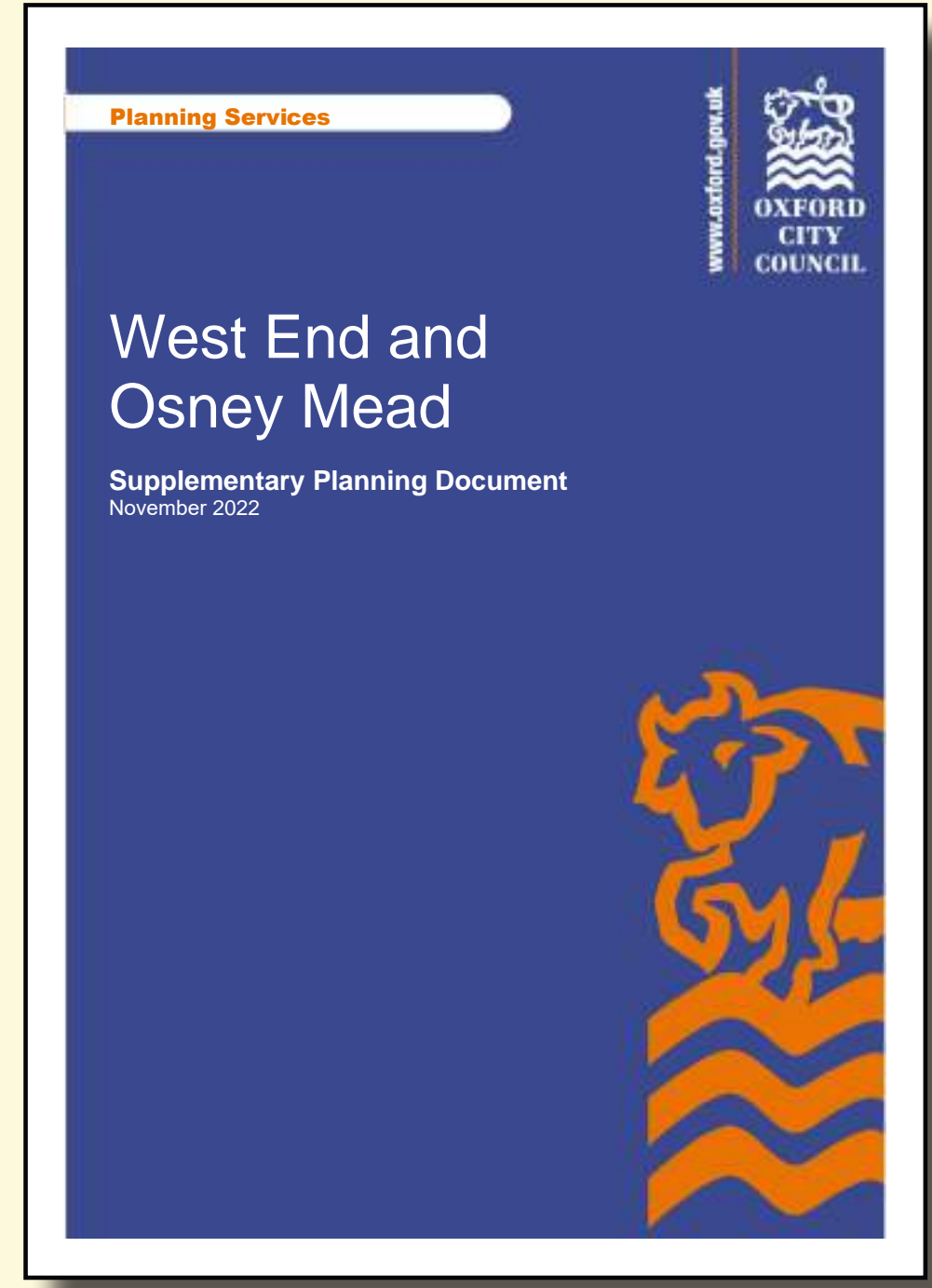
## (1) Preparation of Illustrative Masterplan

A wider, 'comprehensive' masterplan is needed for the Osney Mead site, in accordance with Oxford's adopted Local Plan (2020) and West End and Osney Mead Supplementary Planning Document ('SPD') (2022).

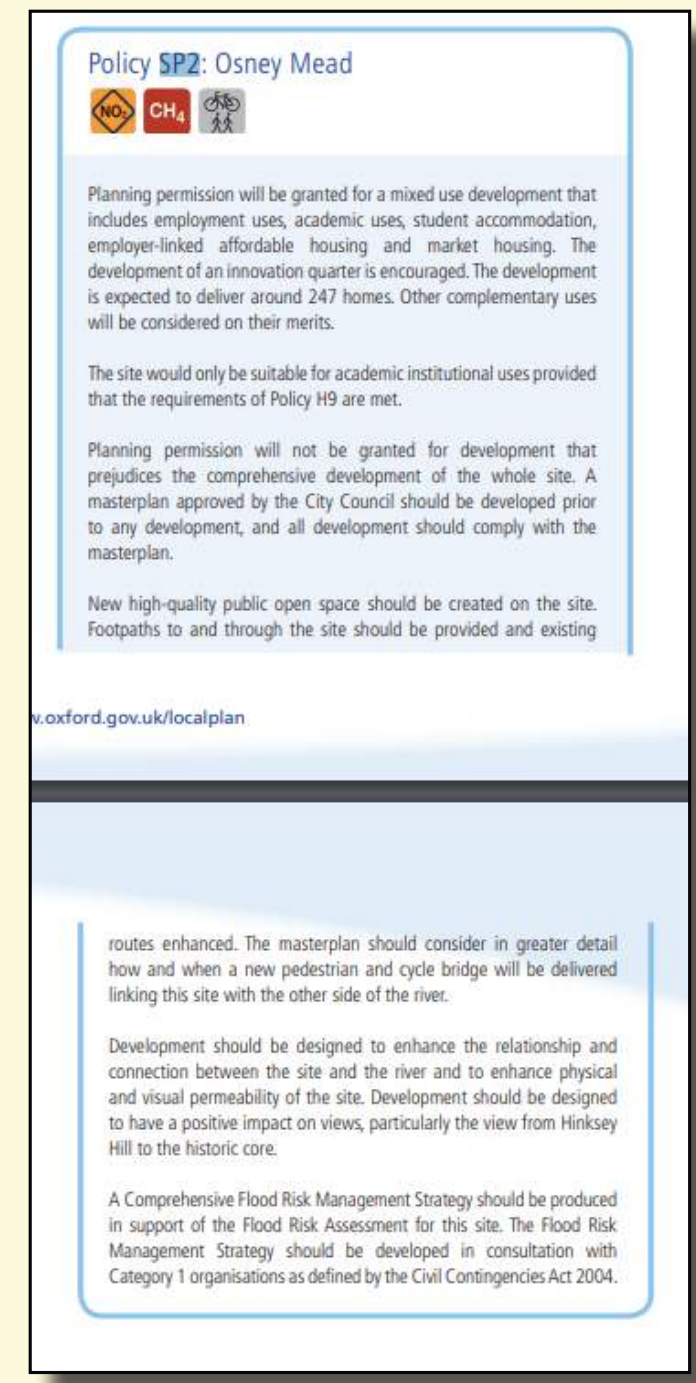
Any specific large-scale developments coming forward within the Osney Mead area would need to fit within this wider framework.



