INTRODUCTION

Welcome to the Stage 2 engagement around proposals for Land West of Oxford Road.

Exeter College, Merton College and Oxford University (the landowners) are promoting a proposal for housing-led development on the former golf course site, which lies inside Cherwell District. On behalf of the landowners, Oxford University Development (OUD) is preparing an outline planning application to be submitted later in 2026.

EXETER COLLEGE OXFORD

MERTON COLLEGE OXFORD

UNIVERSITY OF OXFORD

This Stage 2 exhibition shares feedback from Stage 1, recaps on the context and site considerations, and provides updates on the masterplan, trees and ecology, landscape and flooding, housing and community facilities, connectivity and transport.

The landowner promoters are longstanding institutions with deep roots in Oxford and Oxfordshire, promoting high-quality development, sensitive to the local context and informed by local people, groups and organisations.

As with the earlier stage of engagement, we appreciate your careful consideration of the themes and information and invite you to complete a feedback survey about the emerging proposals, highlighting anything relevant that you think needs addressing.

Please scan the QR code to fill in the survey online or take a paper version to complete, and either give it back to us here or send to us in the post.

For more information, please visit us online at www.landwestofoxfordroad.co.uk.

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CONTEXT

The site covers approximately 32 hectares. It is allocated in the Cherwell Local Plan 2011-2031 (Part 1) Partial Review, which was formally adopted in September 2020 for residential development as "Site PR6b - Land West of Oxford Road". As the plan below shows, it is in an area that will see a lot of change, necessary to create much needed new homes.

The North Oxford Golf Club closed in October 2025. The landowners are working with JTP architects and masterplanners and a team of consultants to prepare an outline planning application to help create a new residential community in accordance with local policy.

Key

1. **PR6a Water Eaton**
   Bellway
   New homes
   Two form-entry primary school
   Local centre
2. **Priory Grove**
   Croudace
   New homes
3. **Oxford United Football Club**
   Oxford United F.C.
   New stadium development
4. **EXOq** (Proposed)
   Exeter College,Oxford
   High-Performance Compute (HPC)
   New footbridge
   New park and amenities for Kidlington
   Further education college
   Hotel
   Commercial use
5. **Oxford North**
   Oxford North Ventures LLP
   Research labs
   New Workspaces
   New homes
   Hotel
   Energy sharing loop
6. **PR7a Kidlington East**
   Vistry
   New homes
7. **PR7b Stratfield Farm**
   Manor Oak Homes
   New homes
8. **PR8 Begbroke Innovation District**
   Oxford University Development, Hallam Land, Newcore
   New homes
   New workspaces and research
   Local amenities
9. **PR9 Land West of Yarnton**
   Vistry
   New homes
   Elderly/Extra care residential care home
   Community hub

Local Plan Policy PR6b identifies the following requirements:

- A programme for the submission of proposals for a replacement golf course at Frieze Farm (under policy PR6c) is provided; or
- The submission of evidence to demonstrate that a replacement golf course is not required.

We are undertaking an assessment of golf needs in the area. This considers existing and future demand and supply for golf courses. Our initial findings are that, given the large number of remaining golf courses in the area, there is no need for a replacement. Evidence for this will be provided with the outline planning application as required by Policy PR6b.

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SITE CONSIDERATIONS

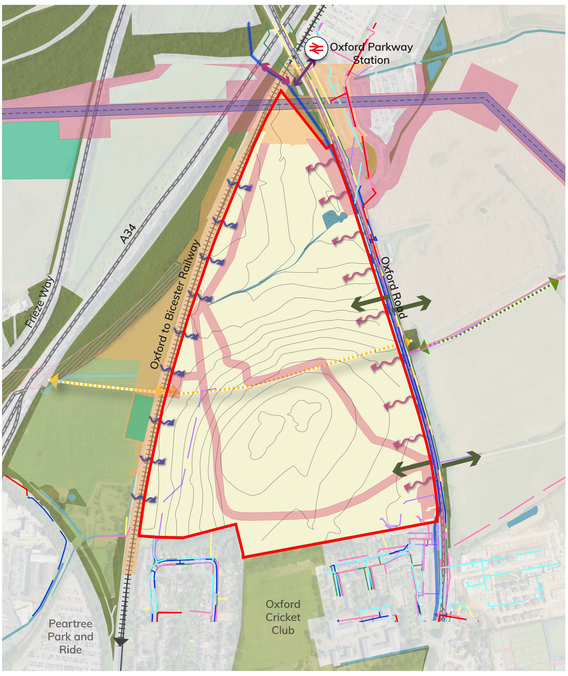
The application site is already allocated for residential development (Policy PR6b). It is a somewhat complex site, with various constraints and opportunities, including:

Constraints:

- Safeguarding of access to the railway and footbridge.
- Land to the north of the site is proposed for safeguarding for East–West Rail.
- Noise from the A34 and railway line.
- Potential archaeology: trial trenching discovered Roman and Anglo-Saxon settlement features.
- Bronze Age Round Barrow to be retained and protected.
- Areas to the northeast fall within Flood Zones 2 and 3, and are at risk of flooding.
- 132 kV overhead powerline to the north.

Landscape and Ecology

Utilities and Access



Key

- Site Boundary
- Railway
- Primary Roads
- Railway Station
- Public Right of Way - Footpaths
- Public Right of Way - Bridleways
- 1m Contours
- Green Space
- Woodland
- Traditional Orchard
- Landfill
- Category A Trees
- Category B Trees
- Category C Trees
- Category U Trees
- Bat Roost
- HER Barrow
- Possible Archaeology
- Existing Pond
- Existing Ditch
- EA Flood Zone 2 (Medium chance of fluvial flooding)
- EA Flood Zone 3 (High chance of fluvial flooding)
- Surface Water Flood Risk (1 in 30 year)
- Surface Water Flood Risk (1 in 30 year + Climate Change)
- Surface Water Flood Risk (1 in 100 year)
- Surface Water Flood Risk (1 in 1000 year + Climate Change)
- 132kV Overhead Cable
- 132kV - 20m easement)
- Low Voltage Electricity Cable
- High Voltage Electricity Cable
- Portable Water Main
- BT Cable
- Fire Hydrant Cable
- Gas Main
- 6m easement to Gas Main
- Telecommunications (T1) Cable
- East West Rail Proposed Permanent Acquisition of Land
- East West Rail Proposed Temporary Possession of Land and Permanent Acquisition of Rights
- East West Rail Proposed Temporary Possession of Land
- Noise from Railway and A34
- Noise from Oxford Road
- Proposed Underpass
- Proposed Footbridge
- Proposed Site Access

Opportunities:

- To create an attractive new neighbourhood, whose character is informed by the area and its landscape.
- To provide 50% affordable housing.
- To improve connectivity.
- To optimise density, given the exceptionally sustainable location next to Oxford Parkway Station.
- To enhance natural features, protect the Oxford Road tree belt and strengthen biodiversity.
- To prioritise and support active travel.
- To create a distinctive neighbourhood that the community can take pride in.

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STAGE 1 FEEDBACK

The Stage 1 of engagement received a very broad range of views from local residents and community stakeholders, including former golf club users and local councillors.

The discussions indicated that people understand:

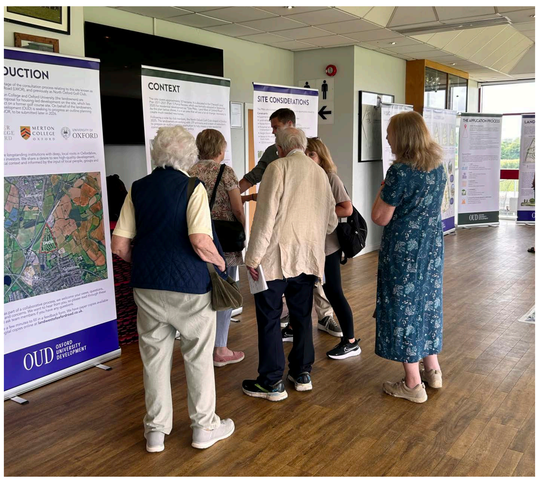
- The site allocation for housing and recognise the opportunity to create a well-connected new neighbourhood close to Oxford Parkway Station.
- The potential for improved walking and cycling links in the area.

