

The Mullin Project

The core collection, some of the finest cars ever made, will forever be the centrepiece of The Mullin Automotive Museum



Welcome to our public exhibition of The Mullin Automotive Museum development proposals.

Please take time to view the information. Our team is on hand to answer your questions. Please fill in our feedback form and register for project updates before you leave.

In May 2020, outline planning permission was granted for a new world-class classic car museum on land next to Enstone Airfield, Great Tew. Consent for The Mullin Automotive Museum opened the door for a £250m+ investment in the area and secures one of the greatest collections of classic cars in the world for West Oxfordshire.

The Mullin Team has been considering the detailed design needed to bring the project to life. It has updated the masterplan and is planning to submit a full planning application shortly to West Oxfordshire District Council. The application will include the detailed design of The Mullin Automotive Museum, associated museum facilities and holiday homes.

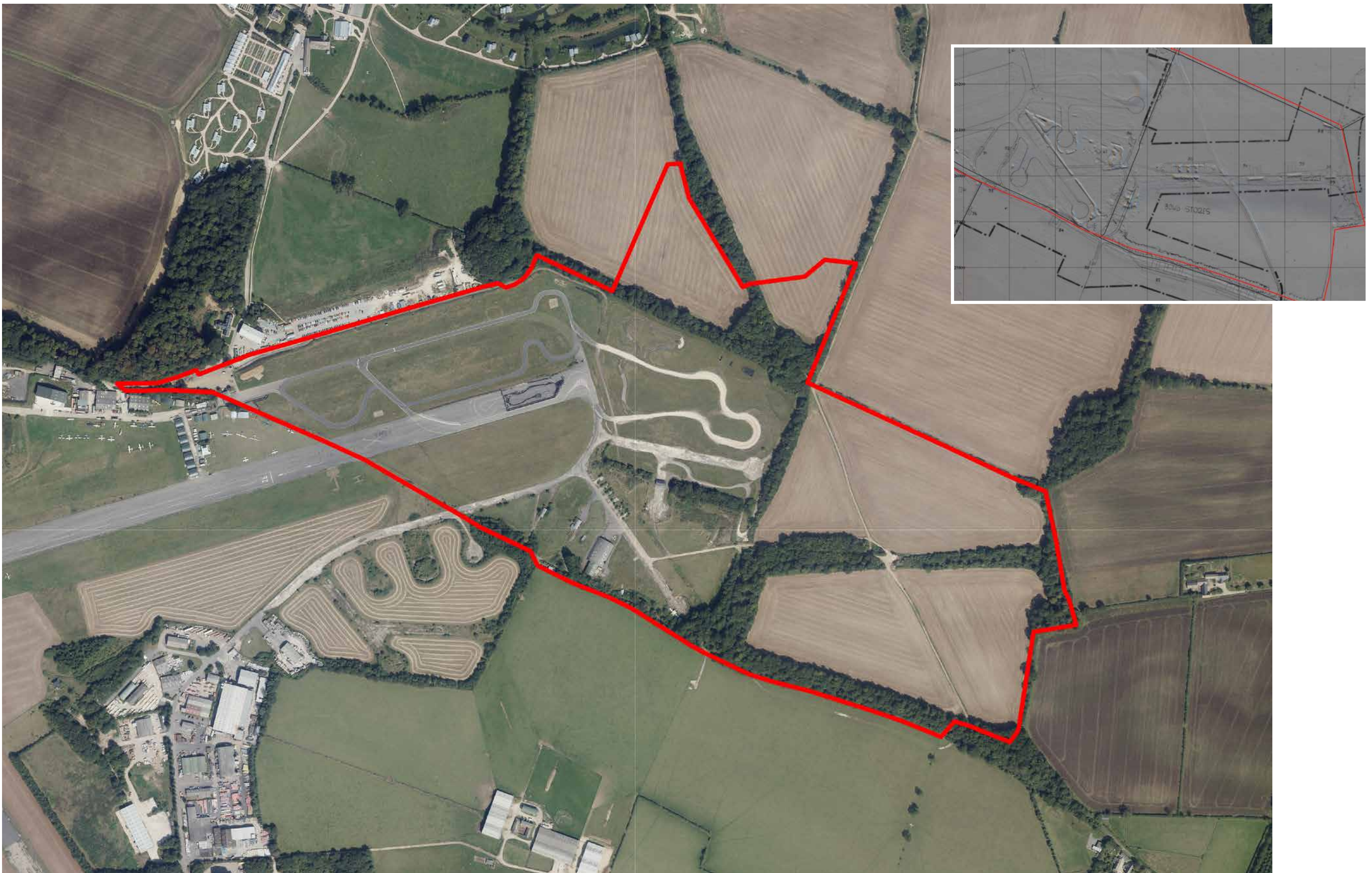
The consented scheme includes:

- A classic car museum with three floors of exhibition space
 - Associated facilities including a café restaurant and gift shop
 - A members' club for classic car collectors with associated catering and other facilities
 - Corporate entertainment pavilions
 - 28 holiday homes connected with the museum for classic car owners
 - An exercise and demonstration track for classic cars with a show lane building
 - General storage and car workshops
 - Supporting infrastructure, including internal roads, car parking and energy centre
 - All within a landscaped parkland setting.
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Site and Planning History

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The scheme will regenerate a former World War 2 airbase, shown by the smaller plan



The approved Mullin Automotive Museum development is on a 54 hectare site next to Enstone Airfield, Great Tew.

The site was once part of the wider RAF Enstone, which was a satellite site to RAF Moreton-in-Marsh. It was used during World War 2 as a training base for heavy bombers for 21 Operation Training Unit.

In 2005, a motorsports circuit was developed. Most recently, the site has been used as a stone processing plant for yellow Cotswold stone for the building industry.

The majority of the application site is previously developed land.

Plans for The Mullin Automotive Museum were first proposed in 2017. It was followed by an amended outline planning application submitted in 2018, which was granted planning permission in 2020.

The outline application agreed the principle of development, access and quantum of development allowed across the site. A reserved matters application would be needed to finalise the detailed design before construction could begin.

Since consent was granted, the business plan has been reviewed and a decision has been made to reduce the floorspace of the holiday homes but increase the overall number of units for long-term sustainability of this unique tourism enterprise. This means a new planning application is required.

Updated Masterplan

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The revised proposals closely follow the approved parameter plans defining building zones, land use areas and building heights



The overall masterplan is similar to the scheme that has already been approved, with changes focused on the addition of a further museum exhibition space.

Changes to the location, number and size of the approved holiday homes are also proposed.

The new proposals will result in a reduction in the overall footprint of the Mullin development relative to the approved scheme.

BUILDINGS

- ① Warehouse & Workshop
- ② Exhibition Building
- ③ Energy Centre
- ④ The Mullin Museum
- ④a Crescent Apartments
- ④b Members Rooms
- ④c Crescent Houses
- ④d Events Pavilion
- ⑤ Crescent Villas (V1-V8)
- ⑥ Meadow Houses (M1-M3)
- ⑦ Lake Houses (L1-L5)
- ⑧ Farmsteads (F1-F4)

LANDSCAPE PROPOSALS

- ⑨ Site entrance
- ⑩ Staff car park
- ⑪ Visitor car park
- ⑫ Exercise track
- ⑬ Parkland landscape
- ⑭ Avenue tree planting
- ⑮ New bridleway to reconnect Green Lane
- ⑯ Old Green Lane to be re-opened as bridleway
- ⑰ Woodland planting to strengthen landscape framework
- ⑱ Tree planting to screen and frame views
- ⑲ Wildflower meadow
- ⑳ Wildflower meadow with scattered tree planting
- ㉑ Existing bridleway
- ㉒ New lakes
- ㉓ New bridge

Mullin Automotive Museum

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Peter Mullin's 1936 Bugatti Type 57SC Atlantic – worth over £100 million – is the centre piece of the collection



Welcoming one of the greatest collections of classic cars in the world to West Oxfordshire.

The Mullin Automotive Museum will be an automotive experience that combines the spirit and the history of the British people's love for the motorcar with their passion for the beauty of the English countryside, in a one-of-a-kind museum.

The first Mullin Automotive Museum opened in California in 2010. It houses the private car collection of businessman and philanthropist Peter W. Mullin.

The museum aims to provide visitors with a greater understanding of the development of automotive design in Europe in the early 20th century. The full collection includes several hundred cars, including the most comprehensive selection of early 20th century Bugattis.

There are too many cars to all be exhibited at one time and this allows the collection to be shared with the proposed museum in West Oxfordshire. The Mullin Automotive Museum Oxfordshire will display at least thirty of the most coveted and valuable vehicles from the wider Mullin collection at any one time.

Designing The Mullin

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Artist's impressions of the Mullin Automotive Museum



The Vault and accessible entrance



The Crescent exterior



Crescent Houses and Events Space



Viewing Terrace, Café and Apartments

Holiday Homes

Artist's impression of the Crescent Houses and Events Space



Artist's impression of a Lake and Meadow home (above) and Farmstead home (below)



The consented outline scheme includes 28 holiday properties with an indicative total floor area of up to 37,382 sqm.