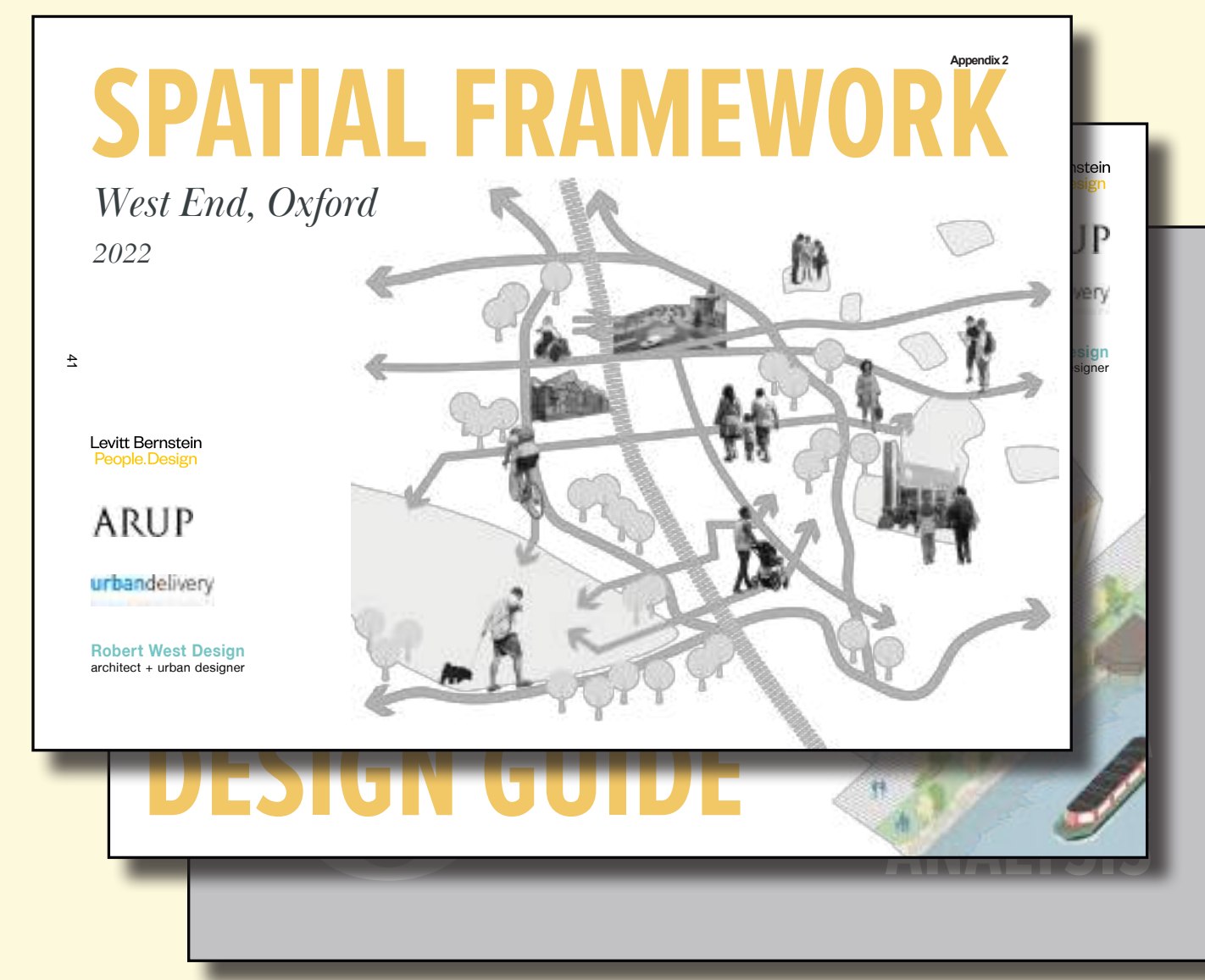
Local Plan 2036 (adopted 2020)



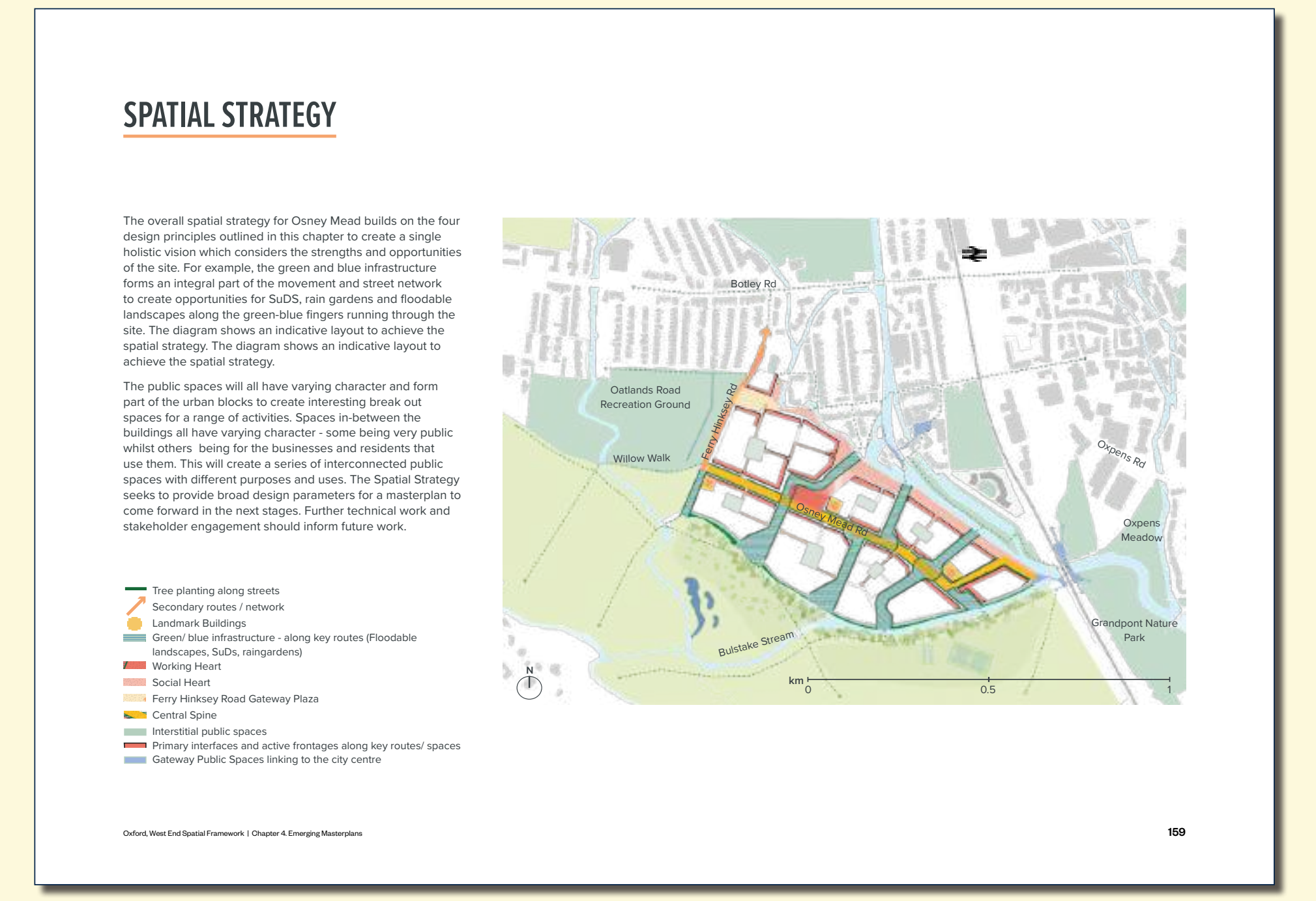
SPD 2022



Site Allocation (adopted 2020)



