

# Oxfordshire - Development & Investment Offer 2016





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# Welcome to the Oxfordshire Development & Investment Offer 2016

Oxfordshire is changing – the pace and scale of change is truly transformational, and is centred around innovation led growth and opportunity.

We now have a significant growth programme developed with our key stakeholders that provides numerous opportunities for investment and development in a rapidly growing economy.

Investment in our strategic transport infrastructure supports our ambition with significant improvements in road and rail already underway, including the opening of the UK's first new station in 100 years at Oxford Parkway offering direct services into London Marylebone, as well as electrification of the Great Western line through Oxford and East-West rail from Oxford to Cambridge augmented by the governments recent support of the Oxford – Cambridge expressway.

We have Europe's largest concentration of multi-million pound science research facilities, underpinning our leading position in advanced engineering and life sciences, in addition to being at the heart of the UK's growing international space cluster.

Harwell Campus is home to the Rutherford Appleton Laboratory, Diamond Light Source and the newly established European Space Agency which sits alongside the Satellite Applications Catapult Centre, and the UK Atomic Energy Authority Culham Centre for Fusion Energy - home to the UK's national fusion research laboratory amongst many others.

World leading research and innovation sits at the heart of our success - the use and application of knowledge is a key feature – indeed the area was recently cited as the most innovative in the country.

Our success is driven by a number of distinctive features:

- World leading university offer - University of Oxford now rated as the best in the world in the recent *Times Higher Education* World University Rankings 2016-2017, and Oxford Brookes is one of the top performing modern universities nationally.
- Oxford is renowned across the globe for its academic excellence, innovative business culture and quality of the built and natural environment
- A highly skilled workforce – 52% are graduates – and the lowest rate of residents with no qualifications along with the lowest Job Seekers allowance claimant count nationally.

Additionally the recently published Innovation Engine 2016 update identified significant progress across a number of areas in recent years – including;

- Strong economic growth and an extraordinary level of new investment in high tech firms
- Deeper relationships between our research and business bases
- Much improved access to risk capital aligned to increased provision of top quality business space
- Stronger collaboration between local partners and enhanced engagement with government to proactively manage growth.

Historically we are aware that we haven't articulated our growth ambition as clearly as we might have done – we are aware that developers and investors have previously found it challenging engaging Oxfordshire's key stakeholder in a sensible dialogue around growth.

However that position has now changed – we are very much focused on delivering economic growth for the area; we are focused on delivering the infrastructure required to support economic growth and we are primed for investment with solid economic foundations and a strong ambition to create 85,000 new jobs to 2030.

Oxfordshire is changing – we are open for investment and growth and we invite you to explore the breadth and scale of opportunity for yourself.



**Nigel Tipple**

CEO Oxfordshire Local  
Enterprise Partnership

# Oxfordshire's economic performance – a true powerhouse.

Oxfordshire has a globally significant and very successful economy that has grown rapidly over the past few years. It is one of the best-performing and most innovative areas in England and has unique assets that support growth in the national economy. At its centre, Oxford is a global brand, known the world over for its pre-eminent academic institutions and heritage.

Overall we generate about £20.5bn (ONS 2014) annually, with OxLEP part of the wider Thames Valley sub region, one of only three positive contributors to the Exchequer nationally.

Oxfordshire performs well on key metrics of productivity and it is consistently in the upper echelons of league tables relating to the performance of LEP areas:

- GVA per hour worked in Oxfordshire was an estimated £32.70 – compared to a UK average of £31.00 (2014 prices)
- GVA per filled job was estimated to be £51.2k ( rising to £58.1k in the City itself); the UK average was £48.8k (2014 prices)
- we are the fastest growing economy of any LEP area since the recession, with over 20% GVA growth between 2009 and 2013 - more than

double the growth rate of core city LEP areas such as Greater Manchester and Leeds City Region, and higher even than Greater London.

- we are the most innovative area in the country, second only to London for growth of fast growing businesses

Our economic strength is centred around the following key innovation and knowledge rich sectors (Oxfordshire Innovation Engine update 2016);

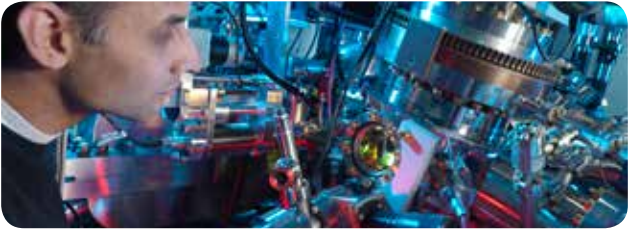


### **Automotive and advanced manufacturing -**

A centre for R&D and innovation led automotive technologies Oxfordshire has over twice the national proportion of people employed in the manufacture of motor vehicles, with 3,600 specifically employed by vehicle manufacturers along with over 23,000 employed in advanced manufacturing. At the heart of the UK's 'Motorsport Valley' Oxfordshire is home to Williams, Renault and Haas F1 teams. Oxford is home to the BMW Mini plant as well as supply chain companies such as Faurecia and Decoma. Alternative powertrain technology and lightweighting are local strengths, as demonstrated by local companies such as Williams Advanced Engineering and Prodrive.