The updated masterplan includes 56 holiday homes with a total floor area of 25,626 sqm, in the following types:

- 4 Farmstead style houses
- 8 contemporary Lake & Meadow homes
- 8 Crescent Villas
- 20 Crescent Houses
- 16 Crescent Apartments

Mullin in the Community

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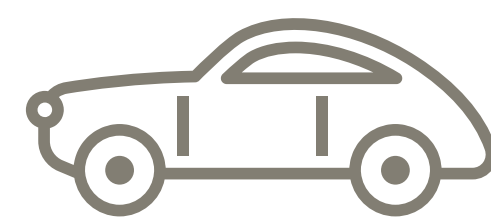
The Mullin Automotive Museum development is a significant investment in West Oxfordshire's local economy bringing with it new jobs, prosperity and opportunities for education, training and apprenticeships



Earlier this year, a Community Forum was established with a broadchurch of members across the local community, including WODC councillors, representatives from parish councils, local interest groups (ENCON), a community outreach organisation, Thames Valley Police, representatives from the car collecting community and the local flying clubs. The Community Forum meets monthly to discuss the Mullin Project and the membership is continually reviewed to ensure that all parts of the community are fairly represented.

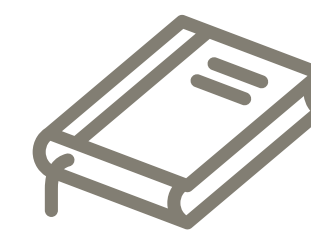
The Mullin Project is committed to delivering a world-class classic car museum in West Oxfordshire that benefits and works with the local community.

It was created with the following at its heart.



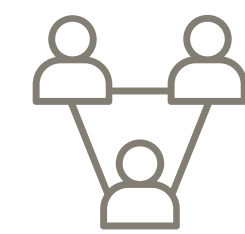
1. Collection

To display, conserve and curate the highest level of achievement in automotive design, engineering and performance.



2. Educational

To extend the museum experience in the fullest possible way to the widest possible audience, both present and future.



3. Community

To promote Oxfordshire's role in the history of the automobile.



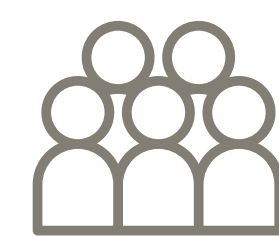
4. Intellectual

To stimulate intellectual engagement, experiment and debate regarding far-reaching issues related to automotive technology, history, design, art and culture.



5. Energy

To utilise sustainable technologies, construction techniques and materials to mitigate the environmental impact of the development as far as reasonably possible.



6. Audience

To welcome and serve audiences of all ages, ethnicity and socio-economic backgrounds through a regularly changing programme of exhibits and content.

Community Benefits

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The Mullin Automotive Museum will bring a host of local community benefits, including contribution to affordable housing, car parking for local amenities and traffic calming measures



Community Investment

The consented application agreed a £1.7m Section 106 community benefits package, which will be honoured. It includes a contribution for the delivery of local affordable housing, a car park for Great Tew Primary School and the broader community and environmental improvements, including traffic calming for Enstone and Middle Barton.

Community and Cultural Strategy

In addition to the Section 106 agreement, the project has developed a Community and Cultural Strategy, to be submitted as part of the new application. The Strategy provides details about how the aims of The Mullin Museum will be delivered, including the following benefits, which have already been discussed with the Community Forum.



Education and Training

Schools programme, apprenticeships, support for local charities working with young people on skills and employability,



Community Inclusion and Employment

Local recruitment and employment scheme, local discounts, free staff travel by shuttle bus routes, emphasis on using local suppliers and producers, spaces for community bookings



