

**Thank you for visiting this consultation event
on the future of The Ozone Leisure Park.**

For years, The Ozone Leisure Park has been a popular destination for people of all ages, offering entertainment, dining and leisure activities. However, changing trends in the leisure market have resulted in vacant units and the potential loss of key tenants.

We are here today not only to share our ideas and to reflect – but to understand local aspirations and priorities, particularly for ground-floor leisure and community spaces. To ensure a vibrant future, the park must evolve – securing jobs, attracting investment, and maintaining its family friendly leisure for the communities of Blackbird Leys and Littlemore.



How to Get Involved:

You can provide feedback and ask questions by:

- Speaking with a member of our team during the event.
- Participating in one of our interactive workshop stations to explore ideas and share your thoughts.
- Completing a paper copy of our feedback form and leaving it with us today.
- Scanning the QR code below to access the feedback form and contact details

Your feedback is essential in ensuring the space meets the needs of the community.

Pioneer

Pioneer Group (Development Manager)

Founded in 2003, Pioneer Group accelerates science across the UK by providing high-quality lab and office space, investing in health-focused businesses, and running programs to support growth. It also creates local outreach, employment, and inclusive spaces, fostering strong communities and improving lives.



Firoka (Landowner)

Firoka is a hospitality and real estate group, with an international outlook across commercial and residential markets. Firoka is the owner of the Ozone Leisure Park, which has been in the community for over 20 years. Firoka's portfolio includes residential, a football stadium and conference and events centre, as well as golf and leisure facilities.

WELCOME



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Retail and leisure focused parks are undergoing significant change due to shifting consumer preferences and economic trends, and the Ozone Leisure Park is no exception.

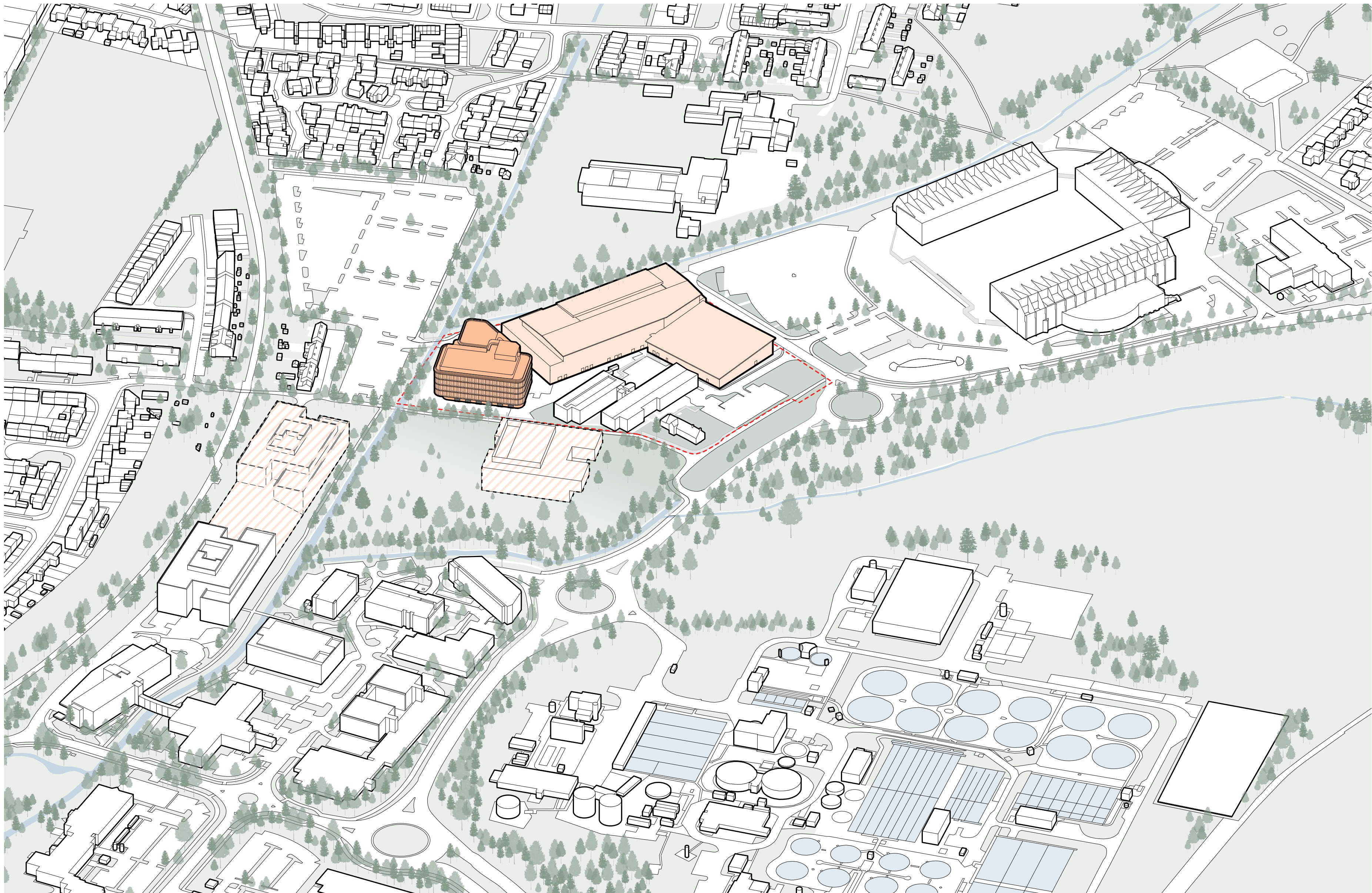
While many tenants have benefited from reduced rent agreements in recent years to help maintain their operations, there are vacant units, some tenants have downsized and there are concerns about the potential loss of key tenants. To ensure the long-term future of the park, investment and change are needed.

The plans we are developing offer a sustainable solution that will not only retain family leisure activities on-site but also restore the Priory Pub and improve the park's connectivity to the local area. This includes increasing green space, enhancing links to and around the site, and creating new local employment opportunities for the future.

Cinema Reprovision

Major cinema operators are moving away from large multiplex formats. The evolving market demands a more sustainable approach, tailored to changing audience behaviours and operator preferences.

The inclusion of a cinema will depend on the demand of occupiers and community feedback. We have therefore commissioned a specialist consultant to help us engage with cinema operators and deliver a sustainable replacement that meets community needs.