**Life sciences** - The bioscience cluster has continued to grow strongly over the last few years. In 2015, letscellit.com in association with Bidwells identified 233 bioscience firms in the area, compared with 163 identified by OBN in its 2011 Biocluster Report. Since December 2014, ten Oxfordshire bioscience firms have attracted between them over £1bn in investment. The cluster includes some 'star performers' such as Adaptimmune and Immunocore. Employment in these two firms combined has increased from 75 to 380 in the last two years, based on major investment and partnership agreements with big pharma. Both firms have the potential to make a global impact on cancer therapies over the next 10 years, and both are committed to continued growth in Oxfordshire. In parallel Ipsen have recently opened a new high tech 27,000 sq ft R&D centre at Milton Park consolidating their Thames Valley presence. This sub sector has unequalled breadth, strength and depth in drug discovery and development; diagnostics; medical devices; digital health, precision medicine and regenerative medicine plus a global powerhouse for clinical trials.



**Space and satellite applications** – Currently with 12,000 employees, the UK space sector is predicted to grow by 100,000 jobs nationally to 2030<sup>1</sup> with c.10,000 of the jobs predicted locally centred around the internationally renowned space cluster at Harwell. The strength of the industry at Harwell is due to the combined presence of the European Space Agency (ESA) and its European Centre for Space Applications and Telecommunications (ECSAT); Rutherford Appleton Laboratory (RAL) Space and the Satellite Applications Catapult which collectively support an international cluster of over 70 companies including international space companies such as Lockheed Martin, Thales Alenia Space, Deimos Space UK and Neptec Design Group.

1 A UK Space Innovation and Growth Strategy 2014 to 2030, Space IGS



**Creative and digital** - NESTA ranks Oxfordshire as one of the UK's top 10 creativity and innovation hotspots and is the largest centre of publishing and creative industries outside of London. More than 27,000 are employed in the digital industry supporting c4700 businesses that generate in excess of £1.6bn annually. There are significant digital strengths in computer games, software development, cyber security, Big Data, high performance computing and capabilities in television and film, broadcast and production and sound. Sophos has continued to go from strength to strength, based on the quality of its technology and the booming cyber security market. Natural Motion, founded as an Oxford University spin out in 2001, also continues to succeed in the highly competitive but also fast growing gaming industry. In January 2014 it was acquired by social network gaming company Zynga for over US\$500m.





**Electronics and sensors** - World class R&D centres and testing facilities make Oxfordshire the ideal location for global electronics companies. Toshiba, CN Innovations, Sharp Laboratories are all based here as well as indigenous and spin-out companies including Oxford Instruments Plc and Oxsensis.

Oxford University, together with UKAEA facilities at Harwell and Culham, have created a unique skills base and a range of facilities which have attracted firms to grow in the area. Examples of recent progress by firms include: Oxford Photovoltaics, which secured substantial funding in 2015 to develop further its solar cell technology; Williams Advanced Engineering, which has made major progress in diversification into new markets, based on technologies developed in Formula 1; Reaction Engines, which secured £20m investment from BAE Systems in November 2015 and a commitment to £60m of Government funding to further develop and test its new aerospace engine that combines both jet and rocket technologies; and Oxbotica, which originated from Oxford University's Mobile Robotics Group and was identified by The Wall Street Journal as one of the 'Top 10 Tech Companies to watch in 2015'. Around 25,000 are employed across a range of disciplines that support the sector with over 3,800 people alone are employed in optoelectronics – 2.5 times the national average.

World leading companies such as Oxford Instruments, Siemens MR Magnet Technology, BMW, Oxford University Press, Sophos, RM plc, Infineum and Sharp drive economic growth and innovation. They sit within an innovation ecosystem supported by world class academic and applied research organisations linked to Oxford University, and a host of globally renowned research establishments all of which have driven significant high value job creation over the short term.

This unique mix of world leading business, academia and research, together capitalise on Oxford's global brand to drive local productivity and support many other local businesses. We are also one of the country's key tourist destinations, with over 26m visitors to the county per annum, contributing over £1.5bn to the local economy in 2013.

With c410,000 jobs in the area, 362,000 residents aged 16-64 are in employment within c30,000 businesses, with over 3,500 new businesses created annually.

Both activity and employment rates are higher than the regional average – and substantially higher than the national average. The rate of unemployment is very low at 0.6% (<2700 claimants) - in reality Oxfordshire is currently at full employment. Job density stands at 0.95 across the county, with a peak at 1.16 in the City. The new £500m Land Securities & Crown Estate Westgate retail led regeneration scheme opening in autumn 2017 creating over 3400 new jobs brings the tightness of our labour market into sharp focus.



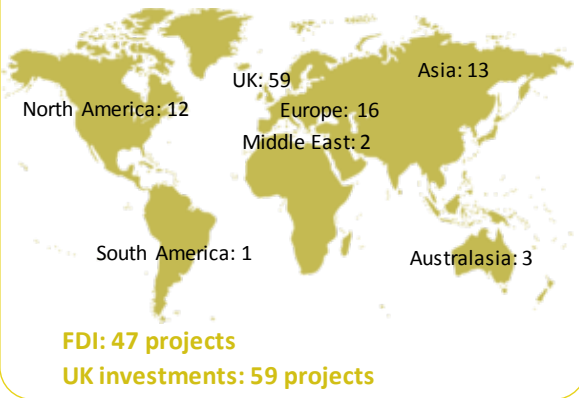
Over 3100 housing completions were delivered in 14/15 – a 75% increase on 2012/13. This scale of growth is truly transformational, demonstrating local commitment to growth. However we are still some way behind the annual requirement of c5000 units annually identified in our Strategic Housing Market Assessment. Despite our significant recent growth in supply the county still has some of the most unaffordable locations nationally – and particularly in Oxford itself where the average housing cost to average salary ratio is the highest nationally outstripping even London.