Supportive comments were received on:

- The ambition for new homes in a high-quality, distinctive and sustainable community.
- The proposed central green space.
- Improved active travel connections.

Issues and potential concerns were raised around:

- Any impact on the site's mature trees, green character and biodiversity.
- The need for tree retention, landscape/ecology buffers, and robust drainage/ flood mitigation.
- The relationship with existing homes, particularly along the southern boundary.
- The need for adequate community infrastructure nearby, such as healthcare, schools, social spaces, play areas and long-term stewardship.
- Access, traffic, and parking on-site and the cumulative impact of development on Oxford Road congestion and bus reliability.
- The loss of the golf course.



Overall, the feedback indicated that it is important to respond to local issues in developing and implementing the proposals.

The Stage 1 exhibition panels and report can be viewed online at landwestofoxfordroad.co.uk.

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ILLUSTRATIVE MASTERPLAN

The Concept layout shown at the previous events has been developed into an Illustrative Masterplan, showing the proposed buildings and spaces in more detail. In response to feedback at the events and discussions with the council, the masterplan places greater emphasis on retaining mature trees, strengthening landscape buffers and ecological corridors, and integrating sustainable drainage. The layout also aims to highlight how the proposed arrangement of buildings and streets will help to create attractive variation in character across the site.

Although this plan gives a good impression of what could be built, the final detailed site layout will be agreed as part of future reserved matters applications submitted following approval of this Outline Planning Application.

The Pond: towards Northern Gateway

A landscape-led approach, with green infrastructure, existing landscape features and public open spaces forming the framework for development.

A series of character areas, each responding to its location, landscape setting and relationship with surrounding neighbourhoods.

A clear hierarchy of streets and spaces, helping to create legible, walkable and attractive environments.

Grove Walk - PRoW

Design that draws inspiration from local settlement patterns, materials and built form characteristics, interpreted in a contemporary manner.

People-friendly Streets

Variation in built form, density and architectural expression to provide visual interest while maintaining a cohesive overall character.

Oxford Road Frontage

Strong enclosure of streets and public spaces, with active frontages and homes overlooking public areas to create safe and welcoming places.

The Green Heart

Integration of sustainable design principles, including energy efficiency, climate resilience and biodiversity enhancement.

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TREES & ECOLOGY

Working with the landscape that is already here

Existing trees and woodland have been a key influence on the evolving masterplan. In response to Stage 1 feedback, which highlighted the importance of mature trees, landscape buffers and wildlife, the proposals seek to retain trees of greatest value and strengthen existing landscape features. Retained trees and vegetation will help shape the character of the new neighbourhood from the outset.

Drawing on feedback from Stage 1 Consultation, tree removals are assessed on a worst-case basis. Approximately 52% of existing canopy cover will be retained, with replacement planting increasing canopy cover to around 80% of existing levels within 30 years. Linear tree groups within development parcels are expected to be removed, while higher quality trees will be retained where possible. Removed trees will be replaced through street tree planting and, where practical, new trees within private gardens.

Key

1. Proposed Tree Planting
2. Proposed Wetland Planting
3. Existing & Enhanced Woodland/Hedgerow
4. Historic field boundary retained & enhanced
5. Retained Barrow
6. Existing & Enhanced Woodland/Scrub
7. Orchard Planting
8. Existing & Enhanced Scrub

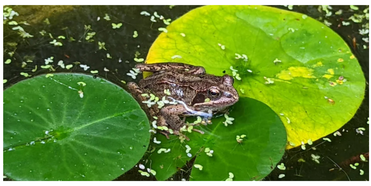
↔ Internal parcel green connections – existing retained & proposed trees *(to be defined at detailed design stage)*

More space for nature

Stage 1 feedback also emphasised the importance of biodiversity and protecting existing habitats. New woodland, species-rich grassland, wetlands, scrub, hedgerows, orchards and tree planting will create a more varied and connected landscape for nature.Habitat creation will be guided by the Local Nature Recovery Strategy (LNRS), connecting retained vegetation with parks, green corridors and water features and helping wildlife move through the neighbourhood and beyond. Planting will respond to different conditions across the site, with wetlands around ponds, swales and basins complementing woodland, meadow and orchard habitats. These new and enhanced habitats will contribute towards the required 10% Biodiversity Net Gain, with some off-site habitat enhancement also required.