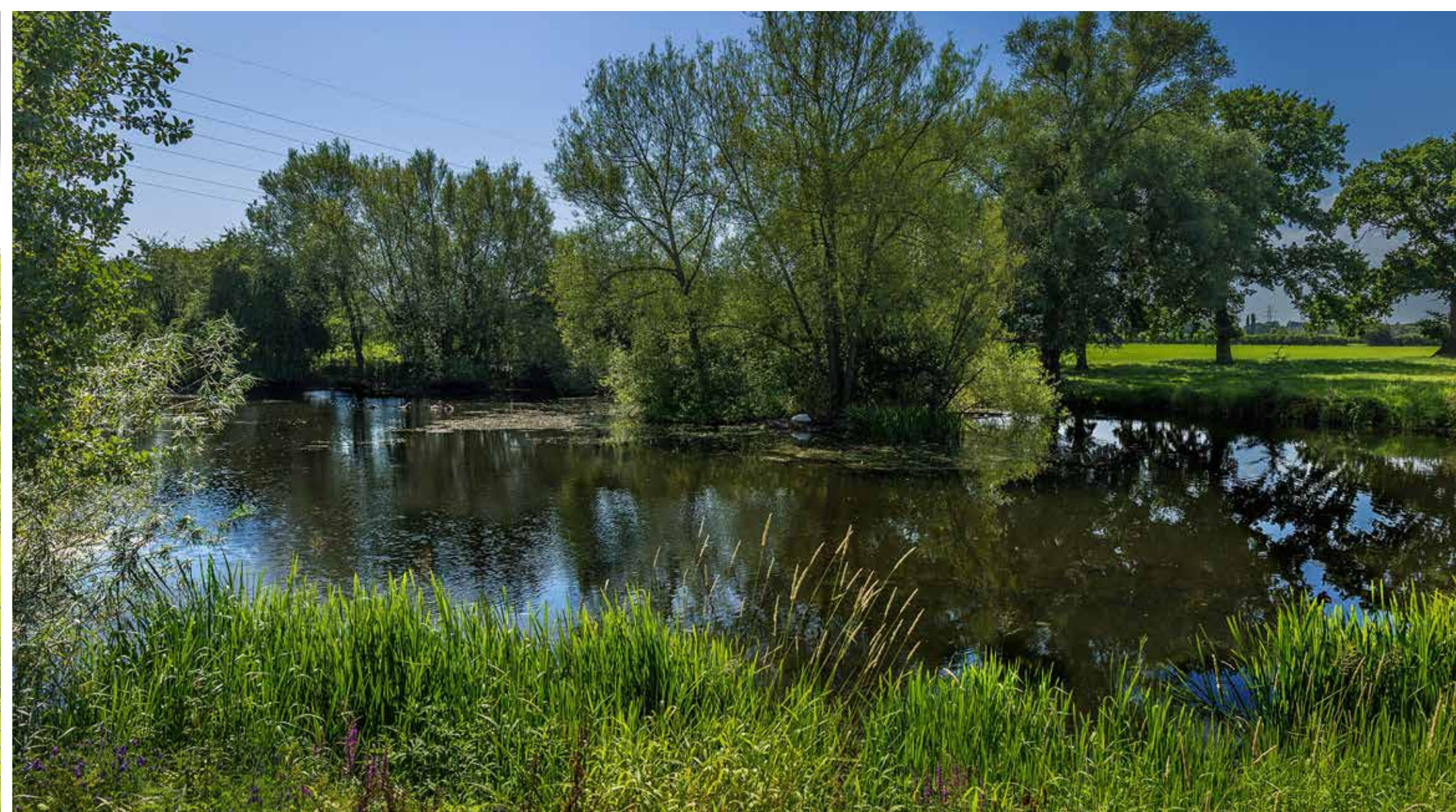
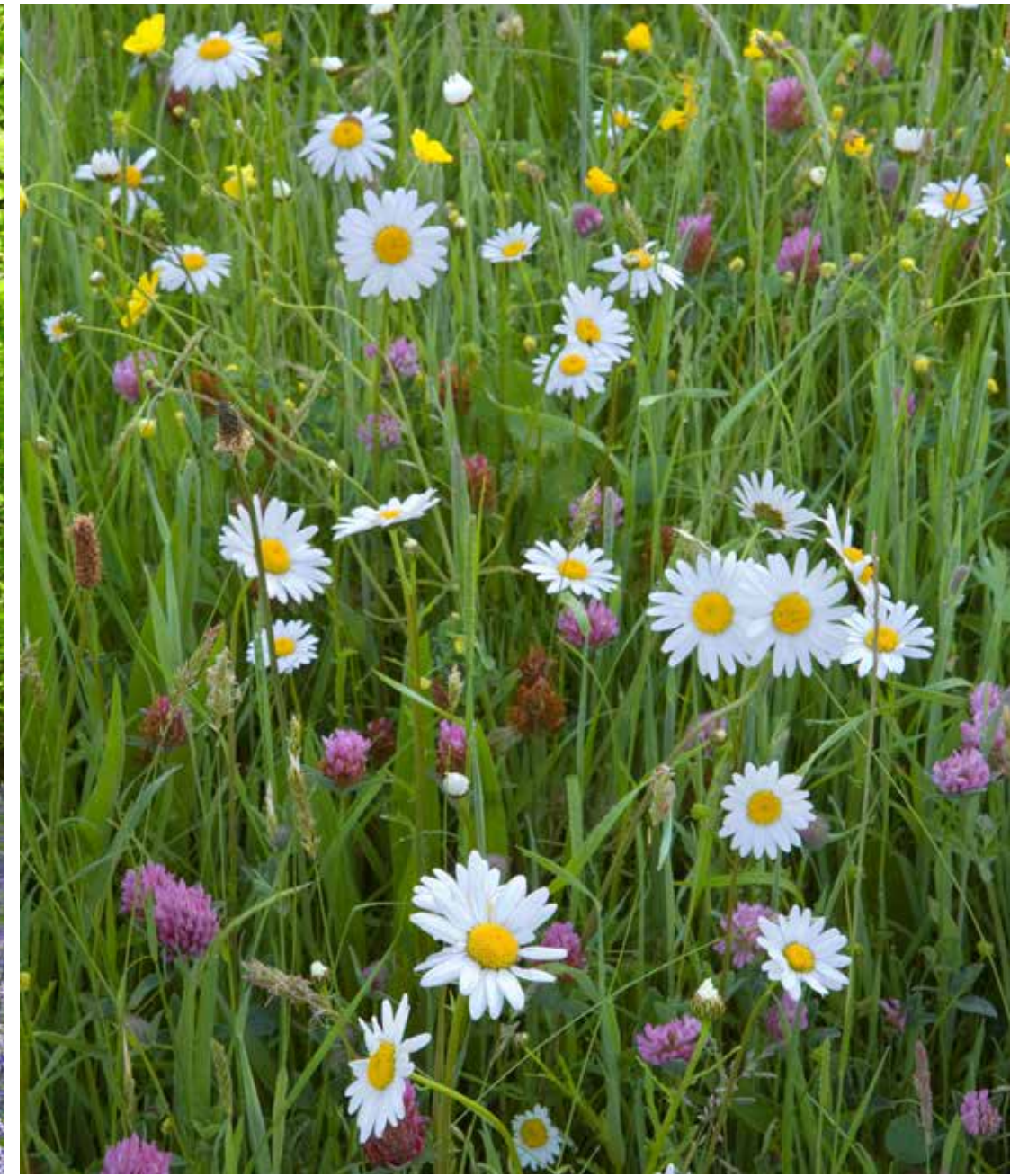
Cultural Celebration

