

Oxford University Development

Begbroke Innovation District

Outline Estate Management Strategy

July 2023



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1. Introduction

1.1 Oxford University Development Ltd ('the Applicant') is seeking outline planning permission for a phased, mixed-use development ('the Proposed Development') which would provide up to 155,000 square metres ('sqm') gross external area ('GEA') of new faculty, and research and development space associated with the expansion of the existing Begbroke Science Park, up to 215,000 sqm GEA of residential floorspace that would deliver apartments, communal and sharer accommodation and traditional houses and associated amenity, education and community uses. The Description of Development is as follows:

- Outline application, with all matters reserved, for a phased (severable), comprehensive residential-led mixed use development comprising:
- Up to 215,000 square metres gross external area of residential floorspace within Use Class C3/C4 and large houses of multiple occupation (Sui Generis);
- Supporting social infrastructure including secondary school/primary school(s) (Use Class F1); health, indoor sport and recreation, emergency and nursery facilities (Class E(d)-(f))
- Supporting retail, leisure and community uses, including retail (Class E(a)), cafes and restaurants (Class E(b)), commercial and professional services (Class E(c)), local community uses (Class F2), and other local centre uses within a Sui Generis use including public houses, bars and drinking establishments (including with expanded food provision), hot food takeaways, venues for live music performance, theatre, and cinema.
- Up to 155,000 square metres gross external area of flexible employment uses including research and development, office and workspace and associated uses (Use E(g)), industrial (Use Class B2) and storage (Use Class B8) in connection with the expansion of Begbroke Science Park;
- Highway works, including new vehicular, cyclist and pedestrian roads and paths, improvements to the existing Sandy Lane and Begbroke Hill road, a bridge over the Oxford Canal, safeguarded land for a rail halt, and car and cycle parking with associated electric vehicle charging infrastructure;
- Landscape and public realm, including areas for sustainable urban drainage systems, allotments, biodiversity areas, outdoor play and sports facilities (Use Class F2(c));
- Utility, energy, water, and waste water facilities and infrastructure; together with enabling, site clearance, demolition and associated works, including temporary meanwhile uses.

This Outline Estate Management Strategy ('EMS') has been prepared in support of the above outline planning application.

1.2 The Outline EMS explains how the Proposed Development will be managed over the course of its construction and delivery, and during its operation.

1.3 In short, it is expected that the Proposed Development will be managed through:

- An overarching approach to governance;
- A series of principles as set out in this document; and
- A series of strategies, which are referred to in this document and have either been submitted with the planning application or are anticipated to be required via planning condition. For example, a Construction and Environmental Management Plan, an

operational stage Landscape and Ecological Management Plan, and the Site-Wide Travel Plan.

- 1.4 The EMS is expected to be structured as follows:
 - Section 1 – Introduction;
 - Section 2 – Governance;
 - Section 3 – Estate Management Principles and Strategies.
- 1.5 In effect, the EMS will act as a route map in order to bring together the principles and strategies for the management of the Proposed Development.

2. Governance

Overarching governance approach

- 2.1 The governance approach for the Proposed Development will reflect the long-term vision and objectives of the Oxford University Development shareholders.

Community liaison

- 2.2 A community liaison group will be established in order to create regular channels of communication between the local villages and the Proposed Development, including its new residents. This approach to communication will seek to proactively address concerns and potential issues before they arise.
- 2.3 The terms of the community liaison group will be agreed following further engagement with the local parish councils.

3. Estate Management Principles

Management of potential construction phase effects

- 3.1 The Proposed Development will be managed in an orderly manner in line with the Outline Construction Environmental Management Plan ('CEMP') submitted with the planning application, and with a detailed CEMP to be submitted and agreed via planning condition.

Sustainability

- 3.2 The Proposed Development will seek to deliver and support principles of sustainability, quality, innovation, well-being and behavioural change.
- 3.3 The approach to sustainability in respect of the Proposed Development seeks to combine a governance structure which has a long-term horizon with an ambition for continuous improvement and a commitment to stewardship of the estate.

Design

- 3.4 The importance of high-quality design is essential to the creation of a world-class innovation community.
- 3.5 The Proposed Development will be delivered with this objective in mind, and in line with the Development Specification, including the Development Principles, along with relevant Development Area Briefs and Reserved Matters permissions.