INFORM

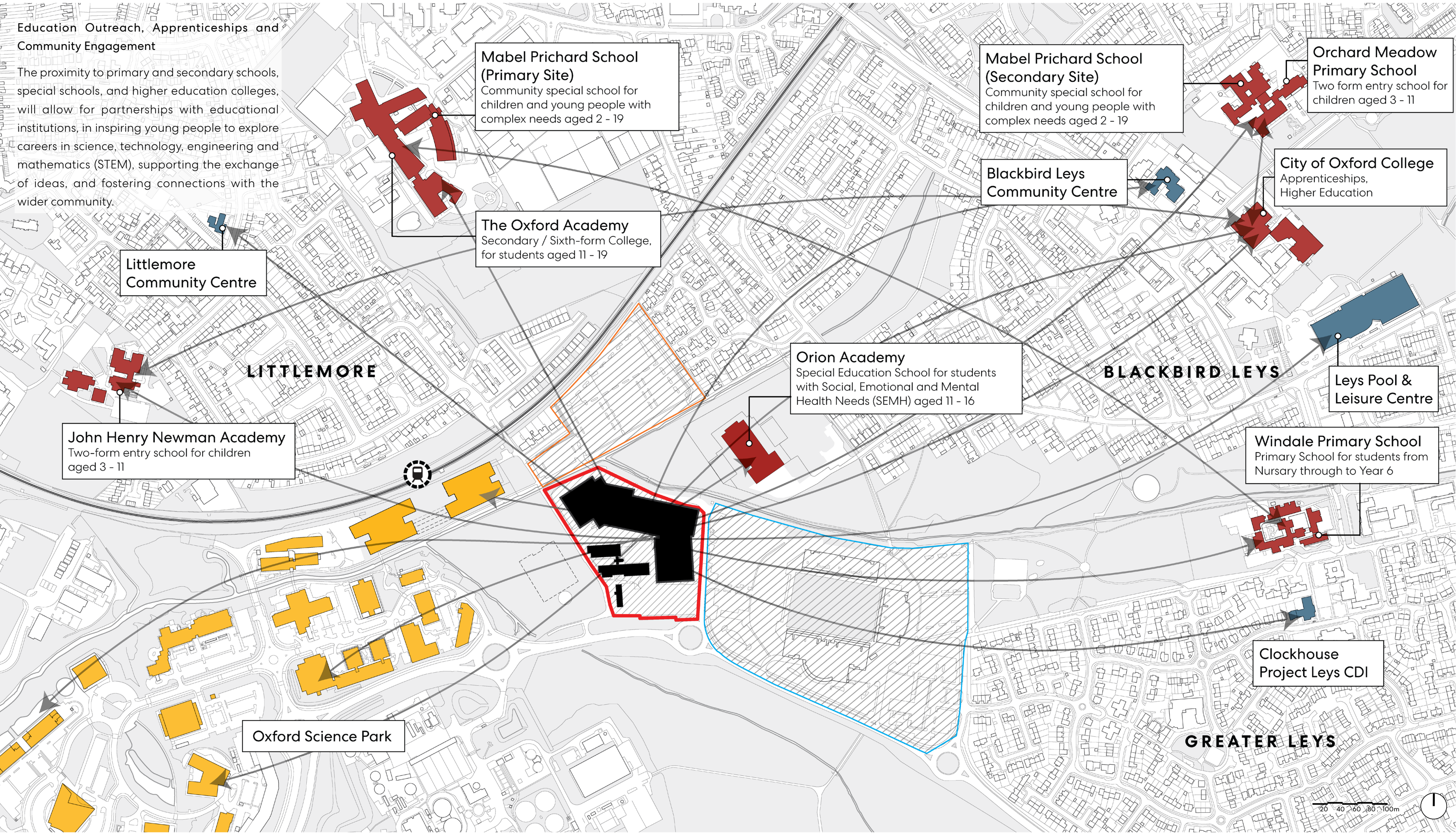
THE SITE TODAY

**OZONE
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Outreach & Uses

Education Outreach, Apprenticeships and Community Engagement

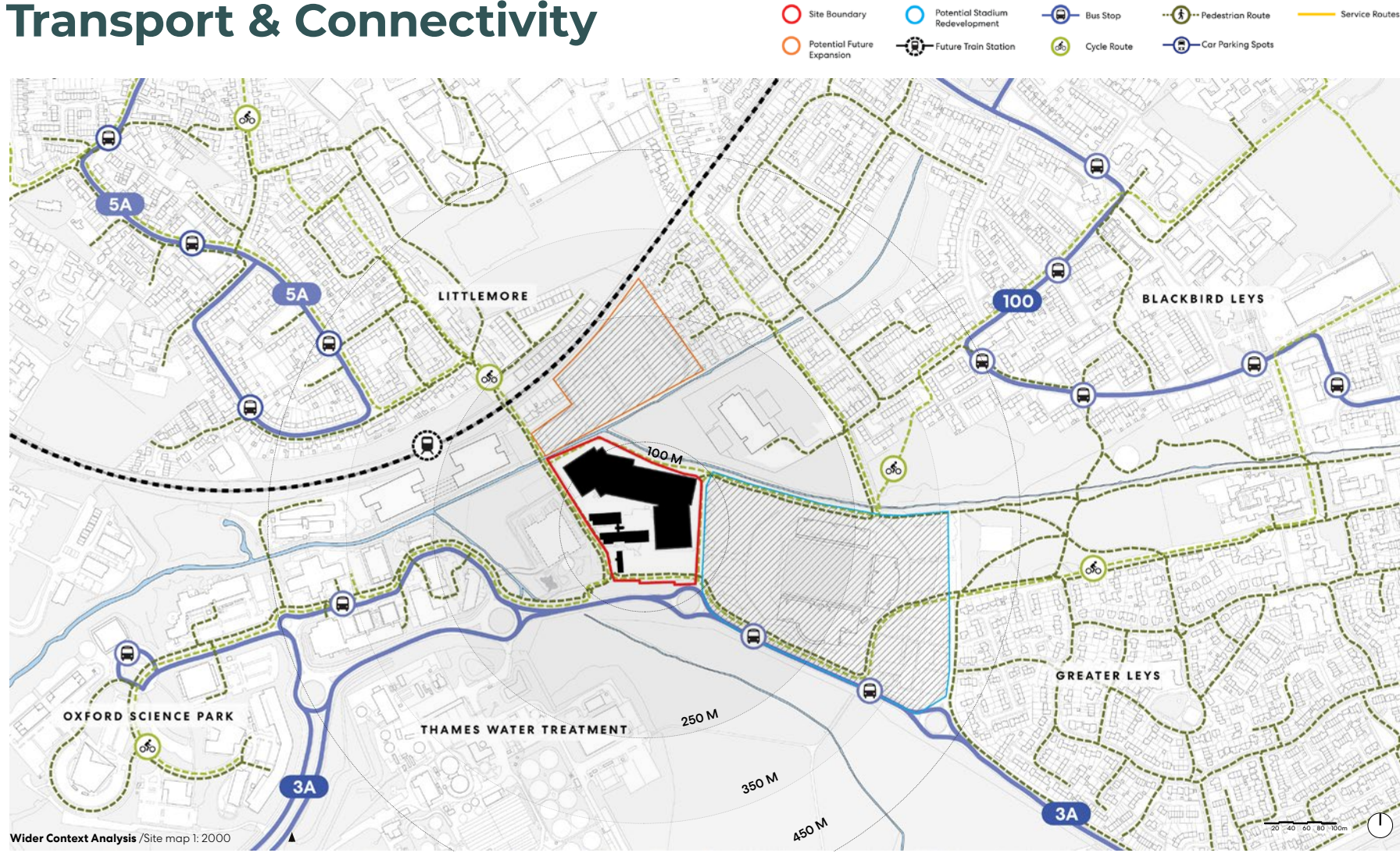
The proximity to primary and secondary schools, special schools, and higher education colleges, will allow for partnerships with educational institutions, in inspiring young people to explore careers in science, technology, engineering and mathematics (STEM), supporting the exchange of ideas, and fostering connections with the wider community.



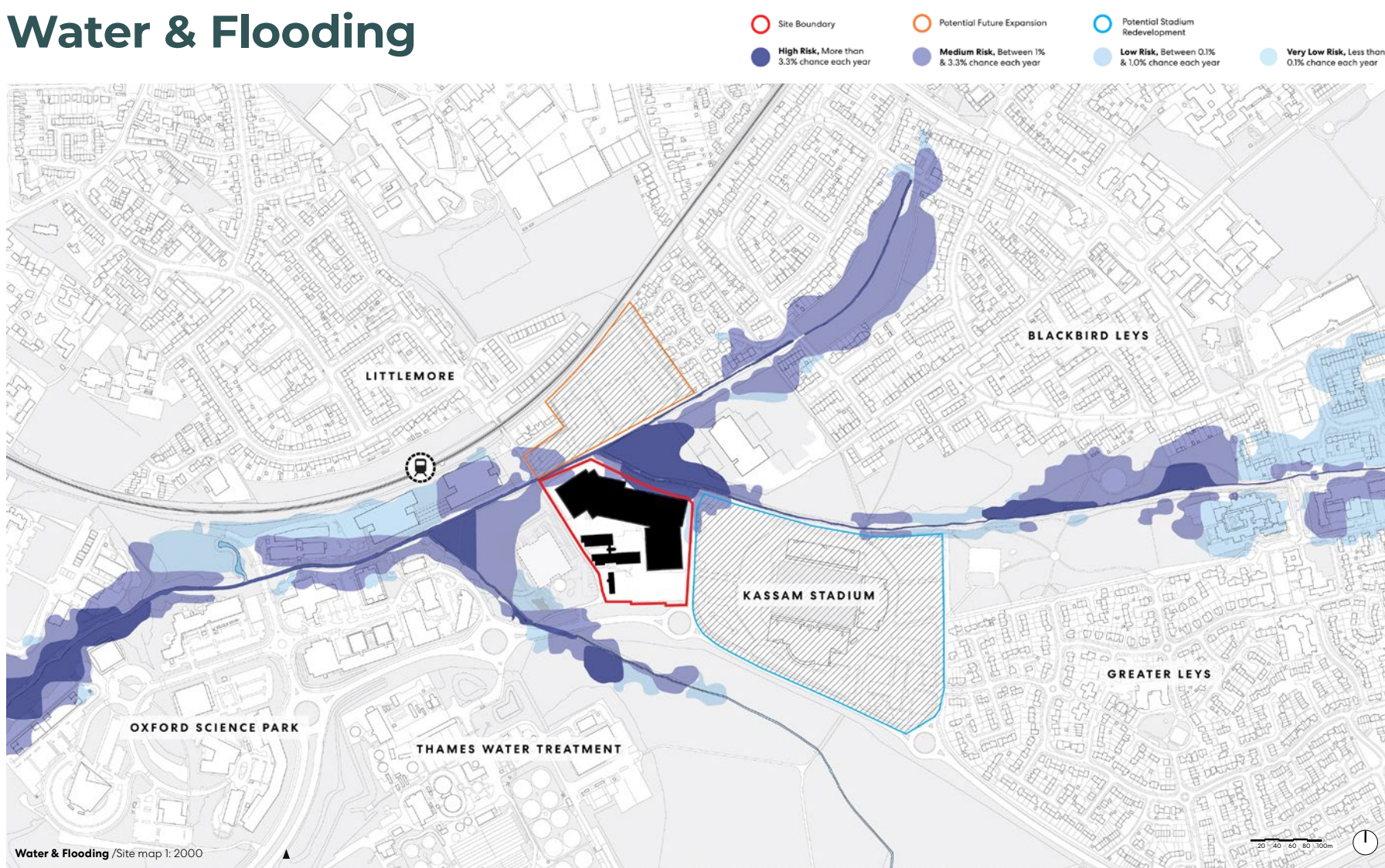
- Site Boundary
- Potential Future Expansion
- Potential Stadium Redevelopment
- Residential
- Education
- Research
- Leisure
- Commercial
- Future Train Station