Spatial Framework 2022



SPD Spatial Framework 2022

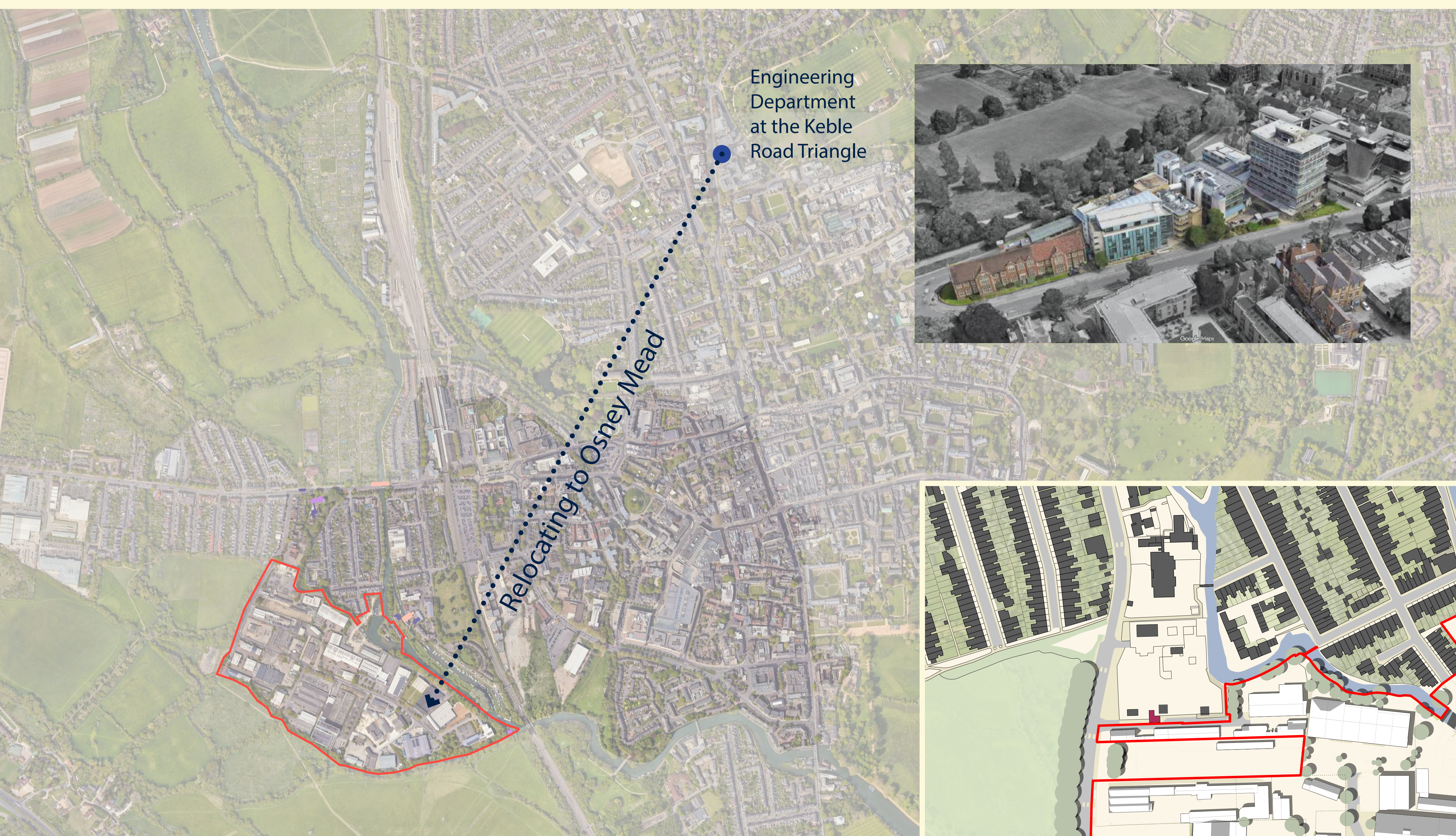
## (2) Future Planning Applications

The illustrative masterplan will inform and co-ordinate different development proposals and their respective applications.

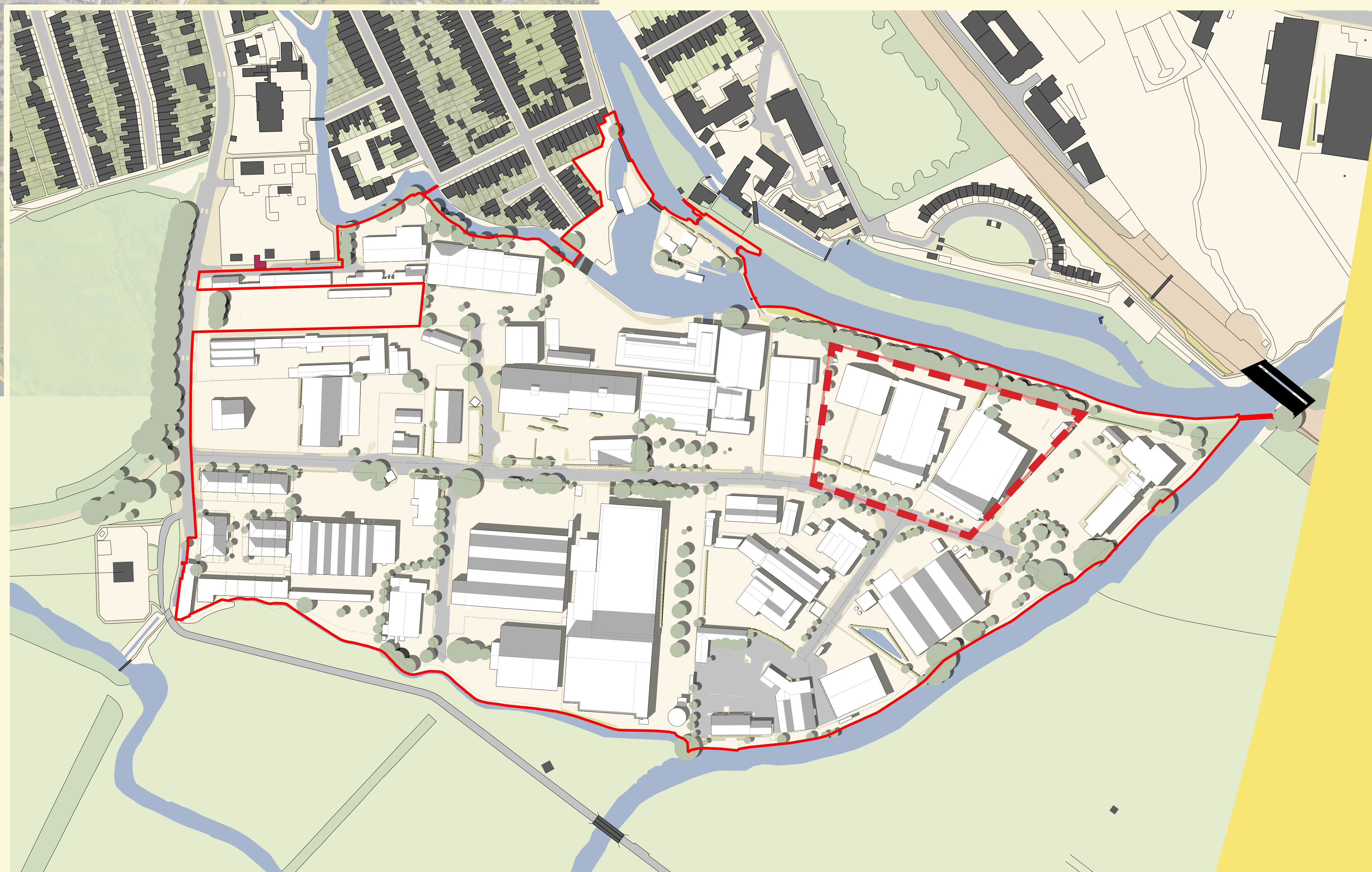
The first development proposal to be brought forward at Osney Mead by OUD includes a new Engineering Science Hub for Oxford University. This would enable the relocation and consolidation of the Department of Engineering Science, from multiple buildings in the Science area including the Thom Building, which is no longer fit for purpose.