Layered native shrub to be maintained and improved

Mosaic of wildflowers for pollinator species



A provision of habitats diversity, through blue and green infrastructure

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LANDSCAPE & WATER

A landscape-led approach

Building from Stage 1 feedback, which highlighted the importance of green space, access to nature and high-quality landscape, the proposals create a connected landscape extending through the neighbourhood – not simply around its edges. Retained trees, habitats, water, play and public open space will form one connected framework. The Green Heart, Willow Walk, the Pond, community growing spaces and neighbourhood green spaces will provide different experiences, connected by walking and cycling routes, planting and water.

Landscape shaped by water

Flooding and drainage were also raised during Stage 1. Water will be a visible and positive part of the new neighbourhood, with swales, rain gardens, ponds, wetlands and planted basins helping to collect, slow, filter and store rainwater naturally. Integrated into the wider landscape, these features will also create new habitats and attractive spaces for people to enjoy throughout the year, forming a resilient green and blue network.

Spaces that do more

Stage 1 feedback welcomed attractive green spaces and opportunities for walking, recreation and access to nature. Open spaces will support recreation, wellbeing, biodiversity and sustainable water management. Some will provide quieter places to sit, relax and experience nature, while others will support play, exercise and social activity. Walking and cycling routes will connect homes with parks, play areas, woodland, water and the wider landscape.

Together, retained mature trees, new planting, habitats, water and open spaces will create a distinctive neighbourhood rooted in its existing landscape and designed to become richer and more biodiverse over time.

Existing memorials

Stage 1 engagement identified the significance of memorials associated with the former golf course. These will be carefully considered as proposals evolve, working with local people to agree an appropriate approach to their retention, relocation or incorporation within the new landscape.

Key

- Parks and Gardens
- Amenity Green Space
- Natural and Semi-Natural Green Space
- Community Orchard/Grow Spaces
- LAP (Local Area of Play) - 100 sqm
- LEAP (Local Equipped Area of Play) - 400 sqm, with 20m offset
- NEAP (Neighbourhood Equipped Area of Play) - 1,000 sqm, with 30m offset

Protecting and enhancing existing landscape assets and resiliency

Integrating water into the landscape

Creating a connected green network

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HOUSING & FACILITIES

Key

- Site Boundary
- Oxford-Bicester Railway Line
- Railway Station
- Park and Ride
- Bus Stop
- New Bus Stop
- Oxford Tube (Coach to London)
- Supermarket/Convenience Shop
- Cafe/Restaurant
- Public Park
- Canalside Leisure Walk
- Sports / Leisure
- School
- Local Centre
- Health Services
- New Local Centre
- New School
- New Parkland
- 400m - 5 minute walk
- 800m - 10 minute walk
- 1600m - 20 minute walk
- Bus Route
- Public Right of Way - Bridleway
- Public Right of Way - Footpath
- Cycle Path
- National Cycle Route 51
- New Cycle Path
- Strategic Walking Routes
- New Pedestrian, Wheelchair, All-Weather Cycling Route
- Oxford Road Upgrades

The outline application will allow for a mix of housing (up to 720 dwellings) to meet local needs and planning policy requirements. It will include 50% affordable housing (360 homes), which will comprise a mix of social rent (80%) and intermediate housing (20%). The private housing may include some housing dedicated for University staff.

The proposed development will include new play and open space, and will be well located with respect to existing and new facilities.

The development is likely to be 100% electric and will include renewable energy generation sources, including solar panels on homes.