INFLUENCE

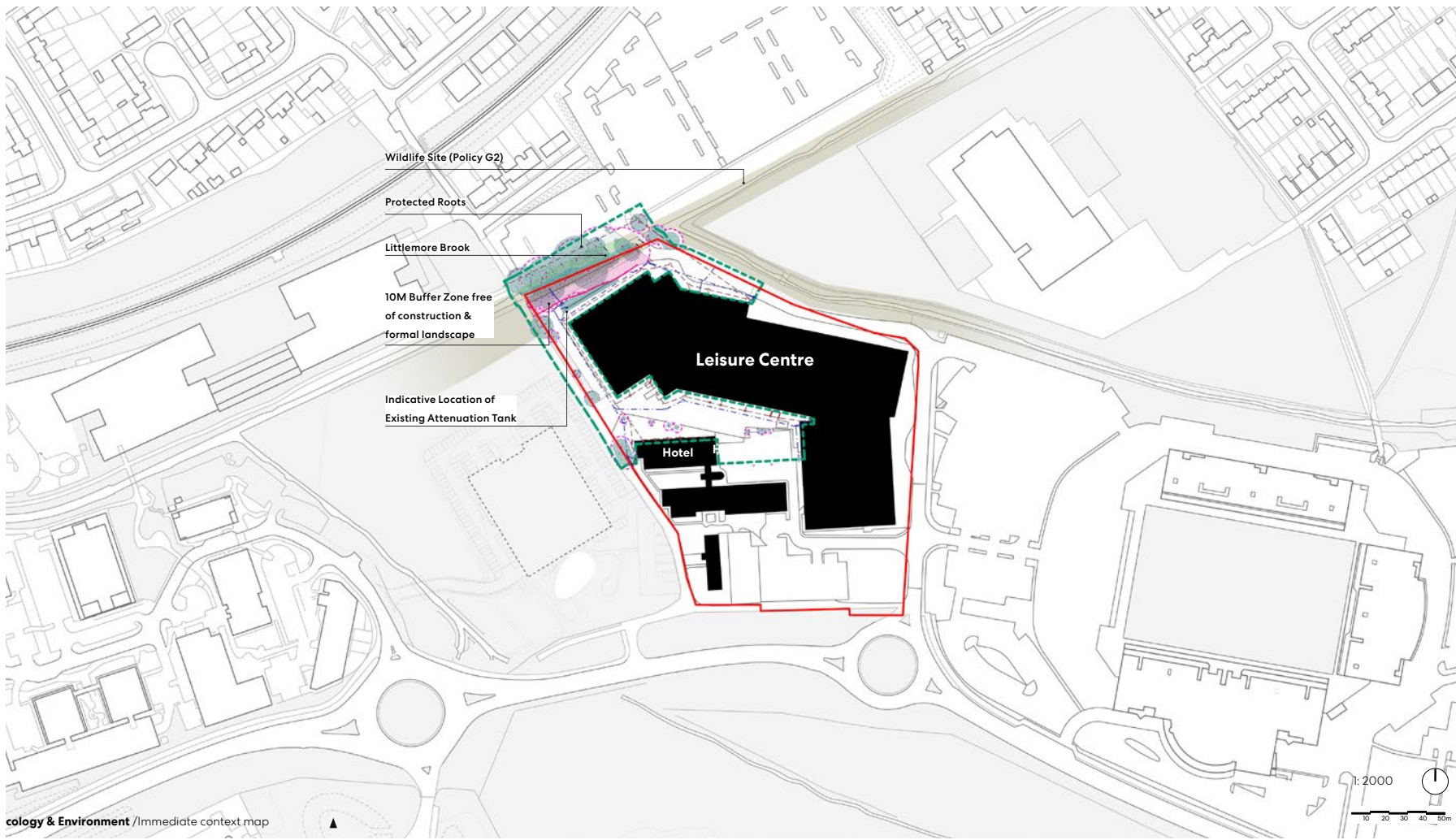
Transport & Connectivity



Water & Flooding



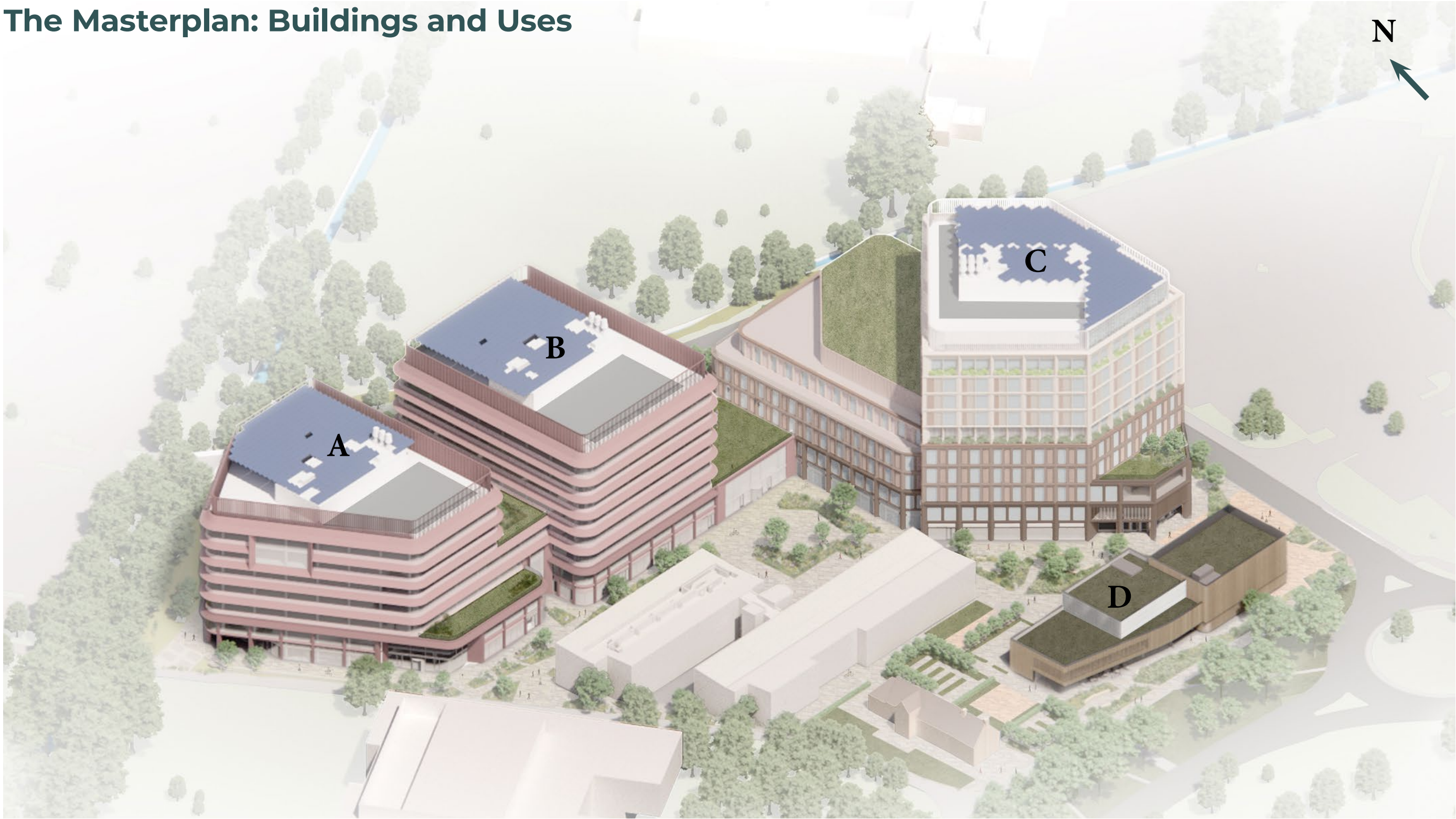
Green Spaces & Ecology



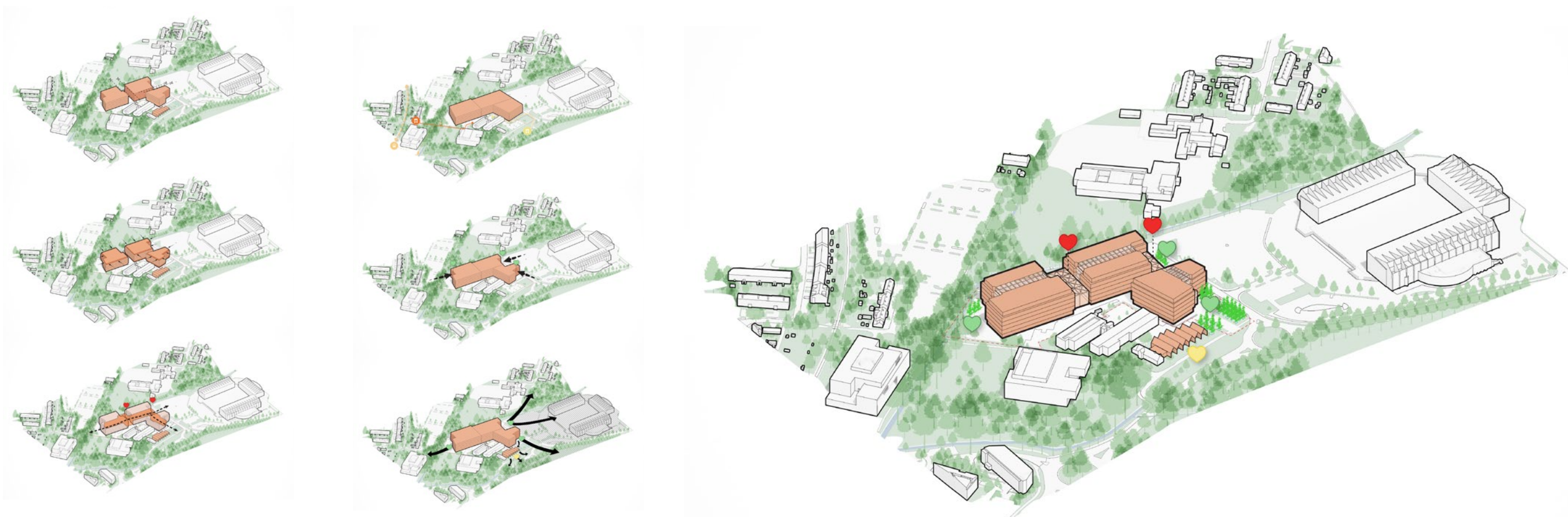
SITE AND SURROUNDINGS
WHAT IS IMPORTANT?

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The Masterplan: Buildings and Uses

