

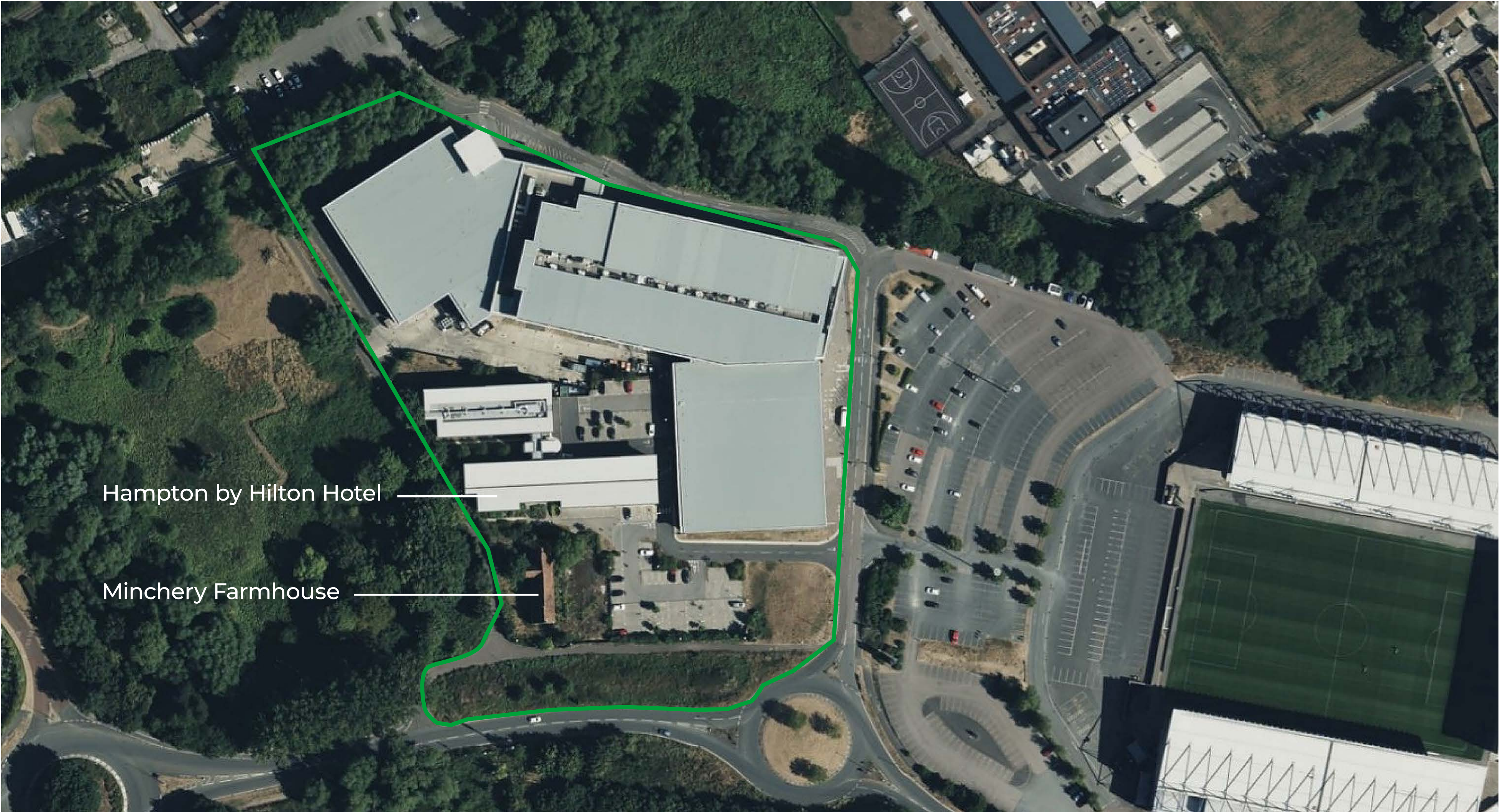
Welcome to the second public event organised by Firoka Group and the Pioneer Group for the Ozone Reimagined project.

Today we are presenting the progress made since our first public event in March where we talked about the need for investment and change to secure the long-term future of the park.

Thank you to those that took part in our early discussions, sharing your local knowledge and expertise. The feedback received to date has contributed to our detailed designs for the Ozone Leisure Park.

The materials on display today – and on our website – outline how we will deliver a comprehensive redevelopment plan designed to attract new investment and ensure the site remains a vibrant destination for leisure and entertainment.

Members of the project team are available today to speak to you about the project, answer any questions you may have and listen to your views before a formal Oxford City Council consultation on the planning application begins.