The planning application will also address likely impacts of the development on the surrounding community, including impacts on open space, transport, schools and health provision.

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CONNECTIVITY

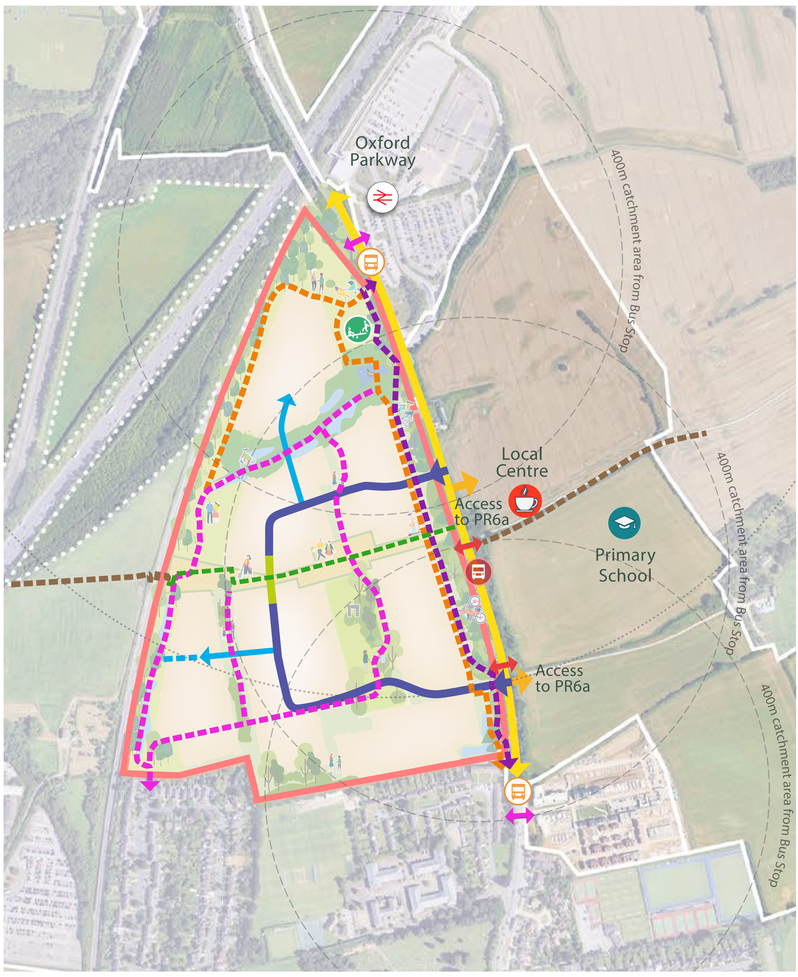
Walking and Cycling

A network of attractive active travel routes will connect homes, open spaces and key destinations, while low-traffic streets will create a safe, pleasant environment for residents.

A new segregated pedestrian / cycle route is proposed to run behind the retained tree belt along Oxford Road. The route will be visible from Oxford Road and overlooked by dwellings within the site. As well as the route serving the new neighbourhood, it will also contribute to the wider active travel between Kidlington and Oxford.

The masterplan:

- Safeguards for a potential pedestrian and cycle bridge across the railway.
- Provides for a potential pedestrian/ cycle link to Lakeside to the south of the site.



Key

- Improved Oxford Road
- Secondary Route
- Tertiary Route
- Walking, wheeling, cycling and emergency access
- PRoW upgraded on site to enable cycling
- Existing PRoW
- Pedestrian Informal Route
- Strategic Cycle Route
- Shared Cycle Pedestrian Route
- Vehicular Access
- Existing Signalised Crossing
- Proposed Signalised Crossing
- Access to PR6a
- Link between Tertiary Route to Shared Cycle Pedestrian
- Bus Stop
- New Bus Stop
- NEAP (Neighbourhood Equipped Area of Play)

Public Transport

The proposed active travel routes will provide improved sustainable access to Oxford Parkway railway station. New bus stops are proposed on Oxford Road to serve both this development and the neighbouring PR6a site. A new toucan crossing will provide safe access to the bus stops, local centre and primary school at PR6a. The existing bus lane on Oxford Road will be retained.

