OXFORD

Investment & Regeneration Guide

A strategic overview of Oxford's housing growth, employment expansion, transport improvements and future investment opportunities.

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Oxford

Oxford combines world-leading research and innovation, significant housing delivery, major transport upgrades, and a thriving tourism economy. With continued investment through the Oxford-Cambridge Growth Corridor, the city remains one of the UK's most attractive long-term property investment locations

Over the next five years, Oxford is undergoing major urban transformation driven by the Oxford Local Plan 2040 and the UK Government's Oxford-Cambridge Growth Corridor strategy Interim Report of the Oxford Growth Commission. The core priorities focus on accelerating housing development, expanding the biotech and technology employment sectors, and overhauling public transport.

1. Housing & Employment Plans

Oxpens Development: Construction is starting on a major mixed-use riverside neighbourhood in the West of the city. It will deliver energy-efficient homes, retail units, and public spaces. Meanwhile, the University of Oxford's development partner is advancing the Osney Mead Innovation Quarter to provide more start-up space and residential units.

Oxford West End & Station: Comprehensive urban renewal of the West End will provide 260,000 sq. ft. of new employment space and 1,850 residential and student accommodation units.

Local Plan 2045 & Target Delivery: The City Council aims to continue delivering 1,600 new homes by 2029 (more homes, improving rental standards and a new local plan). The upcoming Local Plan 2045 is also in its final preparatory stages, prioritising affordable and social housing while allowing flexible residential development on older employment lands.

Science and Tech Hubs: Commercial and research facilities are expanding, such as the Ascent Building at Arc Oxford and Fabrica Science Park, which support the region's status as a global life sciences hub.

2. Leisure & Tourism Investments

Development in the leisure sector emphasises creating community-centric amenities, protecting cultural venues, and improving sustainable access to green spaces.

Regeneration of Estates: The Blackbird Leys development is delivering new homes alongside a brand-new community centre.

City Centre and Green Spaces: The Oxford City Centre Action Plan focuses on "micro parks" and rebalancing street space toward pedestrians. Local neighbourhood plans also emphasise maintaining leisure spaces and cultural venues near growing developments like Littlemore.

Visitor and Night-Time Economy: Strategy plans focus on protecting the city's historic core, supporting local community venues, and ensuring leisure developments are integrated into larger mixed-use zones rather than segregated into car-reliant parks.

Puy Du Fou Theme Park: Just north of Oxford (near Bicester), the French historical theme park firm Puy Du Fou is proposing a £600 million historical theme park. The ambitious development, featuring live shows and period villages, has gained backing from the UK's national tourism agency.

3. Transport Improvements

Major infrastructure investments are underway to slash carbon emissions, reduce traffic, and enhance connectivity.

Oxford Station Masterplan: Network Rail and local authorities are leading a major redevelopment of the central railway station. The multi-stage project is set to create a new, landmark station building, a secondary western entrance, and a transport interchange.

Cowley Branch Line: Backed by £120m in government funding, the line is officially set to reopen to passenger services. It will feature two new stations—Oxford Cowley and Oxford Littlemore—connecting Greater Leys and Cowley to central Oxford in under 10 minutes

Congestion Charge Re-directions: Following a temporary congestion charge, Oxfordshire County Council has secured millions in funding to heavily discount public transport, making it free/cheaper for NHS and school staff, and providing a combined parking and bus ticket for up to five people at Park and Rides Congestion charge pays for some cheaper bus travel.

East West Rail (EWR): The expansion project will create four new trains an hour to and from Cambridge, requiring expanded capacity at Oxford Station.

Active Travel: New developments are mandated to include secure cycle parking, improved pedestrian and cycle routes, and better access to public transit to discourage reliance on private cars.

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