

CASE STUDY
SEPTEMBER 2026



WRITTEN BY
ALFIE MORSE

ARCHITECT
Ridge and Partners

DEVELOPER
Bicester Motion

LOCATION
Buckingham Rd, Launton,
Bicester OX27 8AL

[www.ridge.co.uk/projects/
bicester-motion-masterplan/](http://www.ridge.co.uk/projects/bicester-motion-masterplan/)



Read the article from
the UKPF website

Ten of the most significant projects in the Oxfordshire prop pipeline

In this exclusive piece of UKPF research, insight is given to the ten most significant (primarily of scale and mixed use) proposals happening in the Oxfordshire region which are in the planning application pipeline – in other words not under construction or occupied but at Pre App, Public Consultation or Formal Decision stage. We also make no apologies for being bold with our decisions and assumptions – please do challenge us and send your comments to info@ukpropertyforums.com

Bicester Motion - The 10-year masterplan

Having recently submitted the outline applications for the first phase of their 10-year masterplan, Bicester Motion are looking to significantly evolve their 444-acre future mobility estate. The first phase includes 475,000 sq ft of commercial space, 167,000 sq ft of flexible employment space, and 200 low-rise apartments as part of: "Motion Living" - a live-work community. With a fourth application for the first phase imminent, the wider masterplan is expected to boost the economy by £1.19 billion each year, and will create many jobs across construction and industry.



DEVELOPER

Peveril Securities and
Sladen Estates

LOCATION

Land North of Bicester
Avenue Garden Centre,
Oxford Road, Bicester

www.bicesterarc.co.uk



Read the article from
the UKPF website

DEVELOPER

Photovolt Development
Partners

LOCATION

Three sites, north of
Woodstock, west of
Kidlington, west of Botley

www.botleywest.co.uk



Read more about
Botley West Solar Farm

Bicester Arc

Brought forward by Peveril Securities and Sladen Estates, this commercial site offers a range of facilities, across three planning permissions, an outline permission for around 600,000 sq ft of development, another for a 60,000 sq ft HQ and laboratory building, and a detailed proposal for a 100,000 sq ft office and R&D facility, spread across two individual buildings with power provision.

In the brave new world post LGR, Bicester could become the 'business capital' for North Oxfordshire and Bicester Arc is a perfectly placed for tenants wanting a high-profile site.



Botley West Solar Farm

Currently at the decision phase with the Planning Inspectorate, with a decision deadline for September 2026, this application - brought forward by Photovolt Development Partners (PVDP), with Blenheim Estate as the main landowner - would provide 840MW of power across its three sites - enough for 330,000 homes. The proposal also includes a target BNG of at least 70 per cent. All impressive figures and while the project awaits a DCO decision from the Secretary of State, the UK continues to search for alternative power sources against the backdrop of a climate crisis and this could be part of a solution.



ARCHITECT
Foster + Partners

DEVELOPER
Ellison Institute of
Technology

LOCATION
The Oxford Science Park,
Heatley Road, Littlemore,
Oxford, OX4 4GE

www.eit.org



Read the article from
the UKPF website

ARCHITECT
Burrell Foley Fischer

DEVELOPER
Exeter College

LOCATION
Adjacent to Oxford
Parkway Station

www.exoq.co.uk



Read the article
from their website

EIT's expansion at The Oxford Science Park

Following a strategic land sale in 2025, the Ellison Institute of Technology (EIT Oxford) is owned by Larry Ellison, owner of Oracle Inc, who was inspired to place the application of science at the University of Oxford during Covid. EIT Oxford are creating a campus on a portion of The Oxford Science Park's estate, with aims of capacity for up to 7,000 employees. The proposal, part of what will be an immense 2,000,000 sq ft development, looks to partially demolish and alter existing buildings, alongside erecting and linking two atriums in order to provide a building for R&D purposes, as well as providing features such as 332 new parking spaces and a 230-metre-long woodland walkway designed by a Foster + Partners.



EXOq and the North Oxford development zone

A proposal for a new research and innovation district located adjacent to Oxford Parkway Station, this innovation hub project is aiming to attract interest from the quantum computing sector (represented in the 'q' of its name), and is projected to provide £1.4 billion of Gross Value Added (GVA) once operational. The 30-hectare site would contain High-Performance-Compute infrastructure to accommodate this, alongside other fields of research such as health and robotics. When completed, EXOq will help to anchor the North Oxford development zone given the proximity of the proposed new stadium for Oxford FC and with close connections to Oxford North.



DEVELOPER
The Crown Estate

LOCATION
Land East of Harwell
Science and Innovation
Campus, Harwell, Didcot,
Oxfordshire, OX1



Read the article
from their website

DEVELOPER
OUD (Oxford University
Development)

LOCATION
Land west of Oxford
Road (PR6b)

www.oud.co.uk



Read the article
from their website

The Crown Estate's Harwell-adjacent acquisition

In October 2025, The Crown Estate acquired a 221-acre site to the east of the Harwell Science and Innovation Centre, and the Crown Estate is currently in the pre-application phase whilst working with the development managers Crucible to put together a planning proposal. Potential uses for the site include up to 4,500,000 sq ft of lab, office and manufacturing space, and projections for GVA are around £4.5bn. Given the site's proximity to ARC Harwell and Milton Park, the scheme could act as a catalyst for continued expansion of the Didcot cluster and location in West Oxfordshire as part of the LGR review.