The new Engineering Hub provides an exciting first opportunity to transform teaching and research and deliver change at Osney Mead in accordance with the wider policy and guiding masterplan.

The planning application will need to demonstrate how the proposed development responds to the masterplan and relates to the wider context.



Engineering Department moving from Keble Triangle to Osney Mead



First phase plot for the Engineering Department



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# ACCESS, MOVEMENT & CONNECTIVITY

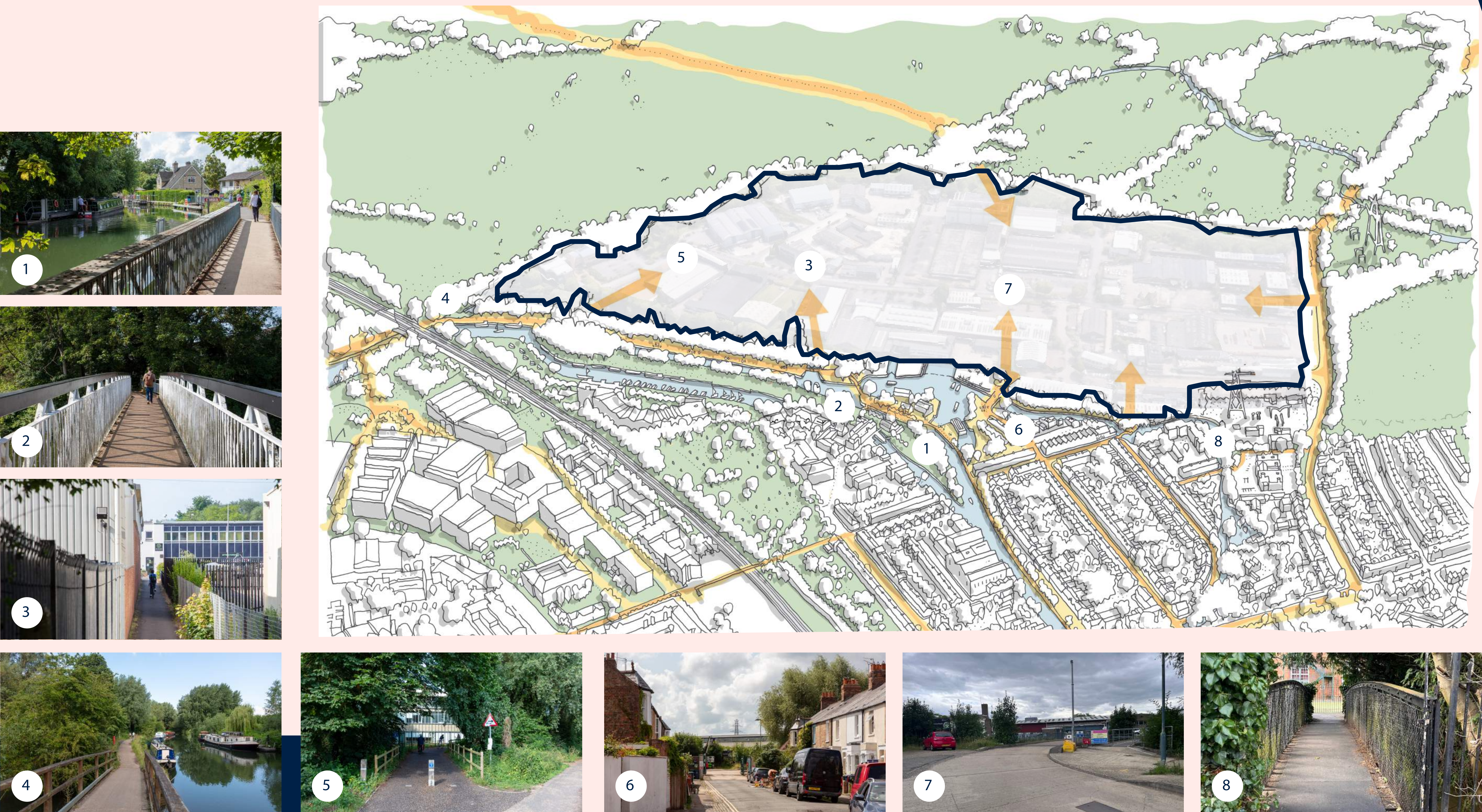
Osney Mead is in a highly accessible location able to deliver a sustainable development, within an easy walking and cycling distance from Oxford city centre and Oxford railway station. This aligns with aspirations of the Local Transport Connectivity Plan and Central Oxfordshire Travel Plan, which encourage a move away from private vehicle journeys where possible and support active travel and public transport.

The site could be transformed into a place that is focused on people with new places and squares that are connected by well-designed, accessible and active streets. The connectivity could be enhanced by active travel and ensure that those connections meet the needs of all people.

There could also be the opportunity for the site to be served by a high frequency of buses that would terminate and re-enter service at Osney Mead.



Existing connectivity



Bridges that link the island site today



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# FLOODING & DRAINAGE

The Site is at risk from both river (fluvial) flooding as well as flooding from surface water. According to the Environment Agency Flood Maps the Site is located partially in Flood Zone 3b (functional floodplain), Flood Zone 3a (1 in 100 year event) and Flood Zone 2, (1 in 1000 year event).