Thank you to everyone that took part in our early conversations

130

Visitors to the public events

13

Engagement sessions and workshops

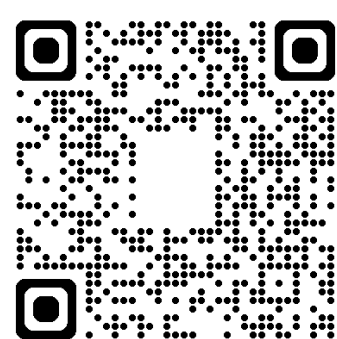
31,590

Visits to the website

128

Responses submitted

WELCOME



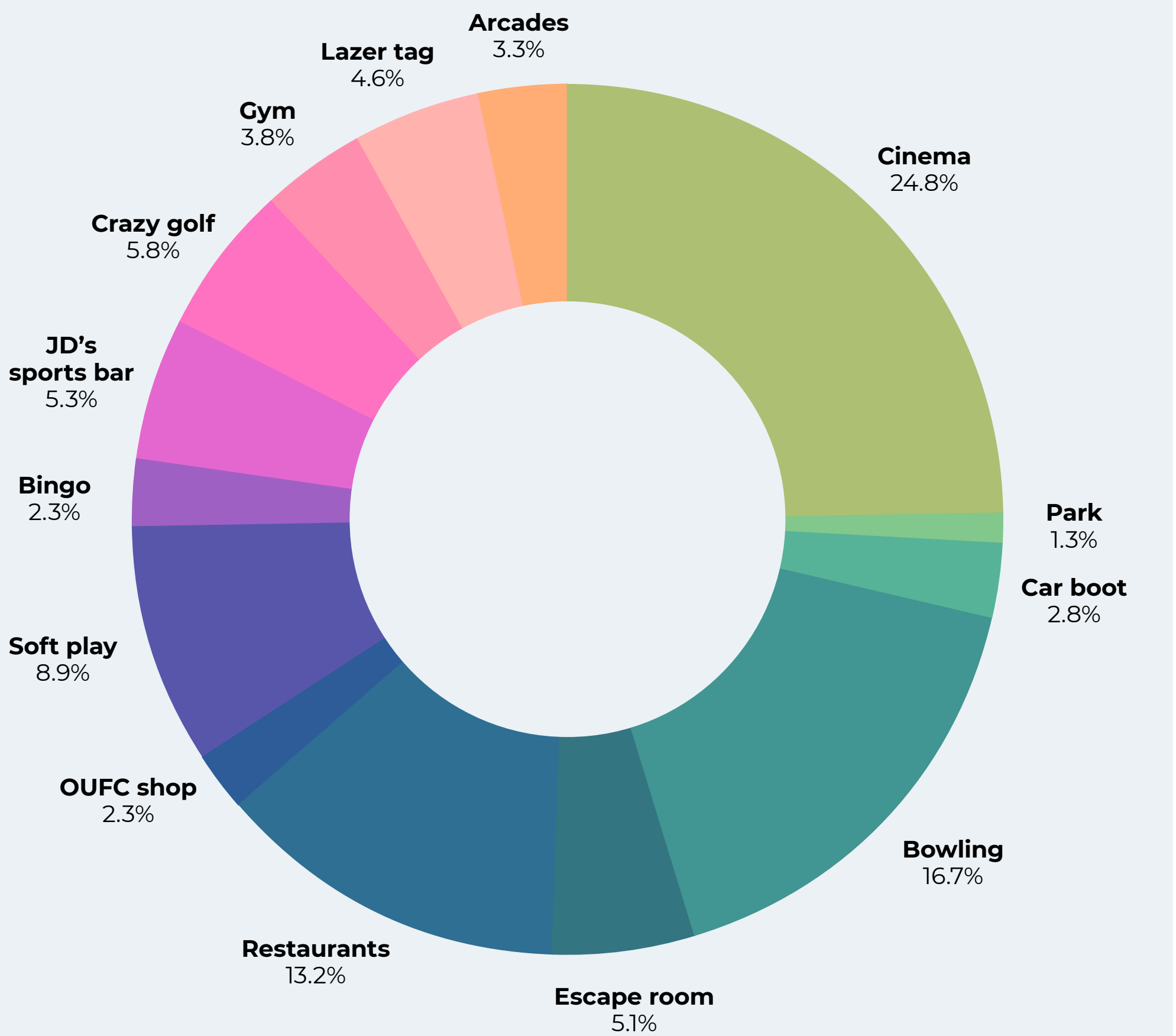
OZONE
REIMAGINED

These are the key themes you identified, and we have sought to reflect them in our proposals for the Ozone Leisure Park.

<div>You said</div> <div>"We want to see the cinema retained on site"</div>	<div>Our response</div> <div>Providing a cinema with 5 / 6 screens</div>	<div>You said</div> <div>"We want space to enjoy nature & the landscape"</div>	<div>Our response</div> <div>We will introduce 3.2 acres of new public open space</div>
<div>You said</div> <div>"We want to have bowling and leisure activities"</div>	<div>Our response</div> <div>Provided space for a new bowling alley and leisure facilities</div>	<div>You said</div> <div>"We want the site to be well used and loved"</div>	<div>Our response</div> <div>Enhanced safety measures to reduce anti-social behaviour</div>
<div>You said</div> <div>"We want to have places to meet with friends and family"</div>	<div>Our response</div> <div>New restaurants and cafés are proposed</div>	<div>You said</div> <div>"We want to see the project benefit the local community"</div>	<div>Our response</div> <div>1,900 new jobs, ranging from entry-level to technical and research roles</div>
<div>You said</div> <div>"You don't want a disruption to what is available"</div>	<div>Our response</div> <div>Phased build-out to ensure there is always an active leisure offer on site</div>	<div>You said</div> <div>"Bring back the Priory / Minchery Farm"</div>	<div>Our response</div> <div>Restoration of the former Priory Pub for community use</div>
<div>You said</div> <div>"We want good links with schools, young people and STEM"</div>	<div>Our response</div> <div>A comprehensive outreach programme is proposed</div>	<div>You said</div> <div>"We want better transport links to the Ozone"</div>	<div>Our response</div> <div>Financial contributions to support local transport including the Cowley Branch Line</div>

The pie chart shows what people said when we asked, *"Which spots have you visited?"* around the park. Most people said they came for the cinema, followed by bowling, restaurants and soft play.

Some of the places people mentioned, like bingo, are not open anymore. How often people visit varies a lot – some come quite regularly and have been in the last few weeks, while others haven't been back for months or even years. A few people also said they didn't really know what is currently available at the park.



In March 2025, we shared an overview of our approach to addressing the challenges currently facing the Ozone Leisure Park.

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 in the future.

To secure the long-term future of the park, investment and change are essential. Our proposals offer a sustainable way forward – retaining family leisure activities on-site, restoring the Priory Pub, and significantly improving the park’s connectivity with the surrounding community. This includes increasing green space, enhancing pedestrian and cycle links and creating new employment opportunities for local people.

Ozone must evolve to survive – supporting jobs, attracting investment and providing a place for communities to enjoy well into the future.