Open days and walking tours, rewilding and biodiversity projects, history project and many more.

Landscaping and Environment

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The landscape and visual impacts of the proposed development have been carefully considered by the project landscape architects Portus + Whitton



The Mullin Automotive Museum will sit within a beautifully landscaped parkland setting with a new public right of way running through the heart of it.

The proposal would set buildings of the highest design standards into a well-wooded parkland landscape that will enhance the existing airfield site within a wider countryside setting.

All buildings are carefully sited and the outlying accommodation would include low green-roofed 1- and 2-storey structures, partly buried into sloping ground-form.

Landscape effects of the proposal would substantially enhance both landscape setting and local biodiversity.

The scheme would add substantial areas of native-species woodland, trees and hedgerows. Almost all of the remaining undeveloped land would be managed as conservation/wild-flora meadow resulting in significant ecological gain, through the retention of valued habitats and the creation of habitats and features that will be of value to a number of species.

This will improve on the degraded nature of the site as exists.

Sustainable Transport

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The project will fund many community benefits including the new proposed public car park in Great Tew and an adjacent affordable housing scheme to serve the local area



The Mullin Project is committed to encouraging visitors to use sustainable means of transport to and from the museum, as well as delivering wider local transport benefits.

The Mullin is committed to improving our sustainable transport in the future and will continue working with the Community Transport Forum.