On average 7,200 new jobs per year have been created since 2011 exceeding all assumptions set out in our original Strategic Economic Plan and Strategic Housing Marketing Assessment; to put that into context over 29,000 new jobs have been created since 2011– already delivering over a third

of our original SEP ambition of 85,600 new jobs (to 2031) in this short timeframe.

In the past two years 186 investors have chosen Oxfordshire safeguarding or creating at least c2800 jobs – of which over 55% are ‘high value’. It is worth noting that in our post Brexit landscape that only a third of Oxfordshire’s 47 foreign direct investments in 15/16 were of EU origin – with the Australasia and America’s markets each generating similar levels of investment – our reach is truly global.

Successes by investment source location



Jobs created and safeguarded by sector 15/16

Sector	Successes	Jobs created
Automotive and Advanced Engineering	10	463
Life Sciences	21	250
Space and Space-related Technologies	27	118
Creative (IT Publishing and Media)	15	91
Energy and Environment	3	35
Professional and Business Services	6	59
Retail	3	250
Food and Drink	4	44
Tourism and Leisure	5	281
Other	12	97

**Successes: 106 Jobs created and safeguarded: 1,688**

\*\* All IiO involved, UKTI involved and non-involved successes captured excluding ISfB

# Oxfordshire Business Space<sup>2</sup>

## **Oxford moves into top three fastest growing cities in the UK**

The recent 'UK Powerhouse - City Growth Tracker'\* report prepared by CEBR, showed that Oxford was the third fastest growing city in the UK in the first quarter of 2016.

Oxford's economy grew at an annualised rate of 2.3% over the period compared to the UK average which stood at 1.6%.

## **Oxford's digital economy accounts for almost 20% of the city's GVA**

The latest figure for the size Oxford's digital economy estimates that it contributes £1.6bn to the local economy (Tech Nation – 2016).

The city has specialisms which span EdTech, HealthTech and software development sectors and was the home of the UK's largest IPO in history in 2015, when internet security company Sophos was brought to the market.

## **Oxford has one of the youngest workforces in the UK**

More than 32% of Oxford's working population is between the age of 18-29.

Oxford's population has grown at an annualised rate of 1.1% per annum to a total of 159,600 (mid 2015), with the overall county's population estimated at 661,000 people.



## Oxfordshire's 'Knowledge Spine' provides the focus for economic development

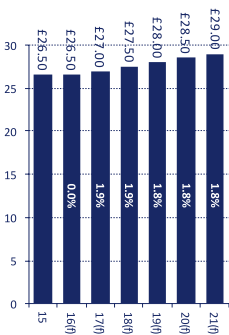
The local areas 'Strategic Economic Plan' has identified the area running along the A34 as being the main focus for the growth in knowledge intensive industries over the coming decade.

The area stretches from Science Vale to the south of the city up to Bicester and is targeted to provide an additional 85,600 new jobs by 2031.

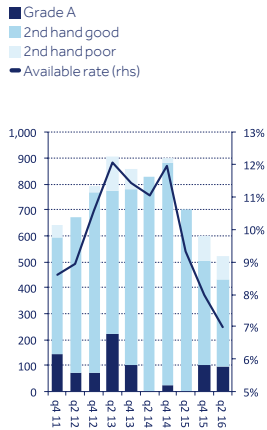
### Oxford Office

Demand for offices reaches 509,000 sq ft as market moves to new level.

Office rents (June 2016)



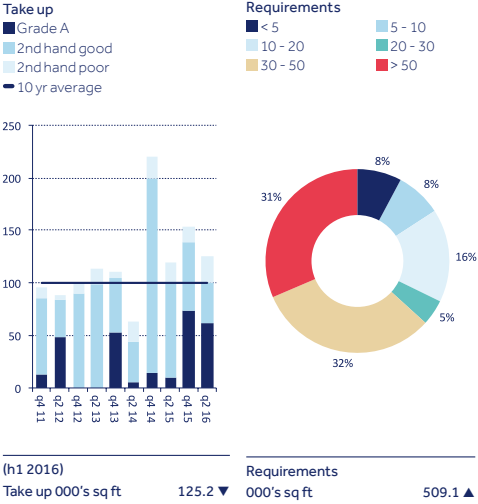
Office supply (June 2016)



Prime Epsf	£26.50 ▶▶
Secondary good Epsf	£21.00 ▲
Secondary poor Epsf	£15.00 ▲
Annualised growth rate	2.0% p.a

Availability 000's sq ft	524.0 ▼
Availability rate	7% ▼

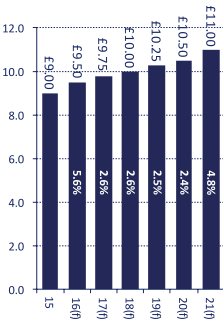
### Office demand (June 2016)



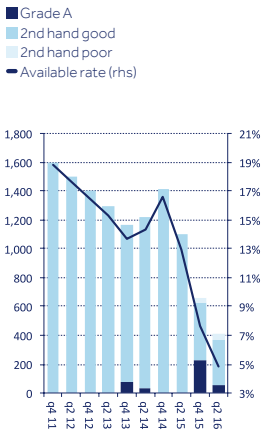
## Oxford Industrial

Strong take up pushes prime rents to record high - £9.50 per sq ft.