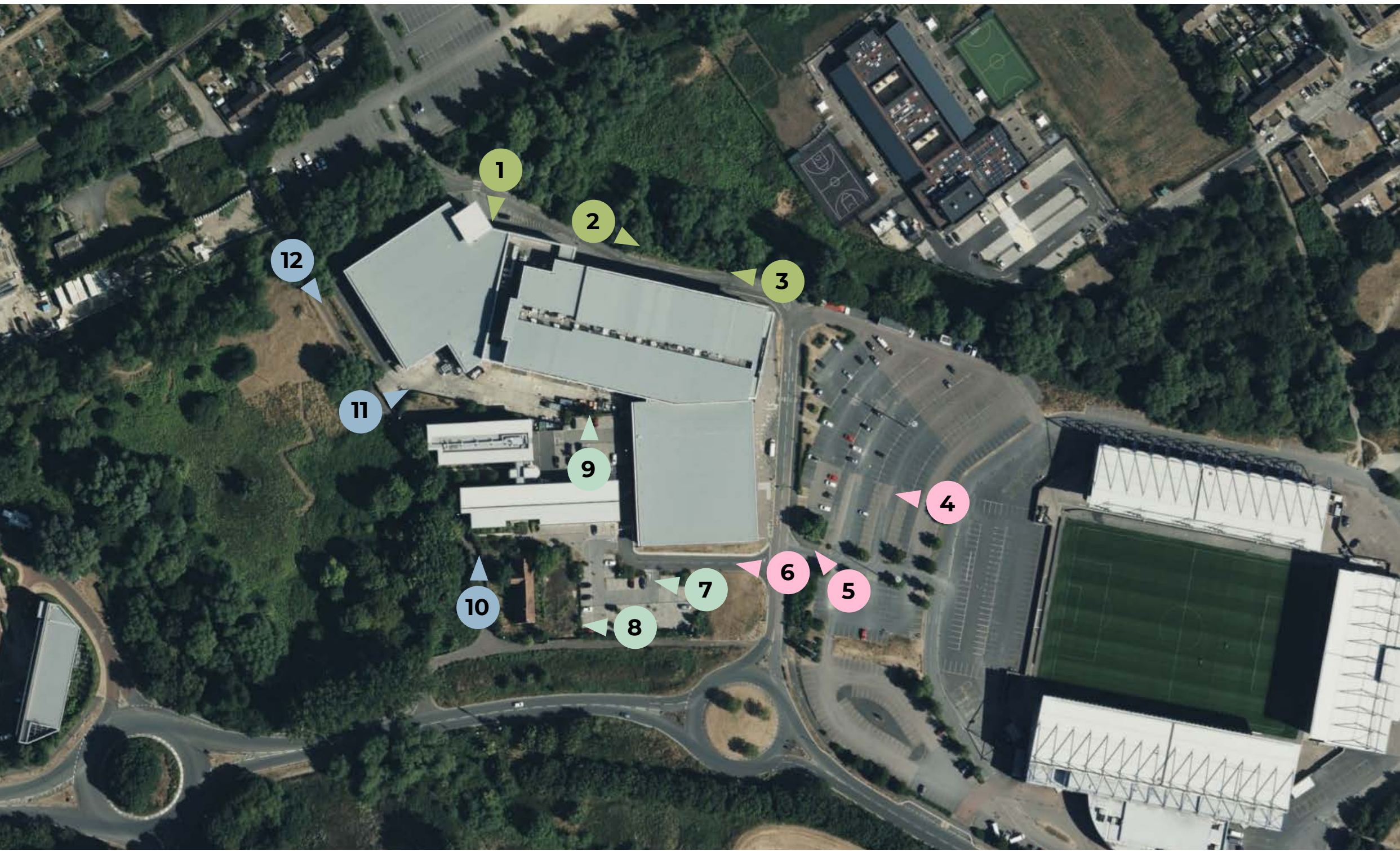
West



North



East



South



We are committed to ensuring that everyone who lives and works locally – now and in the future – can benefit from the development and the opportunities it will bring.

A key focus of our plans is to create an open and accessible street-level experience, with opportunities for a diverse mix of restaurants, cafés and leisure spaces designed to suit a range of budgets.

You told us:

“We want to see the cinema retained on site”

“We want to have bowling and leisure activities”

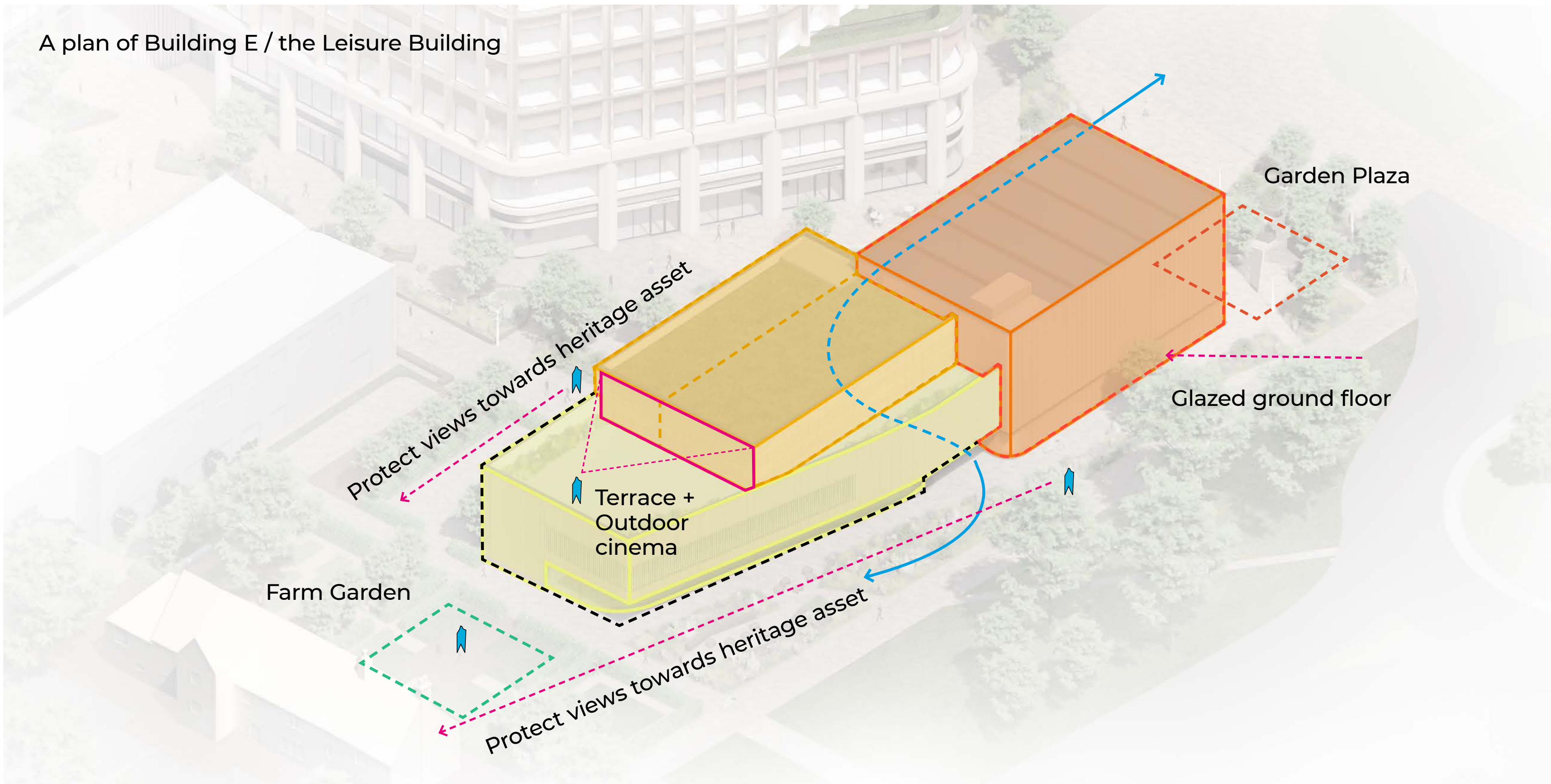
“We want to have places to meet with friends and family”