Vehicle Access and Parking

Two vehicle access points are proposed:

- A southern access via the new signal-controlled junction being delivered as part of the PR6a development.
- A northern access via a new priority junction.

Residents will be able to access their homes by car, but there will be no through-route for vehicles across the site. This approach reduces traffic movement within the neighbourhood.

Parking will be provided in line with Oxfordshire County Council standards for Edge of Oxford developments, ensuring appropriate provision for residents while supporting sustainable travel choices.

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PARAMETER PLANS

The scheme is being prepared for submission to the Council as an Outline Planning Application (OPA). Full details of layout, architecture and landscape will follow in future 'reserved matters' applications (RMAs). Following detailed discussions with Cherwell District Council and other stakeholders, the draft OPA description now reads:

"Outline application, with all matters reserved for future consideration (apart from Access) for a phased residential development for the erection of up to 720 dwellings (Class C3); associated play areas, allotments, public open space and landscaping; new vehicular, pedestrian and cycle access points; internal roads, paths and parking infrastructure; associated works, infrastructure (including Sustainable Urban Drainage, services and utilities); along with ancillary development and demolition of existing buildings. The application is accompanied by an Environmental Statement."

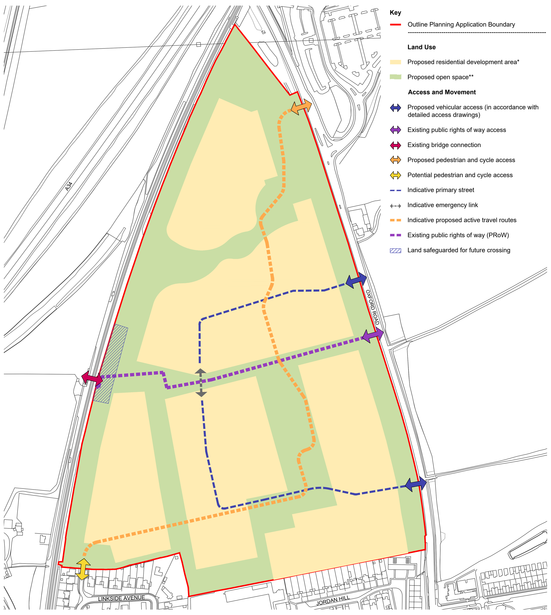
Parameter Plans

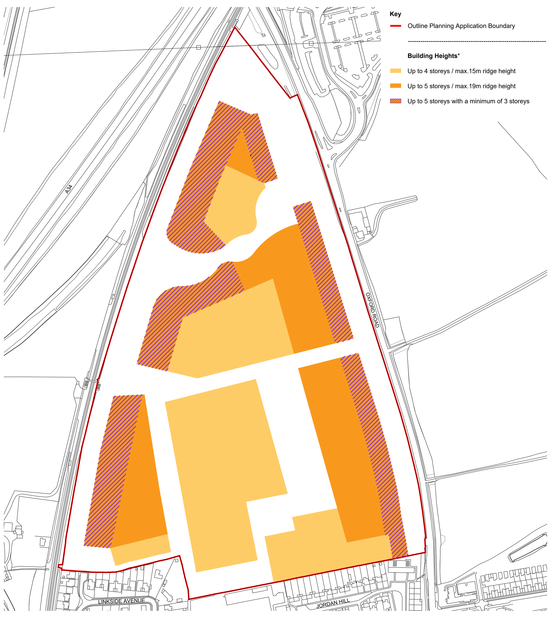
The key principles of development for which we are seeking permission are:

1. The ***'Land Use, Access and Movement Parameter Plan'*** shows that the homes will be arranged across five development parcels at a density of c40dph, appropriate for a well-connected site close to a railway station. The plan illustrates the location of access points for pedestrians, cyclists and vehicles. The east / west public footpath is to be retained and enhanced. There will be a new north / south 'active travel' route for pedestrians and cyclists.