Legally secured contributions towards a new public car park for the village of Great Tew, serving the local shops, school and amenities



The legal agreement also secures contributions towards traffic calming measures for the local villages and improvements to the access junction to the site entrance on the B4022



A shuttle bus service using vintage buses converted to electricity running to and from Oxford Parkway Station and the Park and Ride facilities



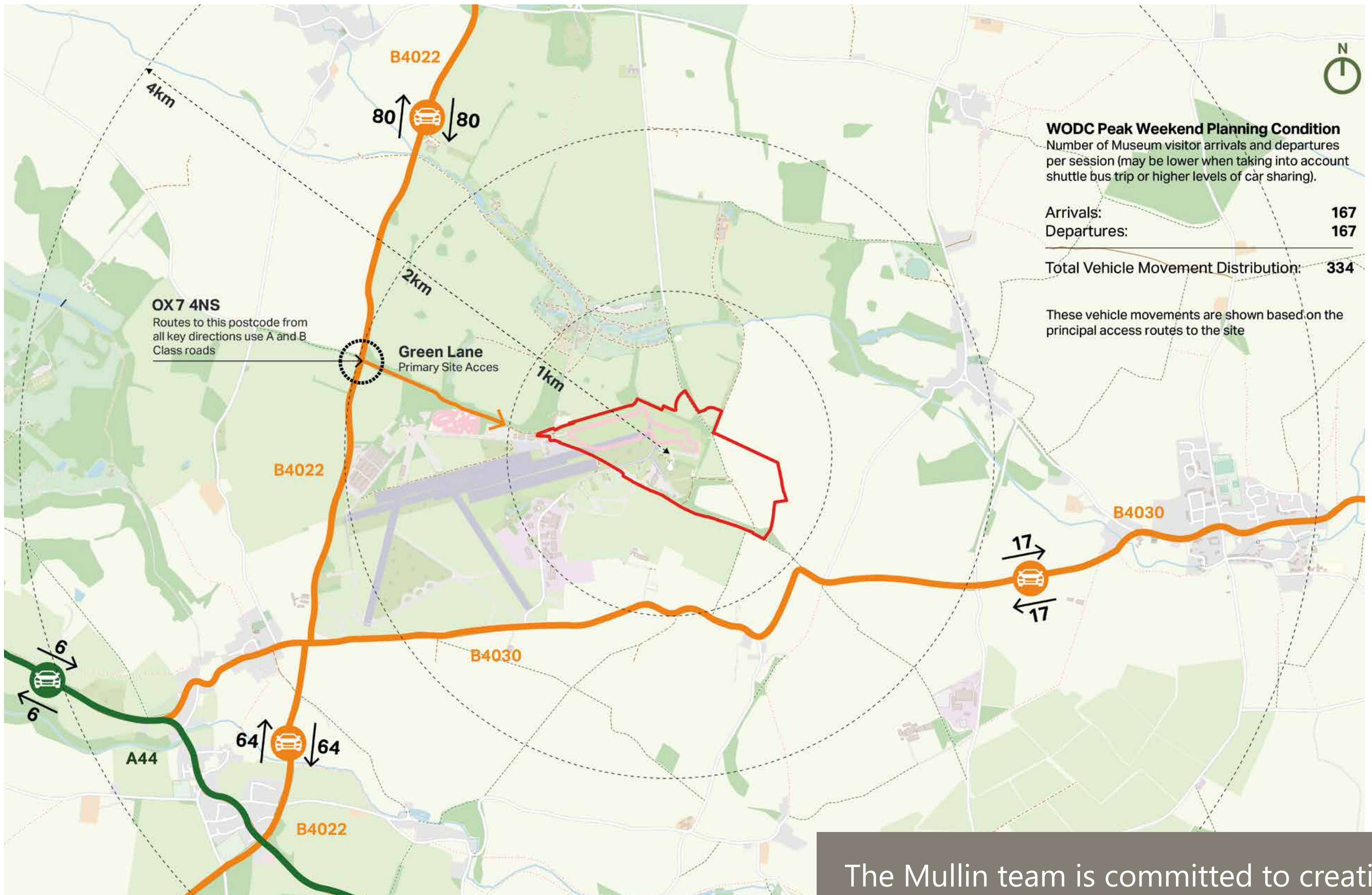
The Mullin will provide a free shuttle bus service for staff from the major towns in the area including Banbury, Woodstock, Chipping Norton and Charlbury



At least 20% of all parking spaces will be equipped with electronic vehicle chargers

Visitor Travel

Peak Traffic Distribution - number of vehicular movements per visitor session to Mullin Automotive Museum