So, we’ve acted:

Our proposals retain key leisure spaces, suitable for cinema and bowling and enhance the wider offer to help Ozone remain a vibrant, family-friendly destination.

We want everyone to enjoy the space and feel welcome.

To support this, we will look to attract a diverse range of businesses to ensure a well-balanced mix of uses that brings real value to the local community and neighbourhood.



LEISURE AND RETAIL
FOR EVERYONE

OZONE
REIMAGINED



Visualisation of a restored Priory Pub / Minchery Farmhouse and Building E

Throughout the consultation, we've heard your stories about the Priory Pub / Minchery Farmhouse – from discos to Sunday lunches – and that's why we're delighted to bring the building back into use.

Through Ozone Reimagined, we will sensitively restore the Priory Pub/Minchery Farmhouse, removing it from Historic England's Heritage at Risk Register and restoring it as a focal point for the whole community.

As a Grade II* Listed Building, this part of Ozone Reimagined may require separate Listed Building Consent, which we are currently progressing. The restoration will take place during the first phase of development.

RESTORING MINCHERY FARMHOUSE

OZONE REIMAGINED

Ozone Reimagined will create thousands of new jobs, spanning construction, retail, leisure and research and development roles.

It is important to us that as many of these jobs as possible go to the local community. That's why we will work together with local organisations and schools to co-create an Employment and Skills Plan, designed to help local residents overcome barriers to employment and secure sustainable, well-paid work.

You told us:

"We want to see the project benefit the local community"

"We want good links with schools, young people and STEM"

So, we've acted:

We will use our own investment and work with future employers to:



Establish local employment and skills programmes

To be developed in consultation with local organisations, schools and the city council.



Create higher-paid jobs for all

The salary profile for entry-level employees in the research and development sector is 12% higher than those in the retail sector.



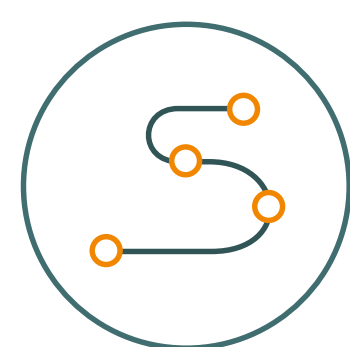
Commit to the Oxford Living Wage

All future occupiers of the development will be required to commit to the Oxford Living Wage.



Support education outreach

Programmes of careers insight, STEM workshops and work placements will be offered to local schools, colleges and universities.