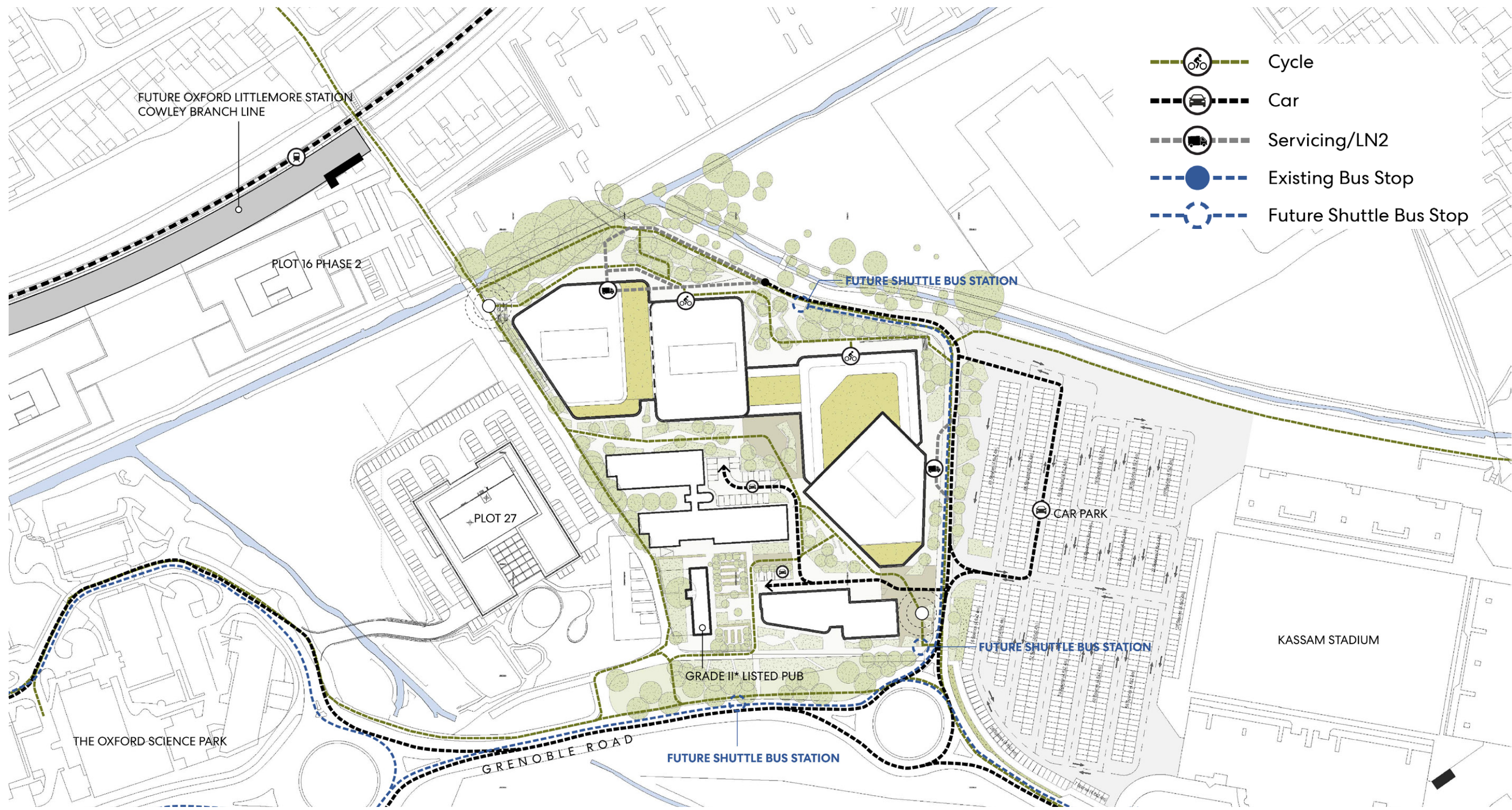


Concept: Shaping the Site



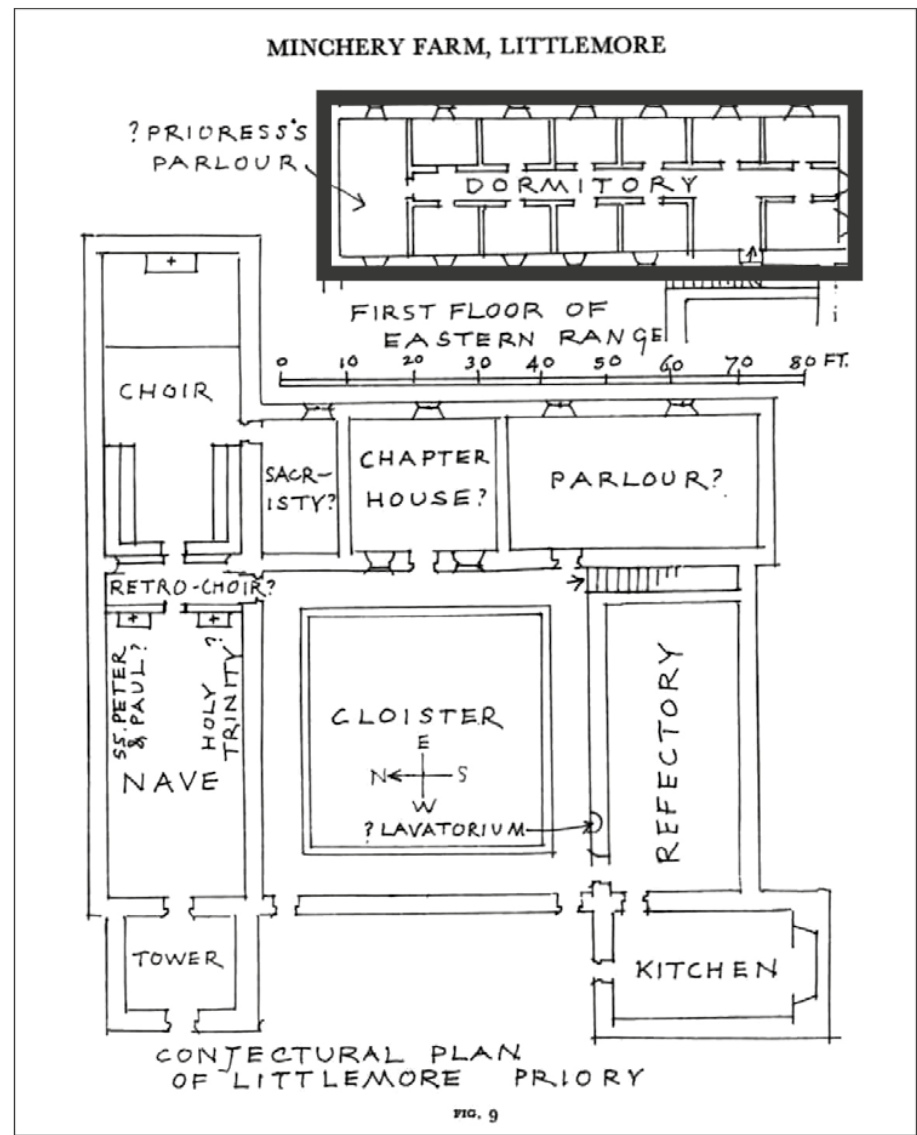
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The Masterplan: Layout



EVOLUTION OF THE MASTERPLAN

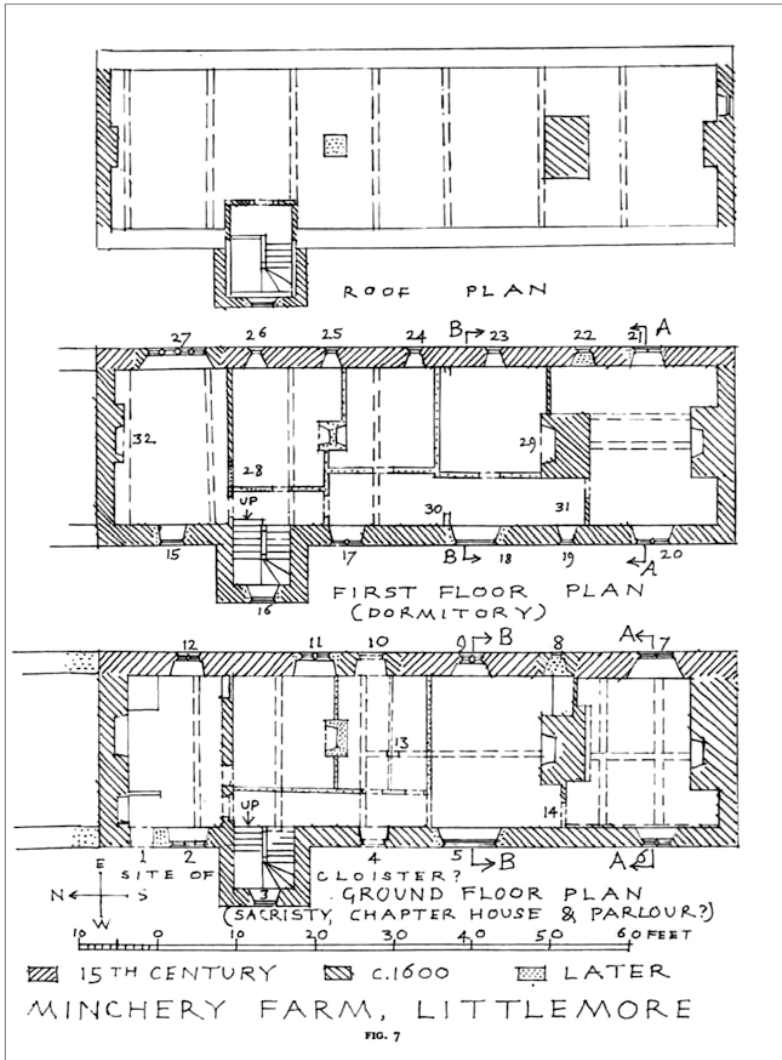
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Littlemore Priory

The Benedictine priory of Littlemore was founded by Robert de Sandford, one of the knights of the Abbot of Abingdon, in 1176, and endowed with six virgates of land and four acres of pasture.

12th - 14th Century (Medieval Period)



Remodelled as the Minchery Farmhouse

The priory was suppressed by Cardinal Wolsey in 1525, and part of the building subsequently became a farmhouse.

Dissolution of the Monasteries (1536-1541)



Minchery Farm Country Club

1900s



Priory Public House

The public house is the sole remaining monastic building of the Littlemore Priory.

The building is owned by the City Council and leased to Firoka. After Oxford United F.C. moved to the Kassam Stadium in 2001, the pub became popular with home fans on match days.

1990

Closed

2013 - present

1300s

1400s

1500s