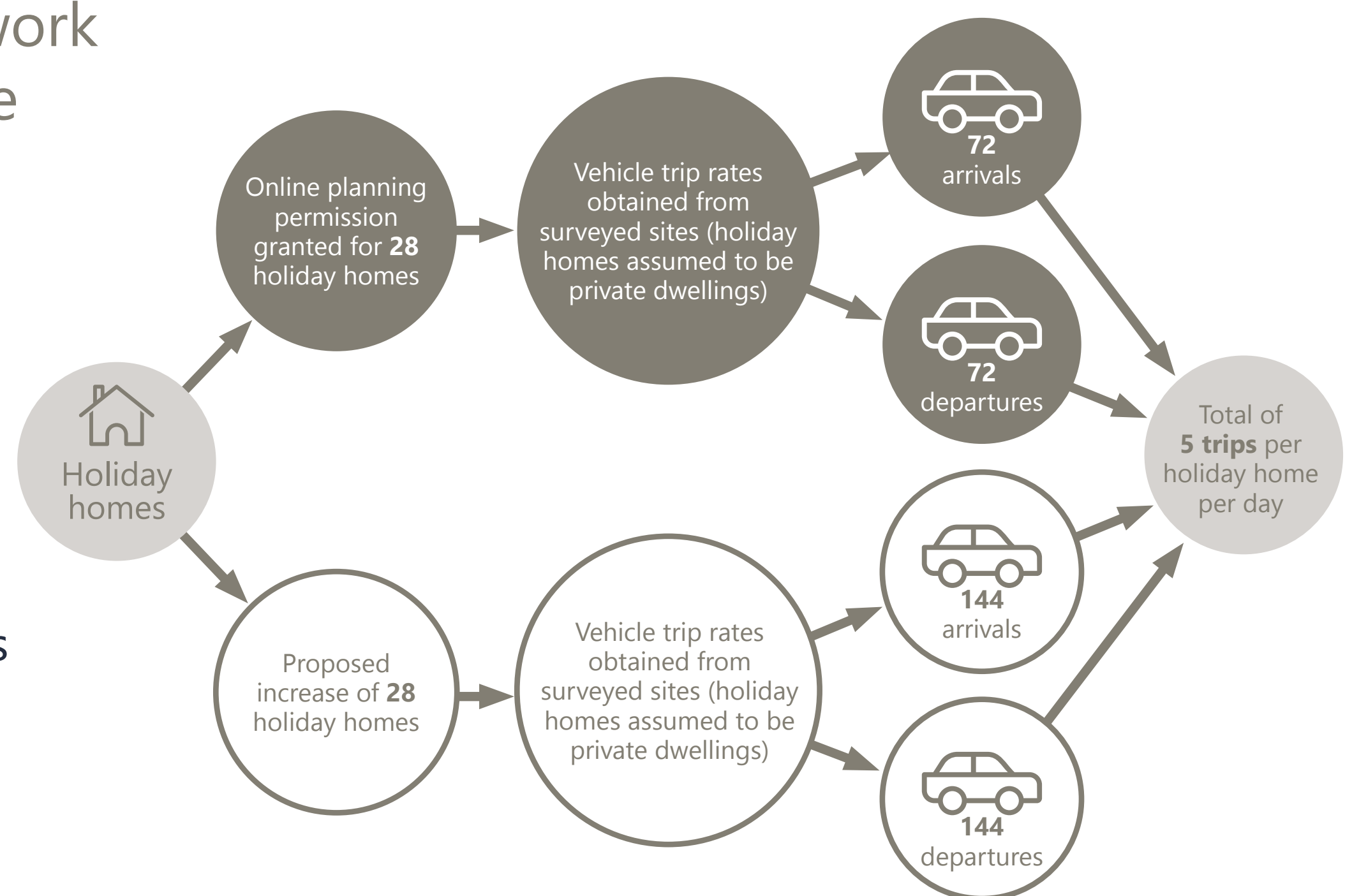


The Mullin team is committed to creating new public transport links from key transport nodes such as Oxford Parkway train station and Park and Ride.

The project team is aware that transport and traffic is a key local issue. The Community Forum is in ongoing discussions about how to ensure that traffic movements on the local road network are managed as efficiently as possible and the impact on the condition of the roads is not further degraded.

The Transport Assessment undertaken for the consented masterplan is still valid. In the context of the overall development, the traffic movements related to the 28 additional holiday homes will be minimal. There will also be a new public right of way across the south of the site, linking to existing public rights of way and giving residents more access to open spaces.

The Community Forum has discussed continuing its work after the development is complete, so the impact of the Museum can be assessed once it is open and operating alongside other visitor related businesses in the area.