Secure pathways into higher-paid roles

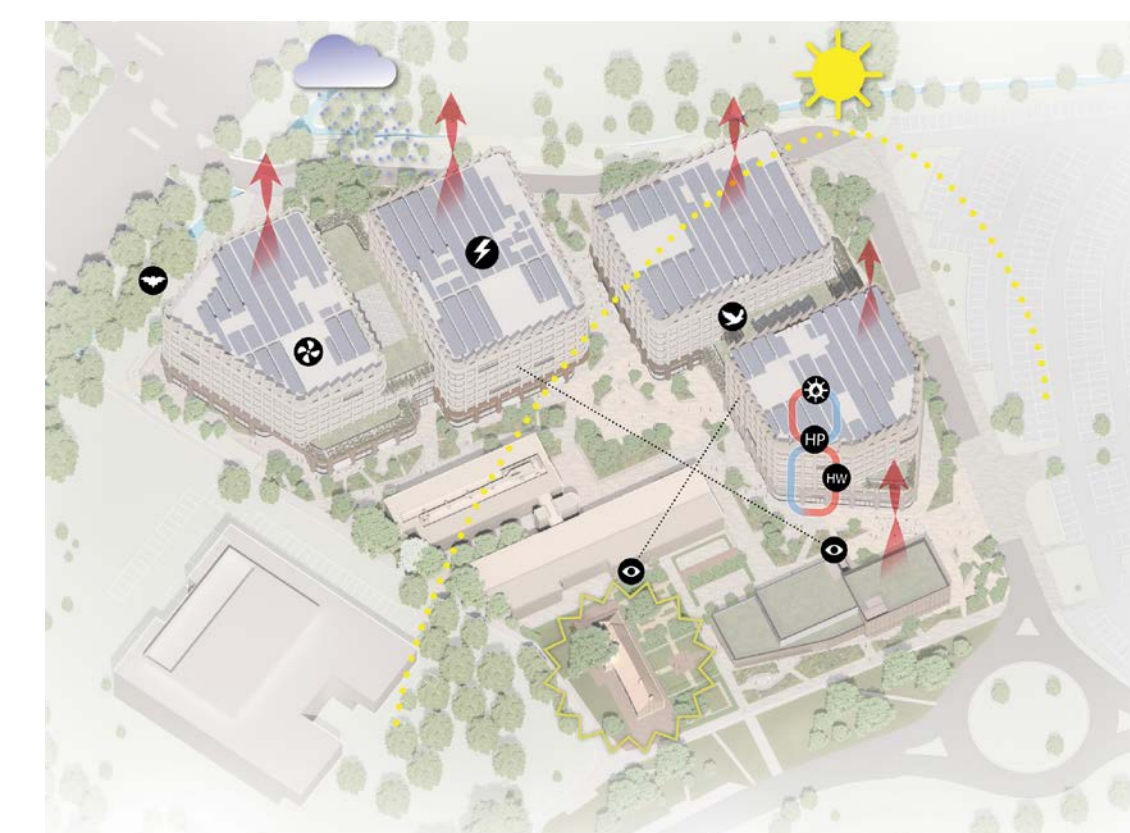
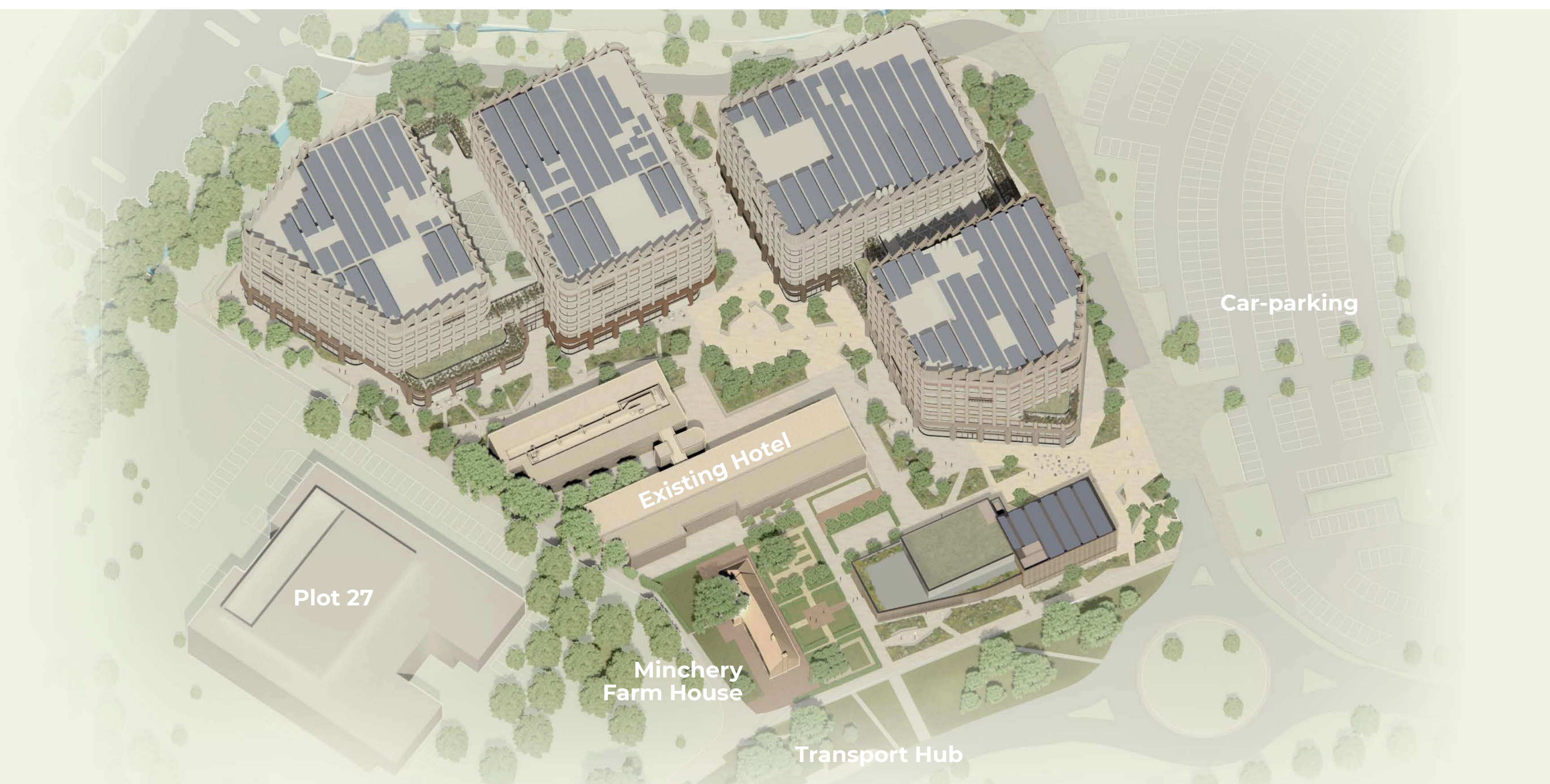
The research and development sector will provide training and skills development to access new higher-paying roles in fast growing industries.

PROVIDING JOB OPPORTUNITIES
FOR ALL

OZONE
REIMAGINED

The final proposals were informed by consultation with stakeholders to deliver a solution that meets the project brief, fits the surrounding context and benefits the community.

The five steps below outline how the masterplan will have a positive impact on the surrounding area.



1. Welcoming and connected

3.2 acres of open, welcoming public space with better connections and access for all shaped by how people will move through the site as the area evolves.

2. Mixed use and active ground floor

An active ground floor and landscaping creates a welcoming and safe route through the site.

3. Sensitivity to the site and its heritage

The proposals will restore the Priory Pub / Michery Farmhouse, making it an important part of the masterplan. The design respects its heritage by using key views and drawing from its materials, craftsmanship and history.

4. Active transport strategy

The design links key transport points through accessible public spaces. A new hub will promote sustainable travel. Safe walking and cycling routes will include 619 bike spaces, while parking is kept in the existing car park.

5. Resilient design

All new buildings will meet high sustainability standards (BREEAM Excellent) and be low carbon, low energy and fully electric.

Ozone Reimagined will introduce around 3.2 acres – about two football pitches in size – of new public open space for people and nature to enjoy.