1600s

1700s

1800s

1900s

2000s

2010s

The priory was probably rebuilt in the mid or late 15th century, after the dormitory was described as ruinous in 1445.

1600s

The priory was held by the Powell family. After the building passed into secular use, there was extensive reconstruction of the house, including west wall, the staircase, and the roof.

18 July 1963

Grade II* listed

2012

Excavation of the Minchery Farm Paddock by The East Oxford Archaeology & History Project

Opportunity to revive The Priory / Minchery Farmhouse

INFLUENCE

Minchery Farmhouse is a Grade II* listed building dating back to the 1800s. It is owned by Oxford City Council and subject to a long lease to Firoka. It was last used as a Public House but has been vacant since 2013. It is in a state of disrepair and is on the Historic England Heritage At Risk Register.

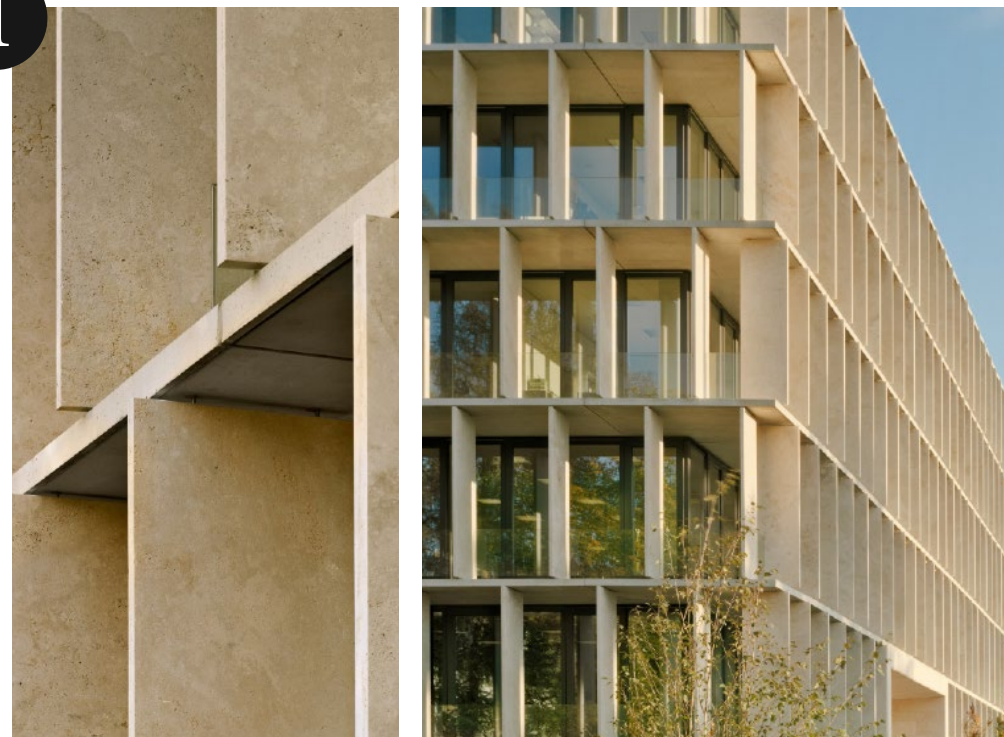
The proposed development will sensitively repair and restore the building. We consider this to be a considerable planning and heritage benefit. Its use is not yet known, and we'd like your ideas and suggestions about what it could be.