### Industrial rents (June 2016)



### Industrial supply (June 2016)



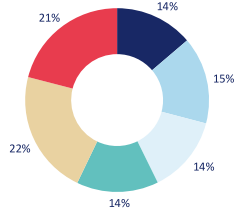
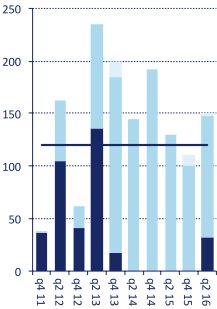
### Industrial demand (June 2016)

#### Take up

- Grade A
- 2nd hand good
- 2nd hand poor
- 10yr average

#### Requirements

- < 5
- 5 - 10
- 10 - 20
- 20 - 30
- 30 - 50
- > 50



(h1 2016)

Take up 000's sq ft

151.2 ▲

Requirements

000's sq ft

381.5 ▼



# Westgate Oxford Autumn 2017



The Westgate Oxford Alliance is a £500m joint venture between Land Securities and The Crown Estate, created to deliver together the most unique opportunity in the UK, a new destination in Oxford City Centre.

Westgate Oxford will be the new retail and leisure destination set to attract world-class retailers and leisure facilities to the world-renowned and historic city of Oxford. It will create a brand new shopping and leisure experience in the heart of the city, scheduled to open in Autumn 2017, in time for Christmas.





With 800 000 sq. ft. of prestigious global brands, inventive and eclectic restaurants and cafes, a five screen boutique cinema and sophisticated rooftop bars and dining, Westgate Oxford will excite and delight. Expect bold and daring architecture meets innovative design and technology. Arresting rooftop views of the Oxford city skyline create an exceptional, inspirational destination like no other.

It will promote all things Oxford, to celebrate everything this great city offers. It will welcome all people and all tastes, embracing the uniqueness of Oxford, and those who visit.

# Our investment opportunities

## Culham Science Centre



### **Type of opportunity:**

Culham Science Centre is an internationally renowned centre for fusion energy research and development. It is also a major employment location in Oxfordshire, with a diverse business community of over 40 public and private sector companies, already providing some 2,000 jobs. The site extends to 80 hectare site and is located within the Green Belt in rural Oxfordshire, offering an attractive but accessible working environment.

The Local Plan identifies and supports the development and growth of Culham Science Centre for research and science based businesses with the aim of creating an additional 1,000 new jobs. To this end, planning permission has been secured for Phase 1 of the additional planned development.

**Size:**

9,000sqm (GIA) of unrestricted Class B1 office, research & development and light industrial development. It is envisaged that the accommodation will be provided over three buildings that are two to three storeys in height.

**Uses:**

Phase 1 would be developed for new occupiers in response to future demand.

**Projected timescale:**

The UKAEA, owner of the site, expects to bring the Phase 1 site forward with a private sector funded development option in 2017.

**Connectivity:**

Road: A34 (15 mins), M40 (20 mins), M4 (30 mins);

Train: Culham Railway Station (5 min walk) served by trains to Oxford, Didcot and London (via Didcot)

**Key contacts:**

Tom Forman, Carter Jonas (T 01865 511444,  
E [tom.forman@carterjonas.co.uk](mailto:tom.forman@carterjonas.co.uk))

Find out more about Culham Science Centre at [www.culham.org.uk](http://www.culham.org.uk).



## Didcots Enterprise Zones

### **Harnessing cutting edge research and development for commercialisation**



### **A world leading science and technology hub:**

Science Vale UK and its two enterprise zones is located in Southern Oxfordshire within the scientific knowledge spine.

Science Vale Oxford – awarded enterprise zone status in 2012 - is renowned as a world leading science and high technology hub. Here you will find the UK's largest bio-science, space and energy cluster. It provides an almost unparalleled concentration of science activity & enterprise. Some of the world's most significant research facilities found here include Science and Technology Facilities Council (STFC), Rutherford Appleton Laboratory, Diamond Light Source, the Satellite Application Catapult Centre and European Space Agency (ESA).

The new Didcot Growth Accelerator Enterprise Zone is focused on enabling partnerships to take these science based ideas from inception to commercial success. Prototyping, production design infrastructure and market development capabilities



will sit at the heart of the research communities.

Didcot's new Enterprise Zone is the perfect location to connect to research networks and build businesses, where likeminded people can be involved in world-wide innovative science and engineering projects.

### **Size:**

The new enterprise zone comprises 95 hectares over five sites plus extensions to the Milton Park zone. It offers the capacity for 3.25 million square feet of new business space to accommodate over 8,500 jobs.

### **Benefits:**

The Didcot Growth Accelerator Enterprise Zone offers a 100% business rate discount worth up to £275,000 per business over five years.

Simplified planning through local development orders to help speed up moving in time on new builds within the enterprise zone areas.

### **Connectivity:**

The enterprise zones have excellent road and rail links across the South of England and the Midlands. Heathrow – the UK's only hub airport – is under an hour by car with Oxford just 30 minutes away. Train travel times to Oxford are 20 minutes whilst London Paddington is under an hour.

### **Key contacts:**

For more information, contact the Enterprise Zone Manager Science Vale UK on 01235 422467, email [info@sciencevale.com](mailto:info@sciencevale.com) or go to [www.sciencevale.com](http://www.sciencevale.com)

Find out more about Science Vale UK and the new Didcot Growth Accelerator Enterprise Zone.