The landscape masterplan shown here highlights the variety of multifunctional spaces, each with its own character, including:

- A central flexible space designed to host markets, performances and community events.
- The reinstatement of a historic style garden at the front of the Priory Pub, inspired by historic maps dating back to the late 1800s.
- A mix of formal and informal seating, alongside children’s play features to encourage social interaction and play.
- Landscaped streets and pocket parks incorporating planting, seating and play opportunities throughout the site.
- Over 165 new trees, featuring a mix of native species of varying heights and maturity boosting tree canopy cover to 25%.
- A design shaped with crime prevention and community safety officers to enhance safety through clear routes, natural wayfinding and surveillance-friendly landscaping.

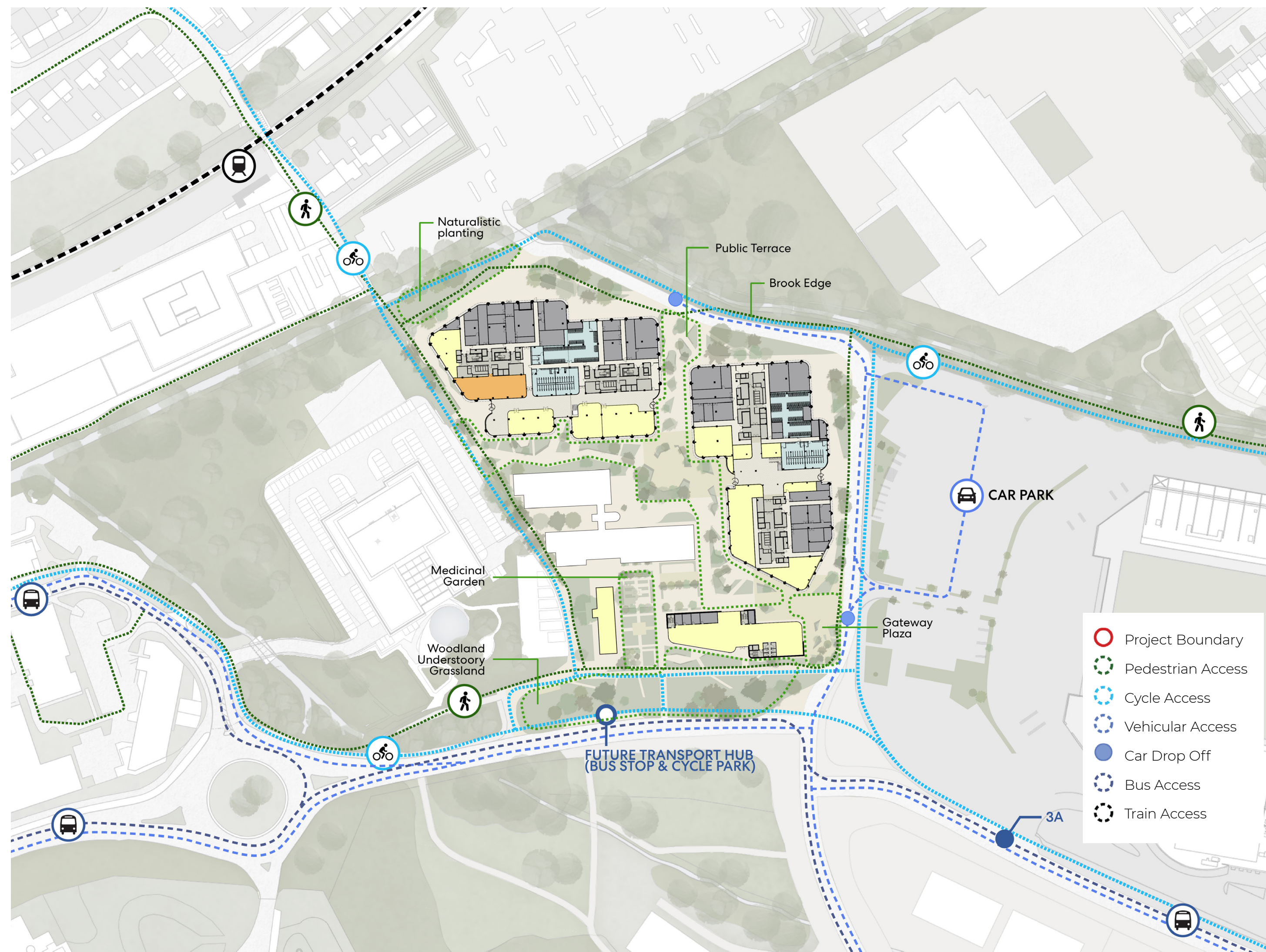
- Landscape Masterplan**
- ① Minchery Farm Physic Garden
 - ② Mobility hub/cycle parking
 - ③ Existing verge enhanced with meadow, and woodland blocks
 - ④ Garden plaza with planters/seating
 - ⑤ Central Heart space
 - ⑥ Streets and pocket garden spaces, including raised planters with integrated seating and rich naturalistic planting
 - ⑦ Western arrival space – stepped access with integrated seating and planting creating a welcoming entrance to site
 - ⑧ Surface enhancements to Minchery Lane to emphasise transition and links into the development
 - ⑨ Existing trees retained
 - ⑩ Brook Parkland, with groups of trees and groundcover planting.
 - ⑪ Accessible parking and bike store
 - ⑫ Moveable planters
 - ⑬ Existing hotel carpark service area, resurfaced in grasscrete to visually link the space with the Central Heart
 - ⑭ Parkland space including seating and areas of planting
 - ⑮ Coursed paving, strengthening pedestrian link through building.
 - ⑯ Blocks of naturalistic planting with structure planting linking street with development and surface level carpark
 - ⑰ New areas of planting linking Minchery Lane with the streets and spaces
 - ⑱ Existing brook edge retained
 - ⑲ Pocket garden spaces
 - ⑳ New bus stop and shelter