Access

- 3.6 The access arrangements will support the vision for an inclusive, accessible development. Members of the public would have access to the public realm, landscape and social infrastructure facilities, as set out in the Education Provision Strategy (Planning Statement Appendix B) . This is expected to be secured through the Section 106 agreement.
- 3.7 At times, parking restrictions and enforcement actions might be necessary to ensure service roads are kept clear, including to make provision for emergency vehicle access, waste collection vehicles or other servicing vehicles.

Security, and health and safety

- 3.8 The Proposed Development will be developed and managed in support of designing out crime principles.
- 3.9 It is envisaged that security arrangements for the Proposed Development will include provisions for 24 security through a combination of virtual and physical provisions, such as:
- dedicated Security Control Room with connected Security Systems;
 - building-by-building security (for buildings for Research and Development uses).
- 3.10 Responsibility for health and safety within relevant parts of the Proposed Development will be set out within private leases.

Landscape and ecology

- 3.11 The landscape and ecology within the Proposed Development will be managed in accordance with a Landscape and Ecological Management Plan ('LEMP').
- 3.12 The LEMP will be submitted and implemented in line with a planning condition and seek to ensure landscaped areas are managed to promote a net gain in biodiversity across the site over the lifetime of the Proposed Development, in line with the Outline LEMP submitted with the outline planning application.

Public realm (including Open space / amenity space and play space)

- 3.13 A high quality approach will be taken to the management and maintenance of the site in order to create an attractive and welcoming environment, encourage walking, cycling, socialising, collaborating, and creating natural security surveillance. This will include the approach to street furniture, public art, play space, play grounds, and allotments.

Transport

- 3.14 The approach to transport will recognise the role of all levels of the governance structure in promoting the use of sustainable modes of transport.
- 3.15 This will build upon the existing successful Begbroke Science Park travel arrangements, in line with a Site Wide Travel Plan which is anticipated to be secured via Section 106 agreement. This includes measures to promote walking, cycling, use of buses and rail, and uptake of car club and car share arrangements, and to reduce reliance on single-occupancy cars.
- 3.16 The design of the movement network within the Proposed Development will also seek to support this objective, and therefore will be delivered in line with the Development Principles and in the spirit of movement approach set out in the Design and Access Statement.

- 3.17 It is anticipated that land for use as the public highway will be adopted by Oxfordshire County Council (OCC) and managed by OCC thereafter. A proactive approach to communication will be maintained to ensure a coordinated and positive approach to management of the relevant adopted areas of the highway.

Car and cycle parking

- 3.18 The approach to car parking and cycle parking will seek to encourage the uptake of cycling and reduce the dominance of cars and car-use within the Proposed Development, in line with the Development Principles and the approach set out in the Site Wide Travel Plan.

Services and deliveries

- 3.19 It is intended that the approach to the management of services and deliveries will be coordinated and arranged to minimise disruptions to the daily activities of the Proposed Development and its occupiers and residents.
- 3.20 The approach will seek to comply with a Delivery and Servicing Plan, which is anticipated to be agreed via a condition.

Housing

- 3.21 An holistic approach will be taken to the management of the proposed housing, taking opportunities to integrate residents within a mixed and balanced community.
- 3.22 It is expected that sales, lettings and occupation arrangements will be required to comply with restrictions and or requirements to be agreed in the Section 106 agreement.

Waste management

- 3.23 During construction, waste will be managed in line with the Construction Environmental Management Plan (CEMP), compliance with which is expected to be secured via planning condition.
- 3.24 During operation, waste will be managed in line with the Operational Waste Management Strategy and any detailed such plans, compliance with which is expected to be secured via planning condition.
- 3.25 In line with policy requirements, it is anticipated that the approach to refuse and waste will seek to:
- reduce the generation of waste;
 - encourage reuse and recycling of waste; and
 - adopt a high quality approach to management of any generated waste within the site and particularly the public realm – including through litter picking and emptying of bins.

Utilities and metering

- 3.26 The costs and metering associated with delivery of utilities infrastructure and provision of services to the site will be approached equitably and clearly communicated to lessees and tenants. It is anticipated that all individual residential units would have individual meters for electricity and water, while there is expected to be a requirement for separate meters for the Research and Development floorspace other supporting uses.

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