## Giant Didcot Distribution Park Didcot



### Type of opportunity:

Rare industrial / distribution development opportunity in a recognised strategic location.

### Size:

Design and build packages available from 100,000 sq ft up to 1,000,000 sq ft on a 62 acre site.

### **Uses:**

The buildings designed to suit occupier requirements and outline planning permission is granted for indicative masterplan option 1. The site has Enterprise Zone Status.

### **Projected timescale:**

Demolition will commence in November 2016 with infrastructure to follow enabling buildings to be delivered in 2017.

### **Connectivity:**

GIANT Didcot is located only minutes from the A34 Milton Interchange, the major North/South trunk road linking the M3, M27, M4 and M40 motorways. This strategic location provides excellent access to the major conurbations, industrial centres and the south coast ports. Didcot Parkway Station also offers efficient links to key UK destinations.

### **Key contacts:**

The joint agents for this are :  
Toby Green and John Madocks Wright at Savills  
( Tel : 020 7499 8644 email : tgreen@savills.com,  
jmwright@savills.com)  
and Andrew Park at VSL ( Tel : 01865 848 488 ,  
email : aparker@vslandp.com).

## Grove Business Park Wantage



### **Type of opportunity:**

An established business park of 33 acres at the heart of the Science Vale UK region, a focus for science and technology businesses. Currently home to over 60 businesses, the Park is zoned for further development of circa 200,000 sq ft in a multitude of buildings. There is a gym on site and Wantage town centre is within 2 miles.

Wantage is a vibrant market town undergoing significant investment and expansion, and noted for being the home of Williams formula one.

### **Size:**

At the heart of the Park is the Business Centre providing rooms from one person upwards, meeting rooms and virtual offices. The Park is geared to the 'life cycle' model, with grow on units and design & build capability up to 100,000 sq ft.

### **Uses:**

Offices, industrial, warehousing, R&D.

**Timescales:**

Existing buildings for immediate occupation.  
Speculative industrial units planned during 2017/2018. New Design & Build available within 12-18 months (dependent on size and terms).

**Connectivity:**

Wantage is strategically located for access to A34, M4 and A420 networks.

**Key contacts:**

Grove Business Centre: Peter Mols  
(01235 772992)

Conventional Lease Enquiries: Tim Parr at Parker Parr (01235 862826) or David Williams at Bidwells (01865 592632)

[www.grovebusinesspark.com](http://www.grovebusinesspark.com)

## Harwell Campus



### **Type of opportunity:**

Harwell is already one of Europe's most important science and innovation clusters with a globally unique combination of:

- \$2.5bn of national labs, working in multiple sectors
- 5,500 brilliant people, drawn to Campus from over 60 countries
- 225 organisations: major multinationals, SMEs & teams from 30 universities
- Multiple "world first" discoveries

### **The UK Space Gateway**

Master planned and now the subject of major expansion by millions of square feet, with hundreds of homes to be added too, to reshape Harwell as an "innovation town" of global repute.

### **Size:**

710 acres. Over 200,000 square feet of buildings opened during last 2 years. 400,000 square feet of new development recently granted planning consent with more to follow. Over 150,000 square

feet of current live developments. Offices, labs and technical “making spaces” available from 2,500 square feet up to hundreds of thousands of square feet. Opportunities for major companies to create a “campus within a campus”.

**Uses:**

Offices, wet and dry labs, making spaces and high tech industrial. New homes, second hotel, retail and leisure etc. Full mixed-use community.

**Projected timescale:**

Now. Buildings finished and others underway. Multi-decade project lifecycle, of expansion to ultimately accommodate tens of thousands of people.

**Connectivity:**

Less than an hour by road and rail into both Heathrow and London. One junction up the M4 from Reading. 20 minutes drive from Central Oxford. Didcot Parkway Rail station under 10 minutes away. Two way junction at southern end of Campus onto the A34 dual carriageway. Bus station on Campus with multiple other options for lift sharing, cycling etc.

**Key contacts:**

[www.harwellcampus.com](http://www.harwellcampus.com)

Angus Horner, William Cooper & Duncan Rogers

t: +44 1235 250091

[contact@harwellcampus.com](mailto:contact@harwellcampus.com)

## Leaffield Technical Centre



### **Type of opportunity:**

Leaffield Technical Centre is a unique development and refurbishment opportunity over an area of approximately 25 acres containing a variety of Office, R&D and Industrial accommodation.

### **Size:**

150,000 sq ft over 25 acres

### **Uses:**

A former site of two Formula 1 teams and with a mixture of property types the site lends itself to a number of uses suitable for technical manufacturing and R&D.

### **Projected timescale:**

Available immediately.

### **Connectivity:**

Leaffield Technical Centre is located in West Oxfordshire approximately 1 mile West of Leaffield, 4 miles North of Witney and 18 miles North-West of Oxford. The site benefits from being situated in a secluded, self-contained and secure



location whilst maintaining good transport links to Oxfordshire and the South-East.

There is a main line rail service to London from Charlbury located approximately 5 miles North-East. Journey time from Charlbury to Paddington approximately one hour.

**Key contacts:**

Charles Rowton-Lee, Head of Commercial Agency at Savills. (01865 269 050 [crlee@savills.com](mailto:crlee@savills.com))

## Milton Park, Oxfordshire



### **Milton Park**

Milton Park is a premium Business and Science Park in the South East of England. It's a special place that's brought to life by the people who work there; a place where collaboration and interaction are actively encouraged and a place where many diverse ingredients coalesce to create a vibrant small town. Cutting-edge science and technology occupiers, innovative business enterprises, excellent transport links, outstanding amenities and a stunning natural landscape combine to create an environment that's second to none. It's more than just a business park: it's a happy, thriving community where businesses and individuals can flourish and do their best work.