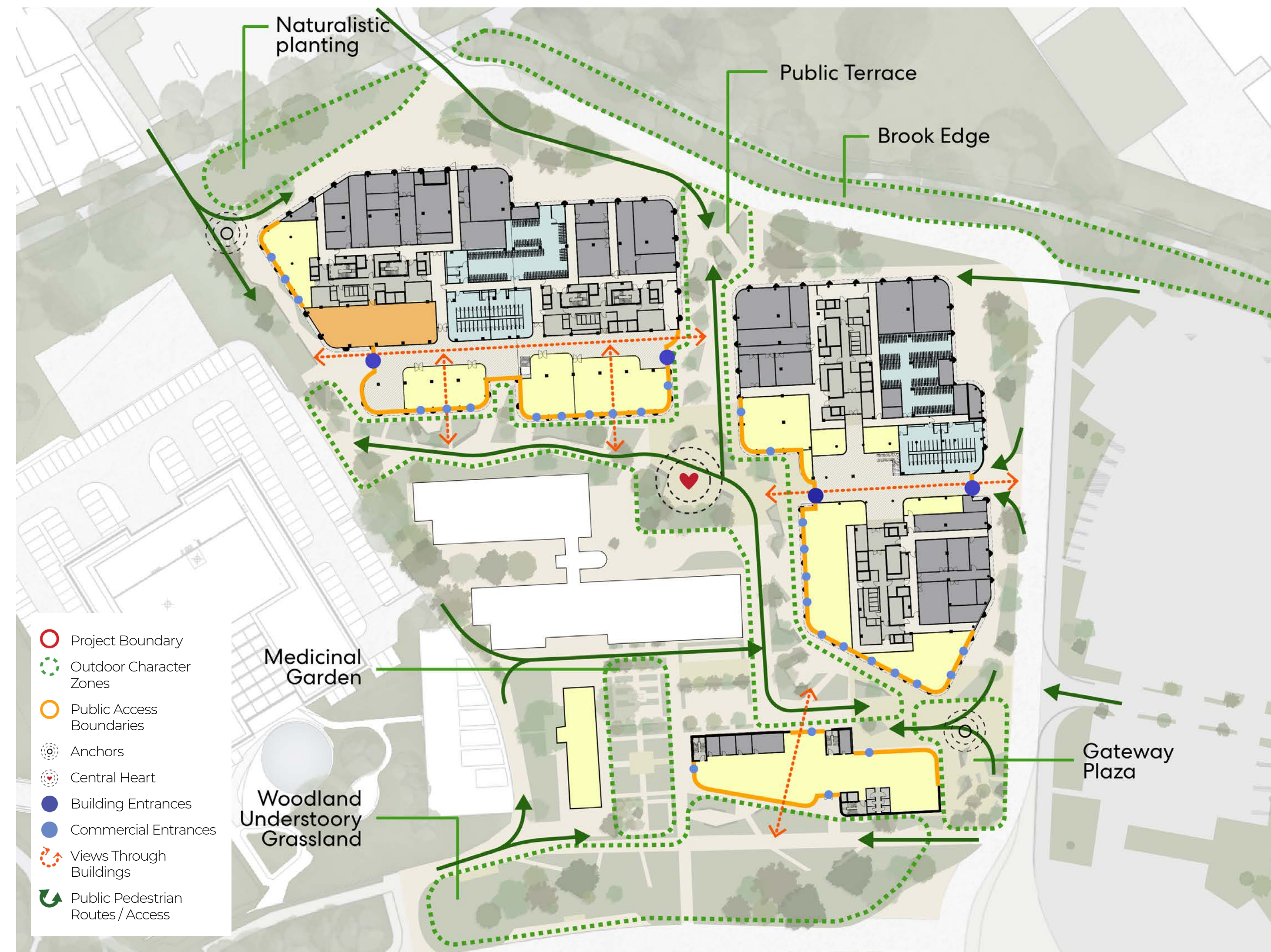
We draw inspiration from these precedent images

**PUBLIC SPACES FOR
EVERYONE TO ENJOY**

**OZONE
REIMAGINED**



Access to the site



Access through the site

Access around the immediate area can be improved, and the reopening of the Cowley Branch Line will significantly enhance connectivity, further strengthening the site as a well-connected employment hub.

We have undertaken detailed analysis and modelling of movement patterns in and around the site to guide interventions for Ozone Reimagined. This includes consideration of future developments such as the Kassam Stadium and South Oxford Science Village, which are likely to increase footfall through the site.

The analysis highlights the importance of east-west connections which provide strong local links between Littlemore and Blackbird Leys and reinforces the shift in movement focus toward the south.

The transport strategies shown here highlight future pedestrian / cycle, vehicle and bus access to and through the site, including:

- Enhancements to walking and cycling routes along the Brook, Grenoble Road and Minchery Lane.
- Car access will be maintained via the existing road off Grenoble Road, utilising 520 existing parking spaces for Ozone and 88 for the hotel, including 152 new EV charging bays and 38 Blue Badge spaces.
- New transport facilities on Grenoble Road featuring a dedicated bus stop, positioned to create a direct link to South Oxford Science Village and the future Cowley Branch Line.

Financial contributions will also support improved local transport infrastructure including the Cowley Branch Line. These contributions will be agreed with Oxford City Council and Oxfordshire County Council.