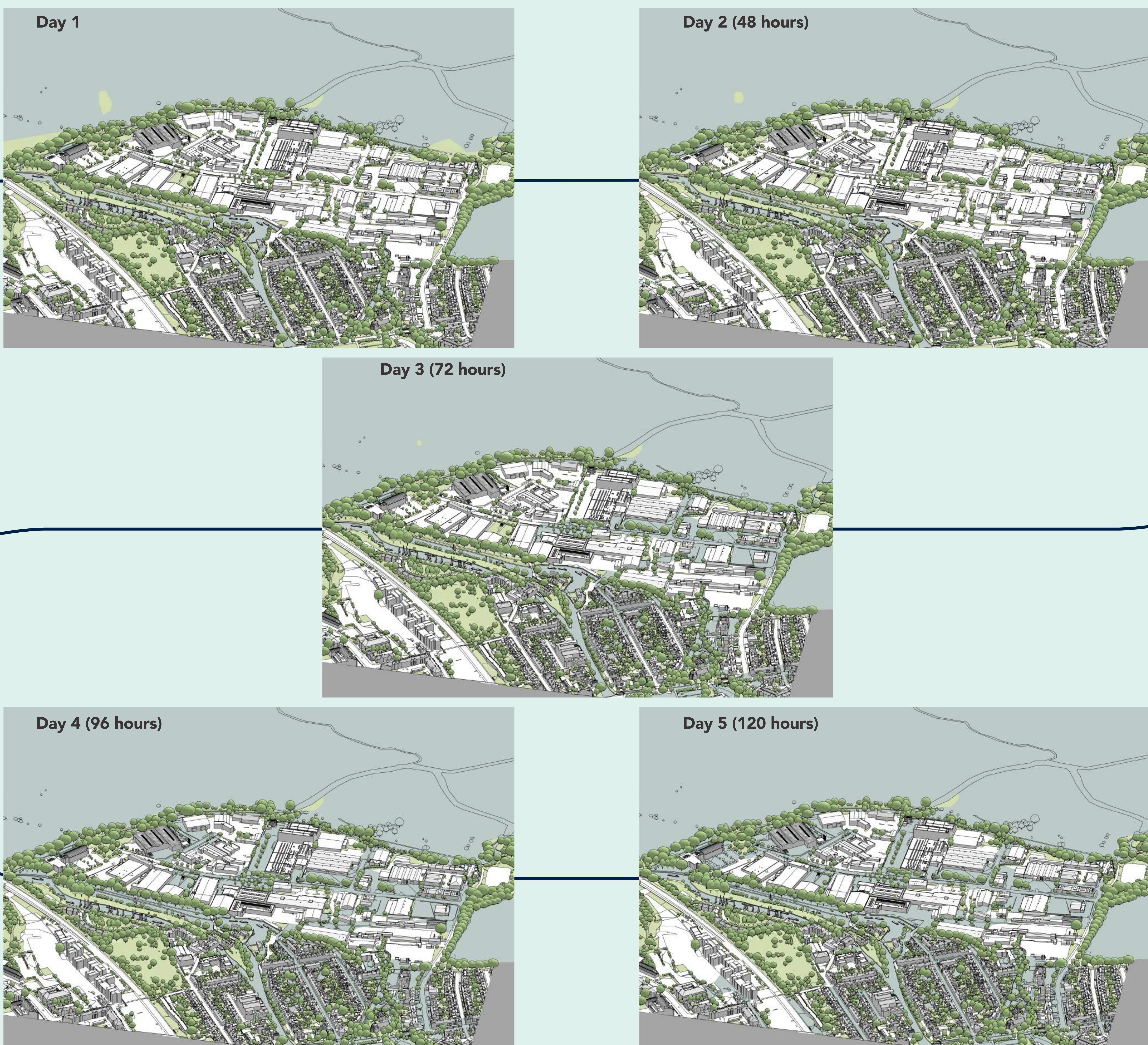
Therefore any proposals will need to be carefully designed to effectively manage and mitigate flood risk from all sources. Any proposals will be assessed using hydraulic modelling in consultation with the Environment Agency.

Once the Oxford Flood Alleviation Scheme is completed it will protect the Site from frequent river (fluvial) flooding events. It will also remove the site from the Functional Floodplain.



Flood zones map

To manage the risk from surface water flooding we will design a drainage system using Sustainable Drainage techniques to capture and slow down the flow of water and store it during high rainfall events. Surface water will then be discharged and controlled rates to either existing watercourses or the existing drainage network. Our drainage system will also be designed to cope with increased flows and volumes as a result of climate change.



5 day flooding scenario for 100 year event

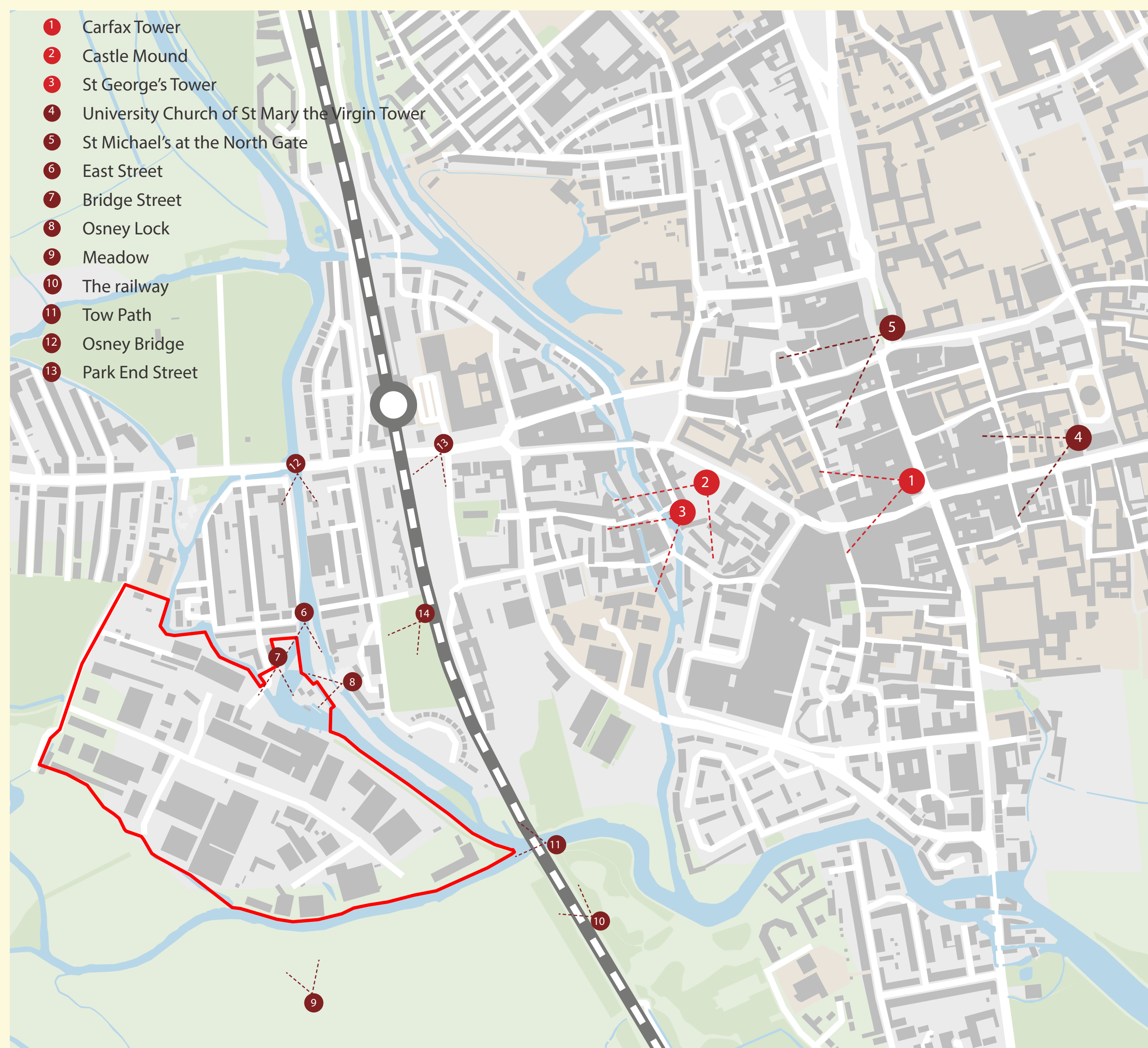


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# HERITAGE & TOWNSCAPE

Although archaeological evidence suggests an ancient ford and track in the western part, the relatively recent development of the site means there is little of heritage significance within the industrial estate. However the site is surrounded by a rich heritage. It is fringed to the north east by Osney Town Conservation Area and at its eastern corner is a listed riverside memorial. Within 500m of the site there are a further 2 scheduled monuments, 2 conservation areas, 24 listed buildings, and 13 non-designated heritage assets.