Land West of Oxford Road

Formerly occupied by North Oxford Golf Club, which closed in Autumn 2025, this site is now the focus of a proposal currently in the development phase, brought forward by OUD - on behalf of three landowners: Exeter College, Merton College, and Oxford University. OUD aims to address unmet housing needs in Oxford, with the intention to build 800 new homes upon the 32-hectare site, 50 per cent of which would be affordable. Alongside this, other proposals include new public open space, enhanced biodiversity and improved public transport connections for this once in a generation opportunity to create a new community in Oxford and provide essential housing for residents.



**MASTERPLAN /
ARCHITECT**
Hawkins Brown + others

DEVELOPER
OXWED

LOCATION
Land at Oxpens Road,
Oxford, OX1 1TB.

Oxford Station, Park City
of Oxford, Network Rail
and various land owners
End St, Oxford OX1 1HS



Read the article
from their website

DEVELOPER
Pioneering Group and
Firoka Group

LOCATION
Littlemore, Oxford
OX4 4XP

www.thepioneergroup.com/locations/ozone-oxford/



Read the article from
the UKPF website

OXPENS (site between Oxford train station and the Oxpens carpark) & enabling works

A mixed-use scheme that comprises residential and student accommodation (with a 50 per cent affordable provision), alongside commercial, leisure and hotel use. Alongside this, enabling works include improvements proposed for both the eastern and western sides of Oxford Station, which could be influential in facilitating the upcoming Cowley Branch Line (completed 2023) and the East-West Rail Lines connecting Oxford with Cambridge via Milton Keynes. If successfully implemented OXPENS could offer an entirely new residential quarter for Oxford. Apart from being a large development plot located in a unique site in Oxford, the project when completed will vastly improve the relationship between Oxford train station and the City of Oxford.



Ozone Leisure Park

A recently approved application in Summer 2026, brought forward for demolition of an existing Oxford leisure centre - adjacent to the Kassam Football Stadium - and construction of a new development, comprised of mixed-use R&D lab space alongside retail and leisure amenities. Having achieved unanimous approval in July, the approval looks set to revamp a long-neglected site, with an additional intention to renovate the Minchery Farmhouse, bringing it back either as a pub, or another suitable use. A strategic site which located within the recently created Greater Oxford Council region as part of the LGR re-organisation and will connect to Oxford via the Cowley Branch Line is completed.



ARCHITECT
Eric Parry Associates

DEVELOPER
Oxford Health NHS
Foundation Trust

LOCATION
Warneford Lane,
Headington,
Oxford OX3 7JX

www.warnefordpark.co.uk



Read the article from
the UKPF website

Warneford Park

This application - brought forward by the NHS - seeks to build a new mental health hospital to replace the existing 200-year-old facility, bringing a medical research facility onto the premises as well, in order for the site to become an important campus for these focuses. Altogether, there would be construction of a hospital building, a research building, a hospital research link building, a POWIC/SANE building, and a pavilion, alongside parking and other amenities. Despite the application having been agreed upon, it still awaits the issuing of permission relating to the prior completion of a S106.



Honourable Mentions >

The projects that did not make the list (but maybe should have!)

ARCHITECT
Hawkins/Brown

DEVELOPER
OUD

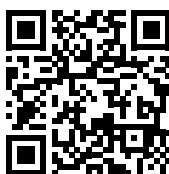
LOCATION
North of Oxford, on
land surrounding and
including Begbroke
Science Park



Read the article
from their website

DEVELOPER
CEG

LOCATION
Land adjacent to
Culham Science Centre



Read the article
from their website

Begbroke Innovation District

A masterplan spanning 420 acres, including 1,800 new homes (with 50 per cent affordable housing), up to 155,000 sq m of flexible workspace, and four distinct parklands. This proposal looks to create a neighbourhood that will integrate seamlessly with the pre-existing Begbroke Science Park.



Culham Science Village

This strategic site proposal - which is the only one in Oxfordshire with an existing railway station - is expected to deliver approximately 3,500 homes, alongside at least 7.3 hectares of employment land, filling a gap between Oxford and Didcot with a well-connected employment and residential development.



DEVELOPER
Dorchester Living

LOCATION
Heyford Park,
Bicester

www.heyfordpark.com



Read the article from
the UKPF website

DEVELOPER
Oxford United
Football Club

LOCATION
The Triangle, Kidlington,
Oxfordshire



Read the articles from
the UKPF website

Heyford Park

Aiming to deliver 9,000 homes, schools, community facilities, employment space and green infrastructure, this development - based at the former RAF Upper Heyford airbase - could create an entirely new community for the Oxfordshire region. The addition of two railway stations (one of which is operational) within 13 minutes of Oxford exemplify how this development could be a huge opportunity for commuters in Oxfordshire.



Oxford United's new stadium

Currently facing a significant holdup, with judicial review of the approved planning permission to take place at some point, this application seeks to build a new 16,000 seat stadium at the Triangle near Kidlington, for Oxford United to call home.