### **Size:**

Milton Park is a 300-acre business estate with 2.8m sq ft of built office, laboratory and industrial space over 90 buildings all held under single ownership. There are over 9,000 people on site every day, employed by 250 companies. With its award winning Local Development Order allowing planning permission to be obtained in just ten days Milton Park has the potential to grow to nearly 4m sq. ft.

### **Opportunities:**

Milton Park has an extensive range of accommodation options for growing businesses from

small suites in the Innovation Centre to larger head quarter buildings. There are also sites available for built-to-suit pre-lets. The next phase of speculative development will be at Park Drive East. This will provide 110,000 sq ft over three buildings (141, 142 & 143 Park Drive): one Grade A office building and two high-tech facility buildings suitable for laboratory and R&D occupiers. Park Drive East is part of the Science Vale Enterprise Zone where businesses can apply for up to £275,000 of business rates discounts.

**Projected timescale:**

Works start in late 2016 and the first building will be available in late 2017.

**Connectivity:**

Milton Park is located within the Golden Triangle and the Oxford to Cambridge Arc, giving companies within the Park the best possible connections to a wide range of skilled and talented labour force. Within the Science Vale and with Enterprise Zone status, Milton Park is in the perfect location for innovation and collaboration with some of the world's leading scientific and engineering experts. The Park is centrally located within the UK's major road networks, has six airports within a 90- mile radius and is just 42 minutes from London making it an international destination for businesses.

**Get in touch to find out more:**

Philip Campbell, Commercial Director  
01235 824104 / 07802 519662  
pcampbell@mepc.com

Jo Szegota, Commercial Manager  
01235 824114 / 07824 554085  
jszegota@mepc.com

## Osney Mead Innovation Quarter



### **Type of opportunity:**

Osney Mead is located on the edge of Oxford City centre within walking distance of the railway station and adjoins the Thames to the north and greenbelt to the south. Widely regarded as an under-utilised industrial estate in need of modernisation, Osney Mead provides an excellent opportunity to transform the area into an innovation district to harness the economic potential of Oxford's diverse knowledge base in specialist digital and engineering activities.

The proposed development will be phased as part of a long-term goal to utilise this strategic land asset. As one of the principal landowners, the University of Oxford, in partnership with other stakeholders, is preparing a comprehensive masterplan for the site. The emerging masterplan envisages a transformation of the site and proposes a mix of incubation, R&D uses, residential and accommodation for post-graduates and researchers. The site offers the potential to create new public spaces and enhance walking and cycling connectivity with the adjacent city centre.

### **Size:**

The site area is 17.8 Ha (44 acres)

### **Uses:**

Subject to planning, Osney Mead will comprise knowledge and science-related businesses, University research institutions, and residential accommodation for postgraduates and researchers together with associated retail and amenity uses.

### **Projected timescale:**

The University of Oxford has published initial visioning and a preliminary draft masterplan for public consultation. Further masterplanning work will be undertaken to provide the evidence base to support the allocation of the site as an 'Innovation Quarter' comprising mixed-use development through the Local Plan 2036, which is currently being prepared and aims to be adopted in Summer 2018. Schemes will be brought forward as opportunities arise.

### **Connectivity:**

The site is close to the city centre and within walking distance of Oxford railway station. There are also proposals to provide new walking, cycling and other public transport routes into the city's West End, creating a range of sustainable access options.

### **Key contacts:**

The Oxford University contact for this project is Iain Critchlow, Head of Space and Options tel: 07881512973 or email: [iain.critchlow@admin.ox.ac.uk](mailto:iain.critchlow@admin.ox.ac.uk)

The Regeneration Programme Director for Oxford City Council is Fiona Piercy (Tel: 07483 010547 Email: [fpiercy@oxford.gov.uk](mailto:fpiercy@oxford.gov.uk))

Find out more about Osney Mead Innovation Quarter at [http://www.admin.ox.ac.uk/estates/aboutus/news/eventsawards/heading\\_235566\\_en.html](http://www.admin.ox.ac.uk/estates/aboutus/news/eventsawards/heading_235566_en.html)

## Oxford City Station Interchange and Redevelopment



### **Type of opportunity:**

A Master plan for the development of this site was developed by consultants for a joint partnership group comprising the City Council, County Council and Network Rail.

The Master plan sets out a vision for the station that seeks to meet Oxford's long-term needs as a strategically important rail hub, promotes high quality mixed use development and public realm that reflects the station's importance as a 'gateway' to the city.

### **Size:**

Once developed, the site area is likely to provide 10,340 sq. m. of commercial space (B1) hotel space of 7,890 sq. m., residential space of 8,356 sq. m. and retail space circa 3,000 sq. m

### **Uses:**

The masterplan includes a new station, rail track and platforms, and a new multi-modal transport interchange to include a bus station and car park. The key commercial development opportunities include the potential for a range of complementary uses such as leisure, retail, office, hotel, and education and residential.

### **Projected timescale:**

Delivering the masterplan is a long term priority of the tripartite partnership including Network Rail, Oxford City Council and Oxfordshire County Council. Precise timings are subject to agreement, in-line with associated rail infrastructure works.