**ACCESS AND
CONNECTIVITY**

**OZONE
REIMAGINED**

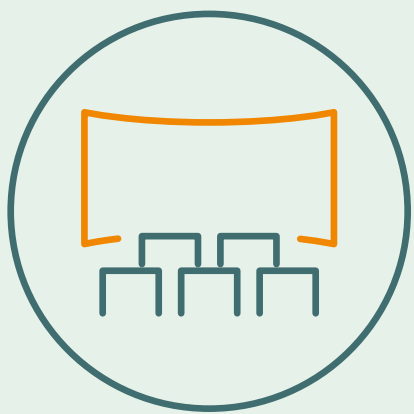
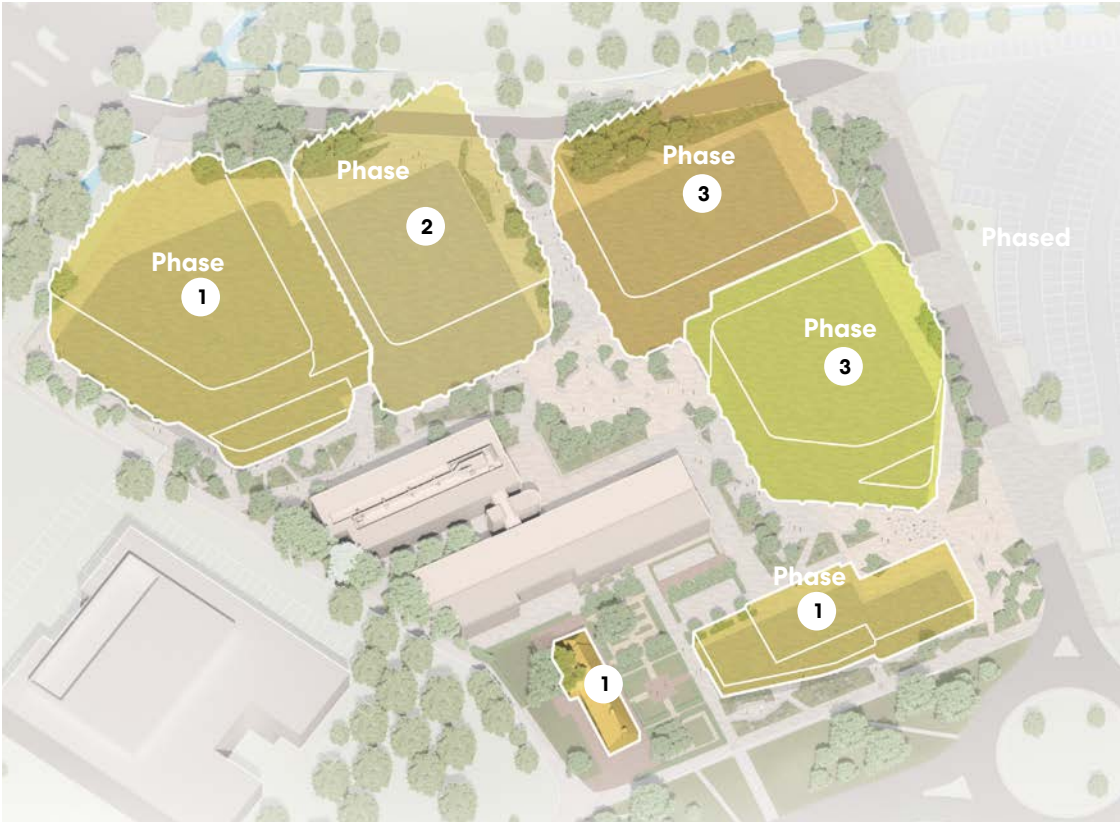


Visualisation showing the Leisure Building on the left

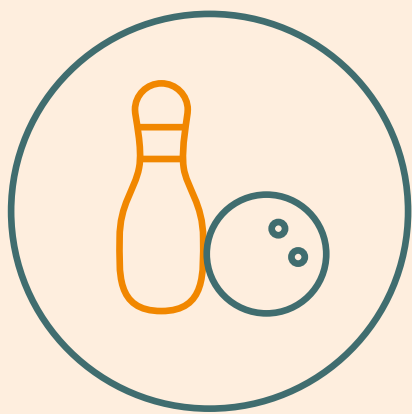
OZONE
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You have told us how it is important to ensure the community has access to leisure and community facilities throughout the construction and delivery of the Ozone Reimagined project.

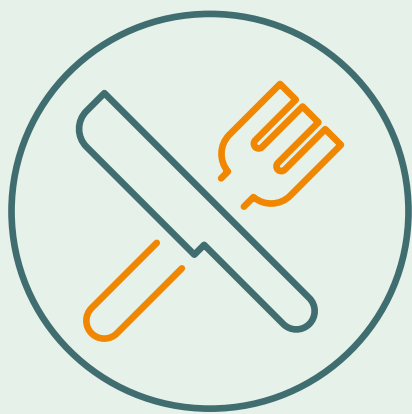
In our responses, we have committed to delivering Building E, which will house the cinema, and the restoration of the Priory Pub / Minchery Farmhouse as part of the first phase of development. This ensures the new leisure space will be operational ahead of construction on the rest of the site.



A 5 / 6 screen cinema



Space for bowling and a range of leisure activities



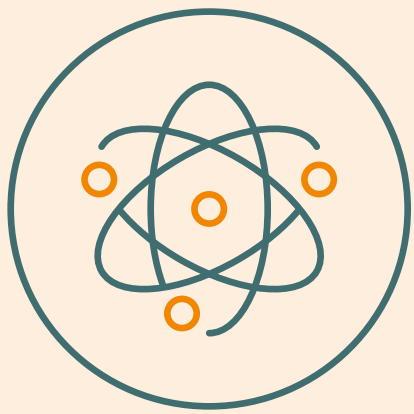
New restaurants and cafés



Phased build-out to ensure there is always an active leisure offer on site



13,000 sq. m. of accessible public space, approximately the size of two football pitches



Delivery of new, world-class facilities for the life science sector



Enhanced safety measures to reduce anti-social behaviour



1,900 jobs, ranging from entry-level to technical and research roles



Restoration of the former Priory Pub for community use



Significant funding to support the Cowley Branch Line



Visualisation of the centre of the Ozone, known as the Central Heart

Thank you for attending today's community event. We hope you found this event useful in understanding the proposals ahead of the upcoming Oxford City Council consultation.

The project team is here today to answer questions and hear your views. You can share thoughts using the comment cards or submit comments directly to the Council during its statutory consultation.

You can also use the comment card to indicate your interest in taking part in future engagement activities:

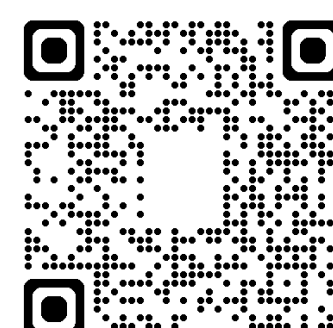
- A community workshop of future uses for the Priory Pub / Minchery Farmhouse.
- Community workshop to explore the meanwhile use of the site during construction.

Please also let us know if you would like updates on the planning application and information on how to submit comments to Oxford City Council.

NEXT STEPS

Please leave feedback at:
www.ozonereimagined.com

or scan the QR code



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