RESTORING MINCHERY FARMHOUSE

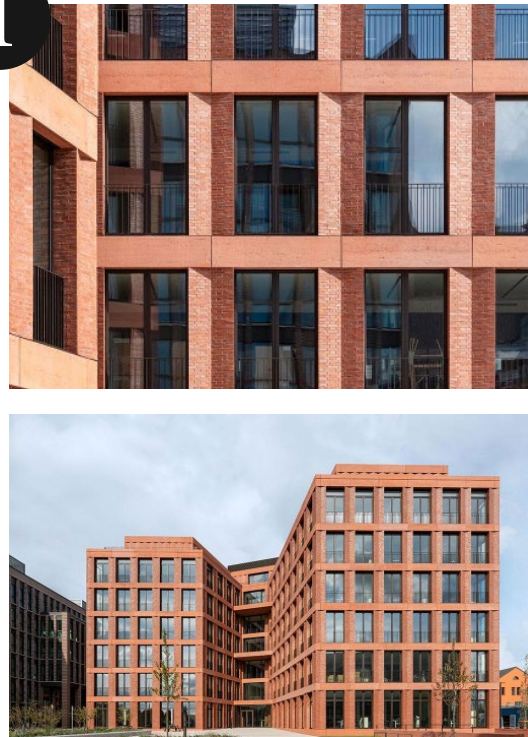
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1