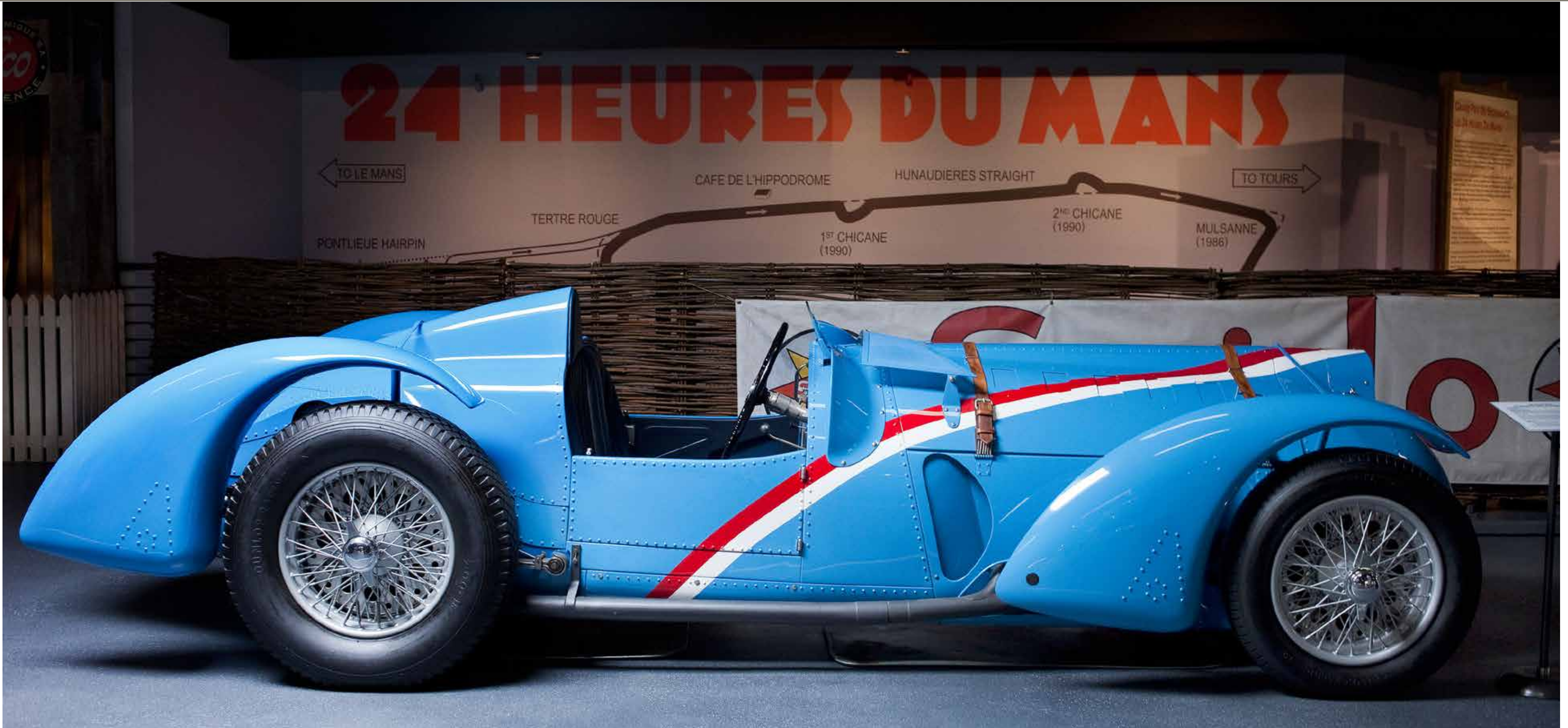


Traffic movement diagram for holiday home journeys

Next Steps and Construction

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The 1937 Delahaye 145 Grand Prix million franc is one of the most important cars in the Mullin collection



The project team will finalise the updated masterplan following public consultation and ahead of submitting a full planning application to West Oxfordshire District Council.

- Winter 2022
Full planning application submitted
- Spring 2023
Planning application determined by West Oxfordshire District Council
- Autumn/Winter 2023
Start on site
- Summer 2026
Completion of Mullin Automotive Museum

Construction

Integral to the application will be careful consideration of how the construction stage of the development will be managed to minimise its impact on the environment, traffic, neighbours and the wider community. A key part of this will be the production of a detailed Construction Traffic Management Plan, which will be first submitted to Oxfordshire County Council for approval prior to the commencement of the development.

Before any construction begins, we will be consulting our neighbours and stakeholders thoroughly to ensure our Construction Management Plan responds to feedback from local people who know the area best. Any issues during this phase of the development can of course be reported to the project team and discussed at the Community Forum.

Contact Us

Please visit our website for more information and to register for updates.

If you would like to contact the team directly, please call **0800 772 0475** or email **hello@themullinproject.co.uk**.