2. The ***'Green and Blue Infrastructure Parameter Plan'*** shows the development parcels will sit within a matrix of open space that makes up over 40% of the overall site. The open spaces will be green and generally wooded, containing streams and ponds and a range of play spaces for children.

3. The plan of ***'Proposed Building Heights'*** shows greater height on the eastern edge to help create a townscape appropriate for a main entry point to Oxford, and more height on the western edge to help mitigate the noise of the railway line and by-pass. Lower rise is proposed in the centre and south, where there is existing two-storey housing.





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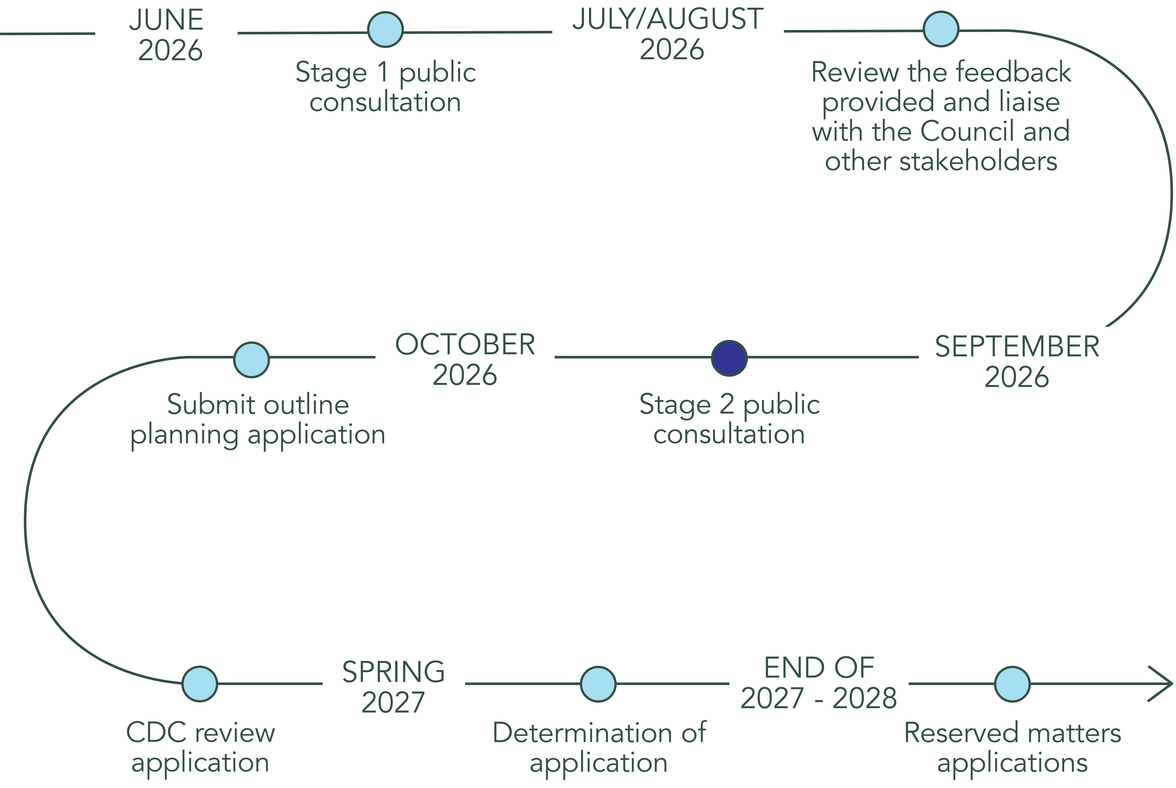
NEXT STEPS

We hope you found this Stage 2 exhibition informative. Local community knowledge and views are important in shaping a sustainable neighbourhood.

We value your input as we look to prepare for the submission of an outline application in Autumn 2026.

Before you go, please remember to leave your feedback with our colleagues or submit via the QR code/website below.

Please see the timeline of events regarding the application process.



Please take a few minutes to fill out a feedback form to provide your thoughts on the proposed development at Land West of Oxford Road.

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: landwestofoxfordroad.co.uk

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