# Key Benefits





New physical public transport infrastructure that will support both new growth and the existing community including rail, EV charging, bus, cycle and walking infrastructure as well as a mobility hub.



New wildlife habitat creation through an overall biodiversity net gain strategy.



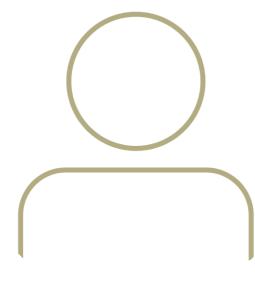
New serviced employment land which will be modern, fit for purpose and delivering more than 475,000 sq.ft of new commercial floorspace



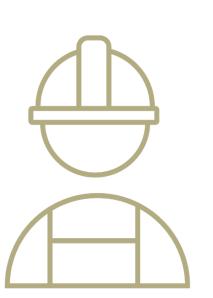
New annual household expenditure of £10.1m per year into the local economy.



New social infrastructure in the form of community facilities that are needed for both the new and existing community, for example a new primary school and medical facilities.



New employment opportunities equating to 1,500 permanent full-time equivalent (FTE) direct jobs and approximately 425 permanent FTE indirect jobs.



New construction jobs of approximately 850 full-time equivalent temporary jobs over the build period.



New affordable homes (approximately 230) in the form of tenures that are most needed in this location, including First Homes.



New Council Tax revenue of approximately £1.4m per annum.



New Homes Bonus Payment of approximately £5m over a 6 year period.



New publicly accessible open space, sports facilities, allotments to increase health and wellbeing opportunities that will become a destination for new and existing community and within close proximity to sustainable forms of transport.

We want to undertake local engagement with the community and key stakeholders through the creation of a dedicated website providing information and local drop in events.

We will also engage with forthcoming Local Plan consultations.

### Grove Gateway - Our Vision

Richborough control land to the north of Grove.

Working in partnership with the Vale of White Horse and South Oxfordshire District Councils, the local community, businesses and other stakeholders our vision is to create 'Good Growth' in this location that makes these districts better for this and future generations.

We understand that the future of the Districts, and the focus of the emerging Local Plan up to 2041 will be much different to current and previous Local Plans.

Reversing the impacts of climate change and helping to achieve net zero carbon is central to the vision of our masterplan.

We want to engage at this early stage to ensure the aspirations of the local community are reflected and delivered.



# Our Masterplan

#### Draft masterplan for

# Grove Gateway

Our vision involves thinking radically about how good growth can be delivered in this location.

The vision for our masterplan for Grove Gateway comes from four core objectives:

Delivering a multi modal public transport hub to ensure there is a real choice in sustainable travel options and connectivity to Wantage, Grove, and wider destinations - at the heart of this will be the delivery of Grove Railway Station, a long standing ambition for this part of Oxfordshire.

Providing growth that has the opportunity to deliver a significant net gain in biodiversity, green infrastructure and public open space owing to the extent of land under Richborough's control and the ability of the masterplan to focus at the outset on a truly landscape led approach.

Supplying significant employment land that will create conditions for a diverse range of world class employers in the commercial and industrial sectors focusing on science, renewable energy and high tech sectors to put down roots in this part of the district.

Creating new homes, including affordable, that meet the actual identified need for this part of the districts that are designed to be the highest quality and energy efficiency standards, including self-build plots, bungalows, and housing for older persons.