### **Connectivity:**

The site includes the area around the existing railway station, located 0.5 miles west of the city centre, north-west of Frideswide Square, next to the Said Business School and at the eastern end of Botley Road and with easy access to the A34.

### **Key contacts:**

The Regeneration Programme Director for the City Council leading on the Station Masterplan is Fiona Piercy (Tel: 01865 252185 Mob: 07500 918210 email: [fpiercy@oxford.gov.uk](mailto:fpiercy@oxford.gov.uk))



## Oxpens



### **Type of opportunity:**

The Oxpens site represents one of the most significant development opportunities in Oxford city centre. It lies in the heart of the West End Area of the city close to the railway station, river and the Westgate Shopping centre, itself currently undergoing a £500m redevelopment to be completed in autumn 2017. Oxpens therefore has the potential to make a valuable contribution to the life and economy of the local area and Oxford as a whole.

This mixed-use development will be residential-led and include a range of commercial uses to be built to a high standard of design and sustainability.

Oxford West End Development Ltd (OXWED) is the joint venture investment company, set up by Oxford City Council and Nuffield College, that owns the majority of the Oxpens site and is promoting its comprehensive development, potentially through additional acquisitions.



OXWED is interested in talking to potential investment /delivery partners to take the scheme through from land assembly and planning to development delivery.

**Size:**

The whole site comprises 8.3 hectares (20.5 acres) in multiple ownerships with OXWED being the major landowner.

**Uses:**

This mixed-use development could potentially include town houses, duplexes and apartments (potential for over 400 units), a 155 bed hotel, B1 (A and B) uses (over 133,000 sq. ft.), ancilliary retail and large landscaped spaces and public square.

**Projected timescale:**

A Supplementary Planning Document for the site was adopted in 2013. OXWED is currently refining the masterplan and it is anticipated that the opportunity for a delivery partner will come to the market early in 2017.

**Connectivity:**

Located in the city centre's West End, close to Oxford rail station and the A420, which connects to the A34.

**Key contacts:**

The Regeneration Programme Director for the City Council and Board Director for OXWED is Fiona Piercy Tel: 07483 010547 email: Fiona.piercy@OXWED.co.uk or Fpiercy@oxford.gov.uk

## Windrush Industrial Park, Witney

### Indicative Master Plan



#### **Type of opportunity:**

Owned since 2011 by Blenheim Palace, the park comprises older style industrial, warehouse and office buildings in a variety of sizes and configurations.

The Palace's masterplan demonstrates the park's long term potential to provide a wide range of contemporary accommodation to suit commercial space users. Planning consent now exists for two schemes: a 2,693 sq m industrial/warehouse building in up to four parts and a development of up to 15 small "starter" units from 47.5 sq m.

#### **Size:**

Once developed, the 28 acre site is capable of providing in excess of 47,000 sq. m. of commercial space.

**Uses:**

Predominantly targeted at light industrial and storage users, the park can also provide accommodation for offices, trade counter, open storage, and logistics.

**Projected timescale:**

Blenheim Palace’s aims are to create a phased redevelopment and upgrading of the park over the next 15-20 years. The 2,693 sq m industrial/warehouse building (Gateway scheme) has consent and can be delivered within 12 months of commitment. The “starter unit” scheme is due to start work on site imminently with completion in the latter part of 2017.

**Connectivity:**

Located on the Burford Road (B4047) to the West of Witney town centre, the park has three highway access points and will benefit from the new A40 West Witney road junction. High speed internet connectivity is available as is an ample electrical supply.





## Education & Skills

The Oxfordshire LEP area has a strong and well-functioning labour market, demonstrated by high levels of employment, high resident wages, and low levels of economic inactivity. 83.6 per cent of our residents are economically active - compared to 78.2 per cent in England

In 2015, 362,800 Oxfordshire residents were in employment – 80.6 per cent of those aged 16-64<sup>3</sup>. 68 per cent were full-time employees and 32 per cent part-time<sup>4</sup>. The LEP area has the highest employment rate among LEPs in England, although there is variation between districts (rising from 76.5 per cent in Vale of the White Horse, to 86.4 per cent in South Oxfordshire).

We operate in a very tight labour market with a job density of 0.95, that is 95 jobs for every 100

3 Annual Population Survey, 2015

4 Part-time employees are those working for 30 or fewer hours per week

people of working age residents, compared to 0.82 nationally. There are 22,500 people currently out-of-work<sup>5</sup>. These are both unemployed and actively seeking work or economically inactive and want to work (about 5 per cent of the working age population). Only 2,700 of our working age population claim out-of-work benefits (c.0.6 per cent in Sept 2016)<sup>6</sup>, the lowest on record, the lowest of all LEPs and a drop of over 7,000 from the peak in May 2009<sup>7</sup>.



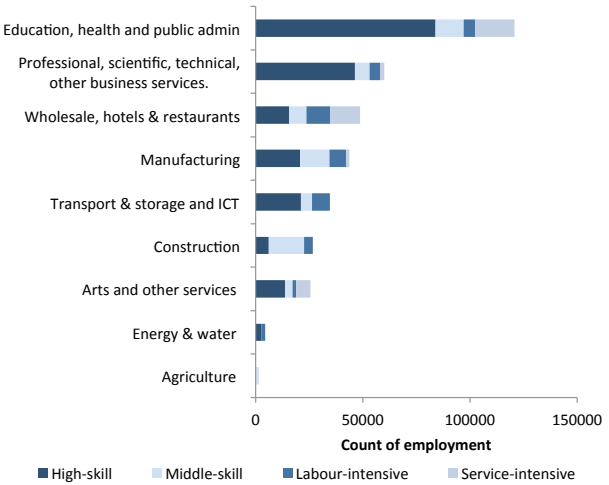
The county has a highly skilled labour force. 59 per cent are employed in managerial, professional or associate professional roles<sup>8</sup>, way above the national average of 45 per cent. The chart below shows high skills are especially prevalent in the education, digital technologies (ICT) and engineering and science job families and the education, ICT, manufacturing, professional scientific and technical and arts sectors, where high skilled jobs make up at least half of those available.