Local views



Conservation area



Osney Lock, Local Interest



Seven Arches Bridge, Grade II Listed



Remains of Osney Abbey, Grade II listed



Bridge Street within Conservation Area Boundary



Memorial to Edgar George Wilson, Grade II Listed



Church of St. Frideswide, Grade II\* Listed

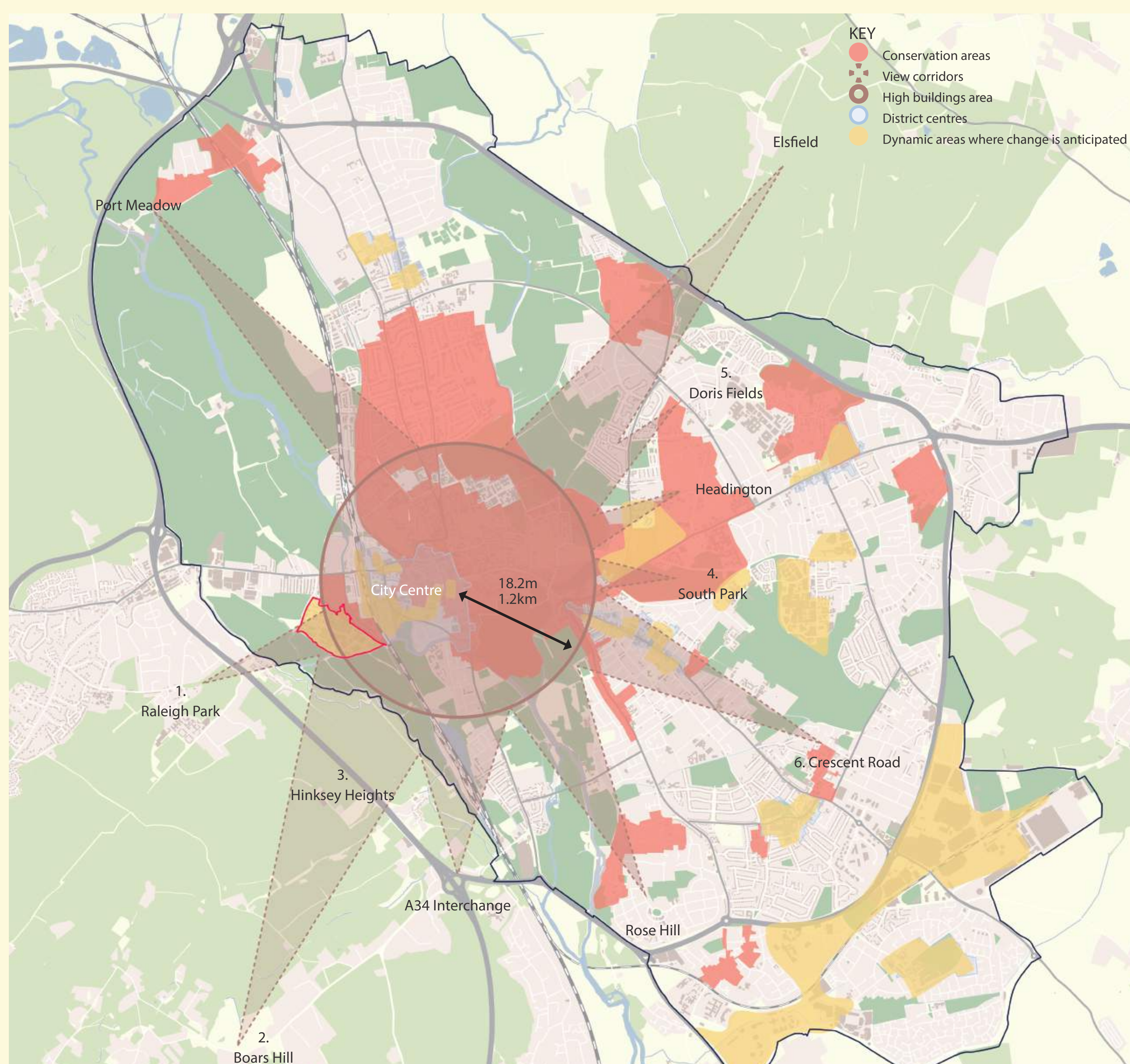


Osney Mills, Building of Local Interest & Grade II Listed



East Street within Conservation Area Boundary

Beyond this, the city centre comprises one of the most exceptional concentrations of listed buildings in the country. By and large the potential heritage impacts of development would relate to changes in the site's role in the wider settings of these heritage assets – including in longer views. In this regard the most prominent view cones for Osney Mead are the views from Raleigh Park and South Park towards the city's spires.



Wider city-scape views



1. Raleigh Park



2. Boar's Hill



3. Hinksey Heights



4. South Park



5. Doris Fields



6. Crescent Road

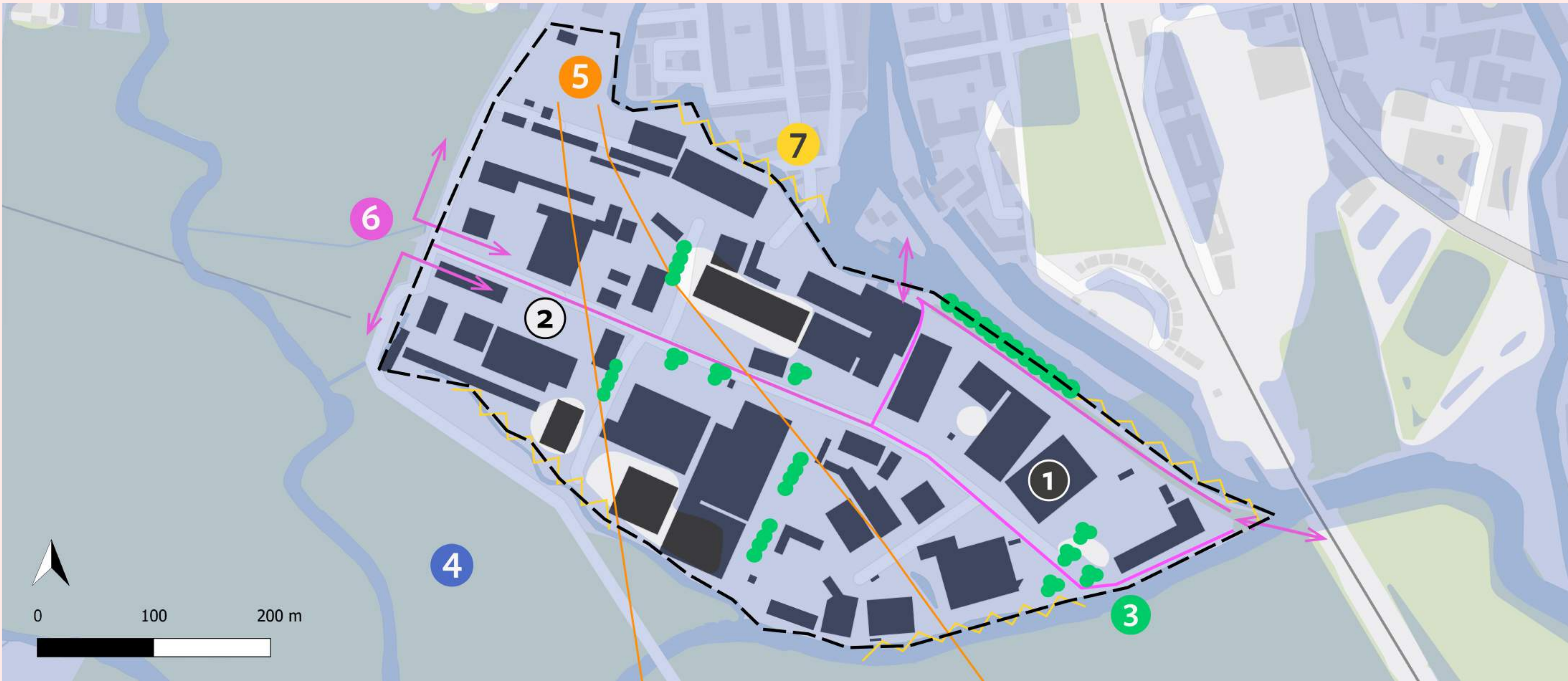


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# SUSTAINABILITY

Osney Mead offers the opportunity to deliver meaningful improvements in the local area. OUD has an overarching sustainability strategy with a clear vision and objectives. We will use this strategy, alongside our understanding of site-specific opportunities and constraints, to embed sustainable approaches into the proposals at Osney Mead.