Stone Facade System

1



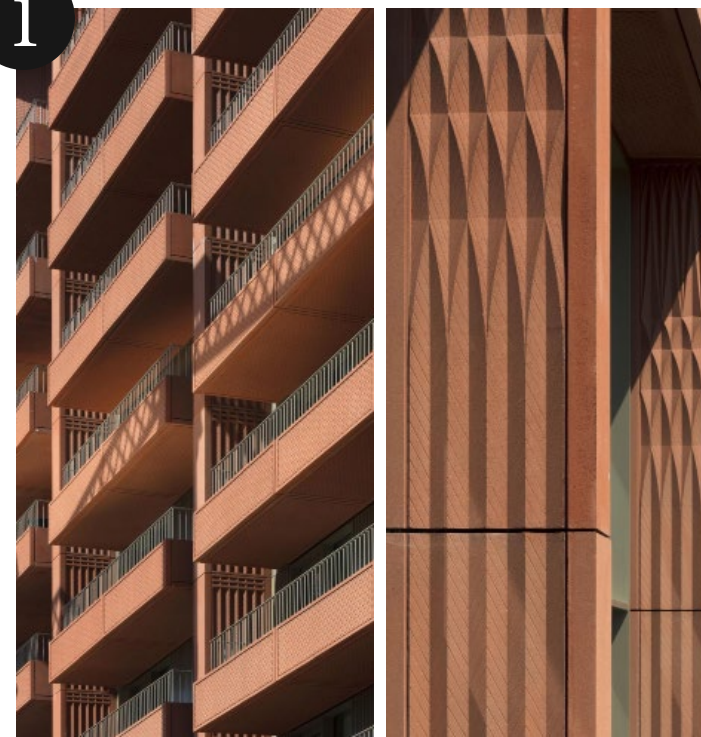
Brick Facade System

1



Powder-coated Aluminium Facade

1



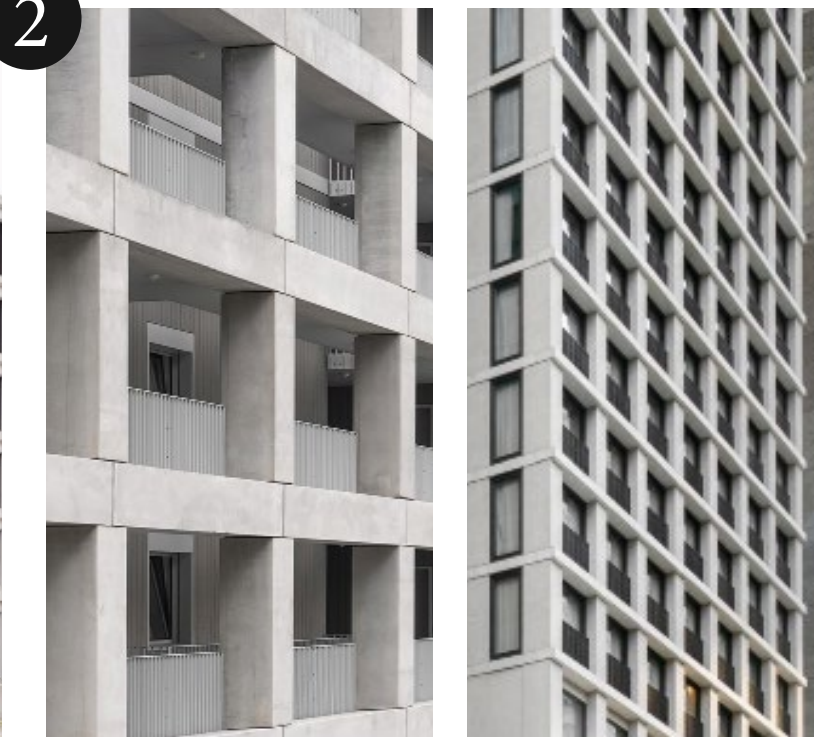
Glass Reinforced Concrete

2



Self-supporting Insitu Concrete

2

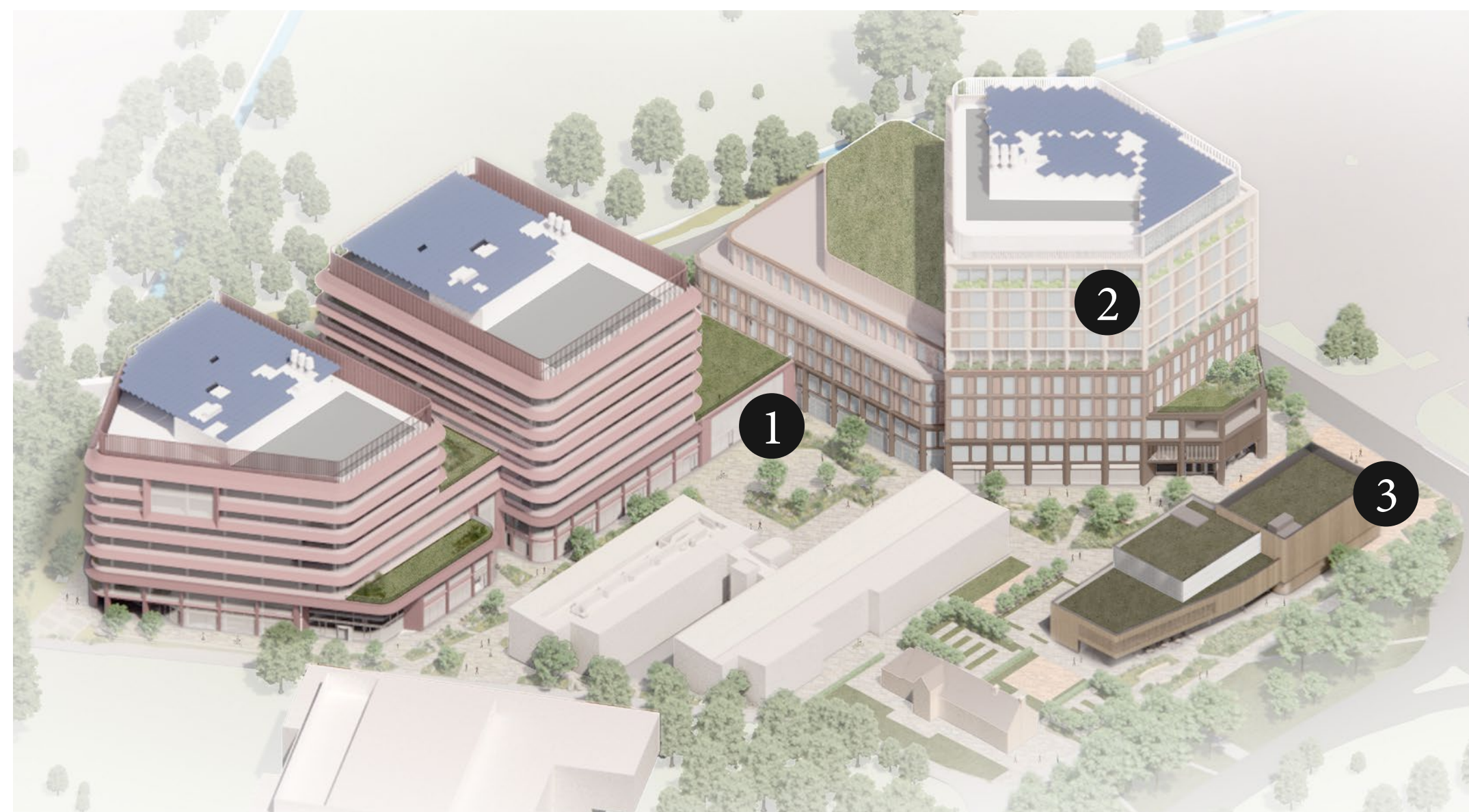


Precast Concrete

3



Timber + Polycarbonate



EMERGING MASTERPLAN
ARCHITECTURE: LOOK AND FEEL

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Meadow planting



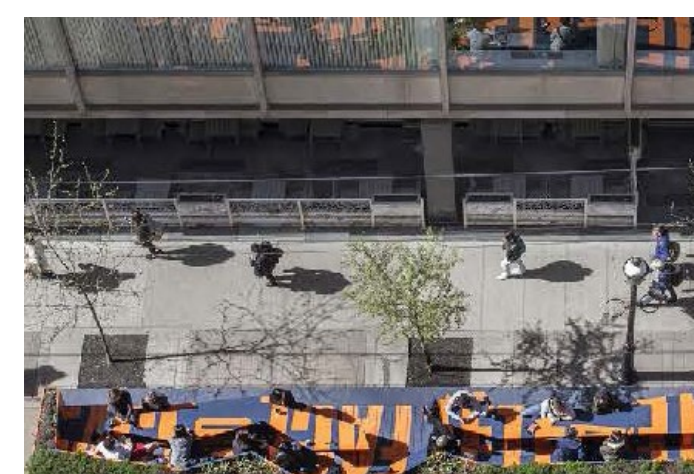
Flexible seating and planters



Community growing



Flexible lawn space



Parklet



Urban bike park

INFLUENCE

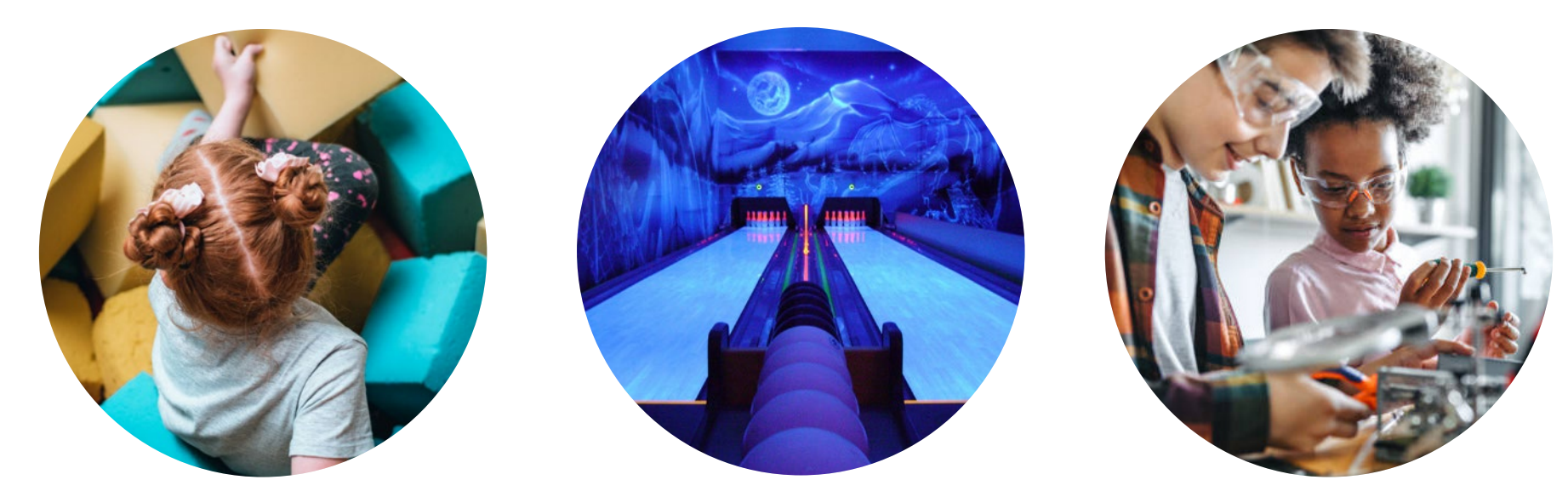
EMERGING MASTERPLAN
LANDSCAPE: LOOK AND FEEL

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CONVERSATIONS TO DATE

Transition by Design have had conversations with individuals from organisations in the local area including councillors, local school representatives, youth organisation representatives, Oxford City Council communities team and local organisations. To date, they have captured the following highlighted key themes from feedback. We are looking forward to having continued conversations both today and in the future.

Transition by Design are leading workshops during today's event. They will continue to meet with local groups, organisations, schools youth groups, and individuals to gather their views. We want to ensure we hear thoughts and ideas from the local community and visitors of the Ozone Leisure Park.



INFLUENCE

EMERGING THEMES

Affordability & the importance of the existing leisure

The cinema, bowling and food and beverage offerings were highlighted as affordable for the local community and affordability should be considered as part of the redevelopment.

Opportunities through considering what is available locally

This project can be an opportunity to bring much needed facilities to the local area, such as considering pharmacy provision or other facilities that aren't available locally.

Removing barriers to access & local school engagement

It is important to make sure that science is made exciting & accessible through the redevelopment. There are opportunities to ensure that engagement with local schools and colleges can be integrated.

Leisure / rented use & strategic engagement

There are several leisure use or rented space ideas that have been shared including cinema space, a gym, soft play, community hub and space for performances. There can be opportunities to link with existing groups.

"Communal areas and place, allowing people to socialise and feel welcome, how that space is designed for people to come and feel welcome is key."

"The Park is currently a hub for young people, a place for them to meet. It's important to hear their ideas"