5 ONS Annual Population Survey, 2016

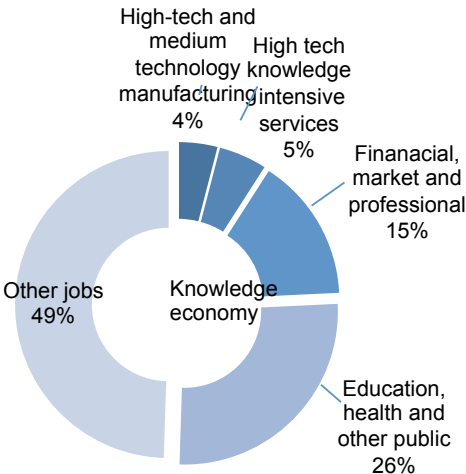
6 ONS out-of-work benefit claimant count 2016

7 JSA Claimants May 2009 = 9,640

8 Annual Population Survey, 2015



A high proportion of jobs, 51 per cent or 162,000 workers form part our 'knowledge economy';<sup>9</sup> associated with high levels of labour productivity and competitiveness in the global economy



9 British Register & Employment Survey 2012, using Eurostat definition

# Connectivity

Our City Deal secured Government funding to enable three new transport schemes to support developments at the Science Vale Enterprise Zone, Oxford Northern Gateway and the first phase of the “Science Transit” public transport scheme. There have also been some improvements to the strategic road network, for example to A34 junctions.

Oxfordshire has outstanding transport infrastructure; with excellent motorway and railway access to the UK’s main cities – London is just 60 minutes drive away. Two new stations in the county, Oxford Parkway and Bicester Village, will take passengers into London Marylebone in less than an hour.

## Distances from locations in Oxfordshire to Selected Airports

Airport	Oxford	Banbury
Heathrow	47 miles 76 km 1hr	65 miles 105 km 2hrs
Gatwick	85 miles 136 km 2hrs	102 miles 164 km 2hrs 30mins
Birmingham	66 miles 106 km 1hr 30mins	40 miles 64 km 1hr

56 minute direct train service from Oxford to London Paddington. Oxford Parkway is the new £320m rail line linking Oxford and London has opened in a deal between operator Chiltern Railways and Network Rail.

Oxfordshire is within quick and easy access to key UK international airports; Heathrow and Birmingham are accessible by road in 1hr and Gatwick in 2hrs. The planned Western Rail Link to Heathrow (WRLtH) is a proposed new rail link which will dramatically reduce journey times between the UK's hub airport, the Thames Valley and all points west. WRLtH will provide direct access to Heathrow in less than an hour – some 30 minutes reduction in current access times. It will deliver more convenient journeys for 12 million residents, and will benefit the whole UK economy.





## Distances and Drive Times from Locations in Oxfordshire to Selected Cities

Location	Oxford	Banbury
Birmingham	80 miles 129 km 1hr 50mins	52 miles 83 km 1hr 5min
Cambridge	106 miles 107 km 2hr 30 mins	86 miles 138 km 2 hr 10mins
London	60 miles 97 km 1hr 30mins	78 miles 126 km 2hr 10mins
Manchester	161 miles 259 km 3hr 30mins	135 miles 217 km 2hr 50mins
Bristol	85 miles 137 km 1hr 50mins	79 miles 127 km 2hr

With its excellent motorway, rail and airport links, Oxfordshire is an ideal location from which to access national and international clients and markets.



# Business Support

Invest in Oxfordshire provides a comprehensive package of support to assist developers and companies in establishing operations in the area – we offer:

- Co-ordination and identification of commercial premises and property viewings
- Facilitation of introductions to the University of Oxford and Oxford Brookes University
- Introduction to other research facilities, including Science & Technologies Facilities Council and Rutherford Appleton Laboratory.
- Connecting businesses with professional service providers, signpost to business support organisations such as Oxfordshire Business Support and sector specific networks as well as Network Navigators.
- Signposting to assistance in recruitment of new staff, including graduate recruitment, as well as, training support including apprenticeships.
- Signposting to support in the relocation of employees and their families moving into the area
- Ongoing account management to support business growth

**For more information contact:**



Tel: 0345 241 1196

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# Our Priorities



## people

Deliver and attract specialist and flexible skills at all levels, across all sectors, as required by our businesses, with full, inclusive employment and fulfilling jobs.



## place

Provide the quality environment and choice of homes needed to support growth and capitalise upon the exceptional quality of life, vibrant economy and the dynamic urban and rural communities of our county.



## enterprise

Encourage innovation led growth, underpinned by Oxfordshire's strengths in University research and development, business collaboration and supply chain potential.



## connectivity

Allow people to move freely, connect easily and provide the services, environment and facilities needed by a dynamic, growing and dispersed economy.



# OXLEP

driving economic growth

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