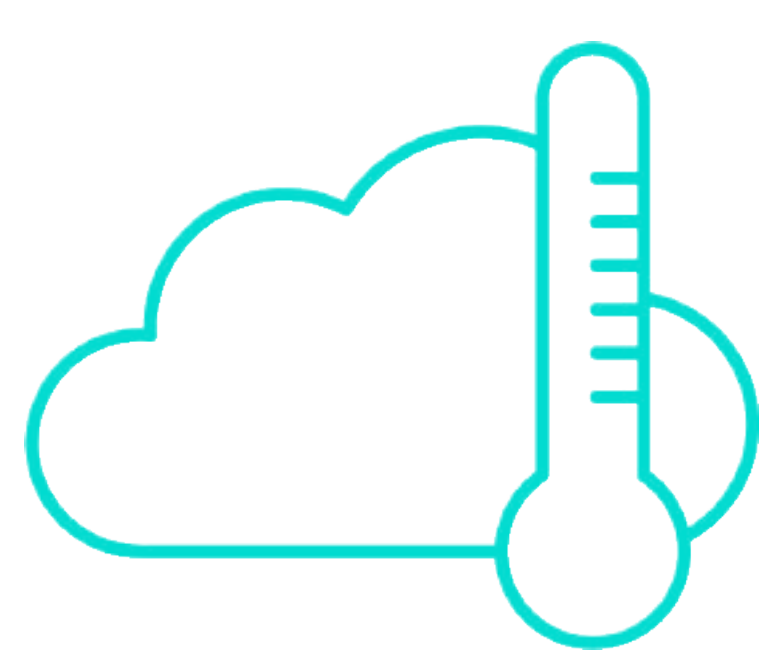
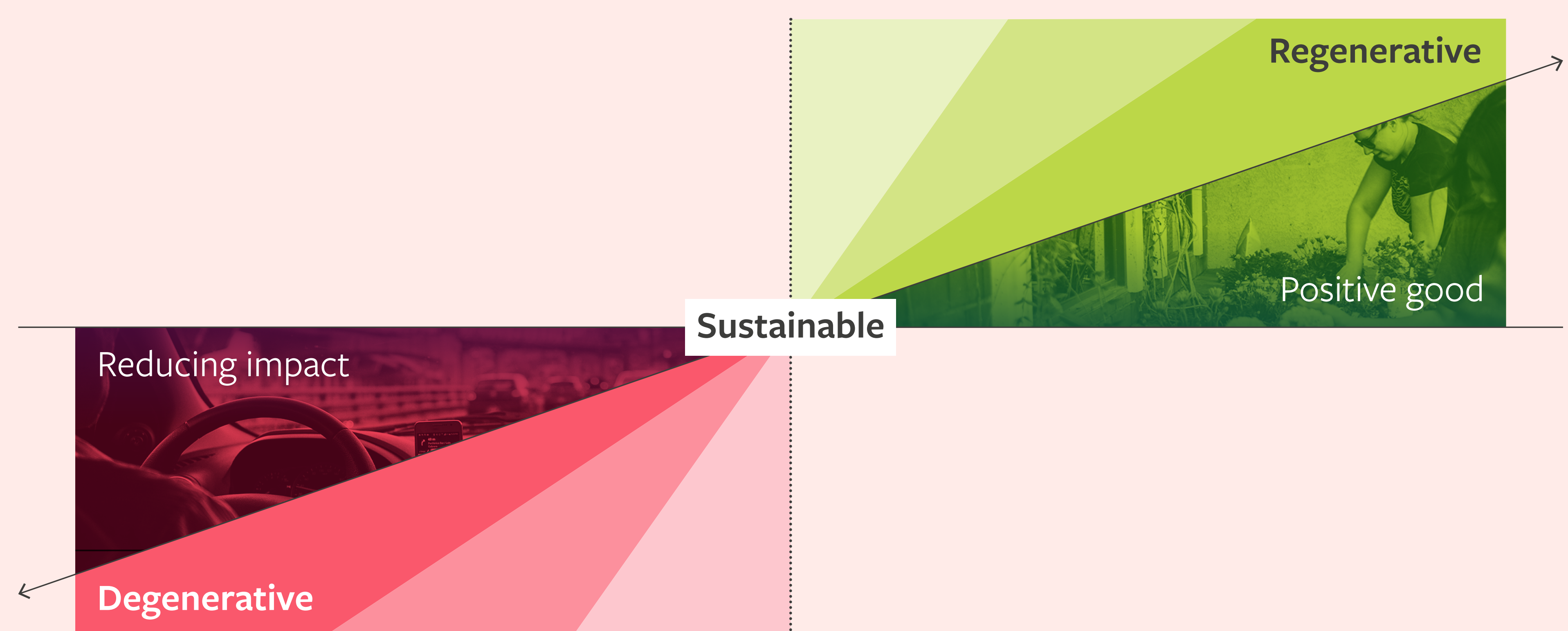


Site constraints and opportunities map

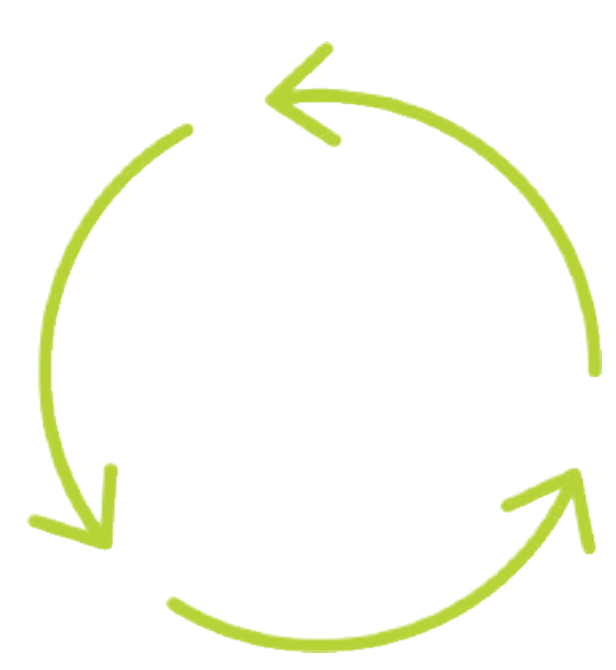
- ① **Buildings and materials:** The changes proposed to existing buildings onsite present challenges but also opportunities to reuse structures and reclaim materials.
- ② **Public realm:** Car-dominated hard landscapes limit flood and heatwave resilience, but offer an opportunity to introduce integrated green and blue infrastructure.
- ③ **Biodiversity:** Limited but valuable existing trees and hedgerows can be protected and connected to enhance ecological value.
- ④ **Flooding:** Significant surface and fluvial flood risks require proposals to avoid increasing risk and to reduce current vulnerabilities.
- ⑤ **Energy:** Overland infrastructure diversion and limited capacity create constraints but enable expansion for modern low carbon energy needs.
- ⑥ **Movement:** The existing poor active travel and public transport links present an opportunity to create safer, more accessible and connected routes.
- ⑦ **Connection:** The site's existing poor permeability offers a chance to strengthen visual and physical connections to the riverfront and surrounding green space.