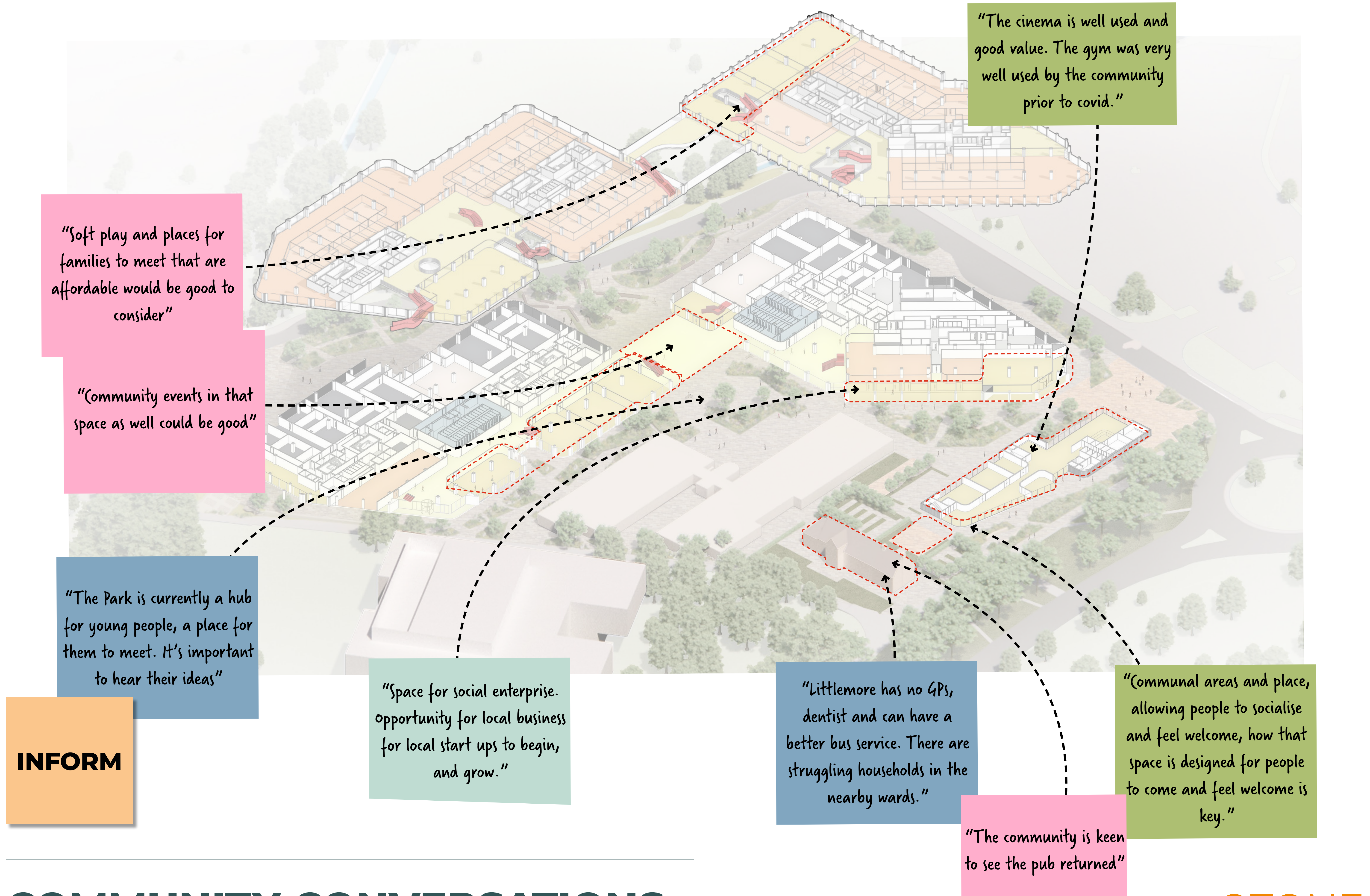
"Community events in that space as well could be good"

"Space for social enterprise. opportunity for local business for local start ups to begin, and grow."

"Soft play and places for families to meet that are affordable would be good to consider"

COMMUNITY CONVERSATIONS
WE WANT TO HEAR FROM YOU

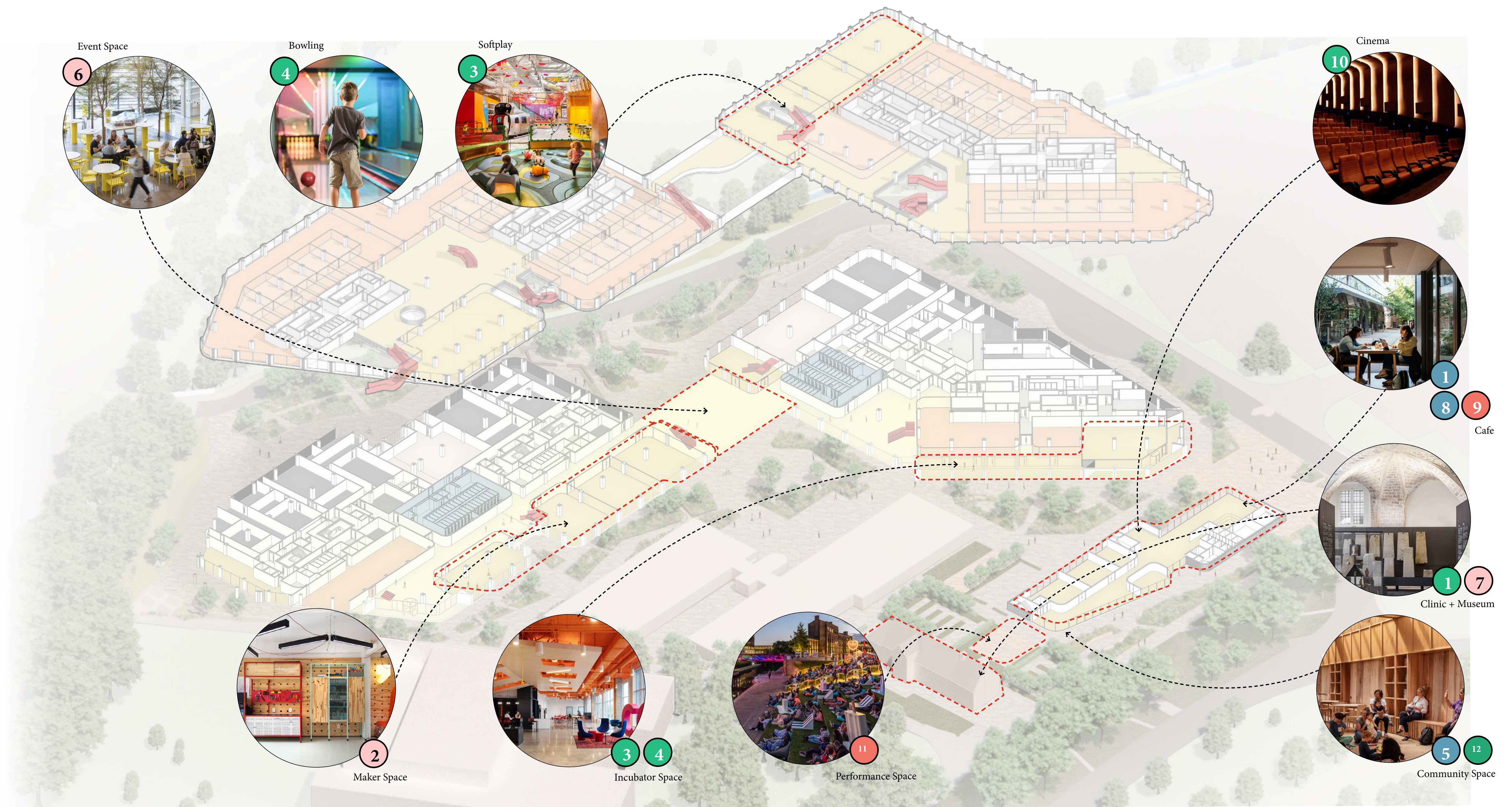
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COMMUNITY CONVERSATIONS RESPONDING TO YOUR IDEAS

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We have prepared an illustrative ground floor plan to show one way in which the leisure and community spaces could come forward. We invite you to continue the conversation on what spaces should be considered.

The overall masterplan will create areas for science and innovation which will float over and support a public accessible ground floor featuring leisure and community spaces, as well as public realm designed to serve the whole community.

EMERGING MASTERPLAN

HOW CAN YOU SHAPE THE SCHEME?

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Community Benefits

The investment being brought forward by these proposals will:

- Leisure for all: Retain family leisure on-site with community uses that reflect the needs of the local area, including plans for a replacement cinema.
- Heritage: Renovate the Listed Minchery Farmhouse and remove it from Historic England's "At Risk" register.
- Priory Pub: Bring the former Priory Pub back into beneficial use
- Job Creation: Create 2,600 jobs, offering opportunities from entry-level roles to technical and research positions.
- Education: An outreach programme will be provided to support primary, secondary and technical education in the City
- A welcoming space: Enhance safety and security by removing dark spots and reducing anti-social behaviour.
- Transport enhancements: Contribute additional funding to help deliver the Cowley Branch Line and improve local bus services
- Green Spaces: Introduce new landscaping and green spaces, enhancing the environment for the community.
- Early Activation: We are exploring a phased development of the site. This means that we would plan to build in several stages, ensuring that there is always an active community or leisure offer available before the full project is complete. This also brings opportunities for 'meanwhile' or 'pop-up' uses (temporary buildings, pavilions or spaces)
- Economy: Supporting a globally important innovation cluster and generating more tax revenue for UK PLC
- Local Economy: At least £180m gross value added every year generated from construction and operation
- Living Standards: Commitment to Oxford Living Wage
- Sustainability: Minimised embodied carbon and accessible by public transport

Thank you for visiting this consultation event on the future of The Ozone Leisure Park.

Your feedback is essential in ensuring the space meets the needs of the community. Opportunities to feed in ideas for the scheme are open for 3 weeks, until Sunday 13th April 2025, 23:59. Following which, the team will review all comments ahead of a community update in late spring / early Summer and a planning submission to Oxford City Council later this year. Any further questions, please do let us know.

We look forward to hearing your thoughts.



THANK YOU

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