## OUD Vision

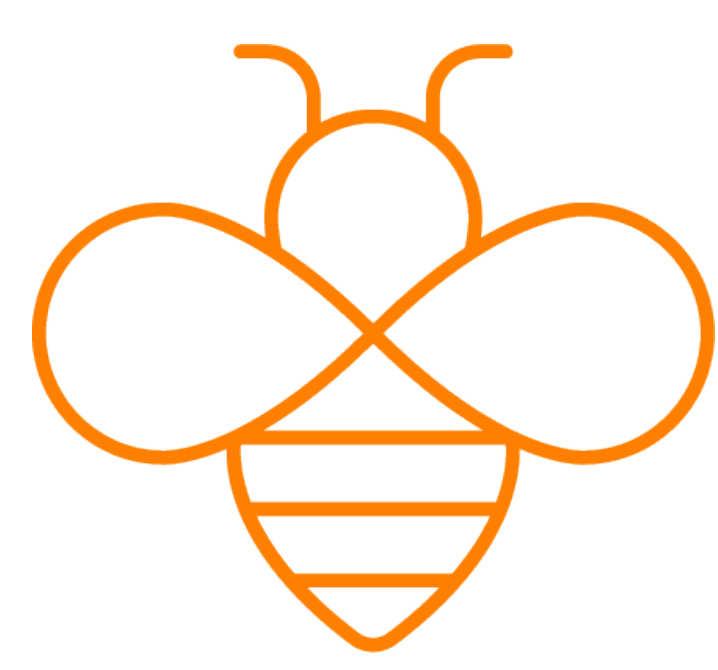
We will stretch ourselves to deliver regenerative development that not only preserves the environment by being sustainable but begins to repair it.



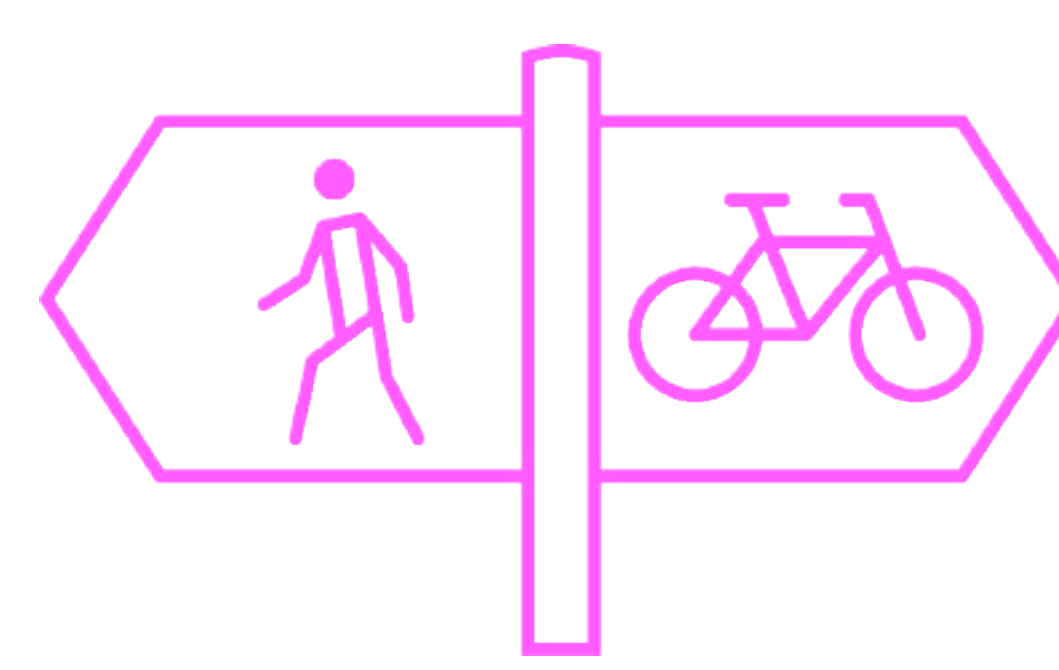
**Climate**  
Deliver Net Zero buildings in operation and create developments that are resilient to future climate events.



**Circular**  
Reduce reliance on finite resources and support the circular economy, ensuring that we retain the highest value of resources.



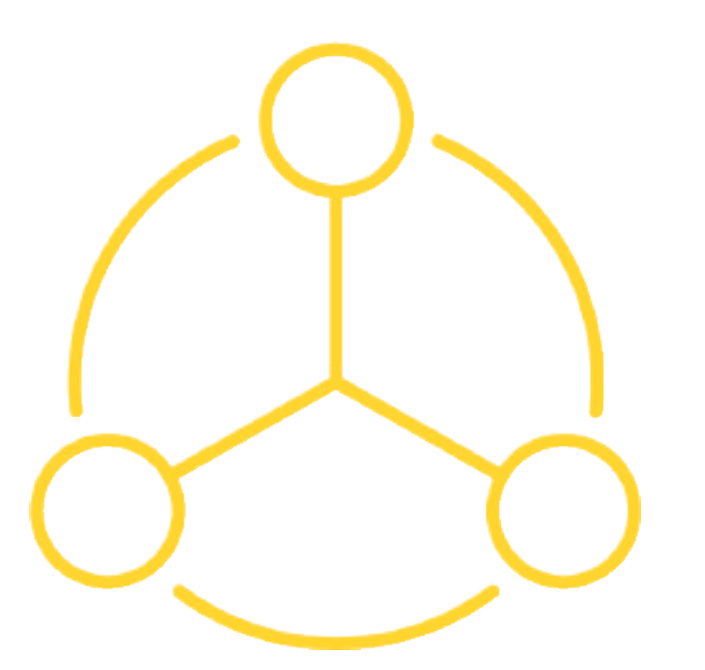
**Nature**  
Radically increase biodiversity, enhancing and creating ecological networks that allow flora and fauna to flourish.



**Connected**  
Create a radical shift away from cars through 5 minute neighbourhood principles, active travel routes, shared mobility.



**Healthy**  
Foster wellbeing and inclusion through high quality green spaces, community stewardship opportunities and engagement programmes.



**Social Equity**  
Support local communities, providing diversity of housing, education and employment opportunities.

## Six key sustainability moves



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# NEXT STEPS

This opening consultation stage about development at Osney Mead will be followed by:



During this period of design development there will be further surveys, and dialogue with City Council Planning and other agencies, such as the Environment Agency.

Thank you for your involvement so far. We look forward to your participation at future sessions.



Kindly take a few minutes to fill out a feedback form to provide your thoughts and ideas on development at Osney Mead. The feedback form can also be found on our website, or by using the QR code here.

To learn more as this project progresses, please visit: [www.osneymead-oud.co.uk](http://www.osneymead-oud.co.uk)



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