

Response ID ANON-8Y9D-ZD4G-7

Submitted to West End & Osney Mead Supplementary Planning Document (SPD) Consultation
Submitted on 2022-07-14 11:43:48

Your Details

1 What is your name?

Name:
Steve Dawe

2 What is your email address?

Email:
stevedawe@gn.apc.org

3 What is your organisation? (leave blank if not applicable)

Organisation:
Cowley Area Transport Group - www.catg.org.uk

4 We require your permission to contact you via email in the future. Are you content for Oxford City Council to contact you again in relation to this consultation exercise and other planning updates?

Yes

Vision

5 How important do you feel the framework will be to the wider regeneration of the West End and prosperity of the city as a whole?

Neutral

6 Have the correct issues been raised?

No

7 Do you agree with the overall approach of the SPD?

Strongly Disagree

8 Are there any issues or considerations that have been missed?

missed issues and considerations:

- a) Passivhaus standards for all new homes; Parker-Morris space standards for all new homes;
- b) Need for very low cost housing not being met in Oxford. Recommend 1600 new housing units, including sustainable retrofitting to some buildings;
- c) Designation of area as car free zone with all new homes car free by covenant, radical reduction in existing car parking and no additions;
- d) Remote working strongly encouraged for whole area, and taken into account in space provided in new and retrofitted homes;
- e) all existing green space conserved; new green spaces and tree planting essential to resist 'urban heat island' effect;
- f) related to previous point: fountains in the most formal parts of new green open spaces;
- g) green walls and roofs to be substantial feature of the area;
- h) delivery access norm to be cargo bikes/ecargo bikes whenever practical.

Green and Blue Infrastructure Strategy

9 How much do you agree with this strategy?

Strongly Disagree

10 Are there any issues or considerations that have been missed?

missed issues and considerations:

Lack of clarity about actual policies. Apart from considerations stated above, area needs better walking and cycling networks; emphasis on employment addition to be via remote working in scale of homes provided as council housing; cooperatives; secure moorings additions; keyworker part rent-party buy homes; housing association homes. Heights of buildings may set new maximum levels in this area, bearing in mind conservation of keyviewing cones.

Heritage Strategy

11 How much do you agree with this strategy?

Agree

12 Are there any issues or considerations that have been missed?

missed issues and considerations:

Identifying long-term empty industrial units as sites for adding to community and future heritage sites/facilities as well as increased emphasis on new very low cost homes.

Movement Strategy

13 How much do you agree with this strategy?

Strongly Disagree

14 Are there any issues or considerations that have been missed?

missed issues and considerations:

- a) clear commitment that this area is primarily to be characterised for walking and cycling movement with minimal access at periphery for buses/taxis - esp at rail station;
- b) very strong emphasis on pedestrianisation throughout the whole area, retaining and improving/adding to cycle network. Visitors and residents should feel that the City is highly pedestrianised in routes from Cornmarket area to rail station;
- c) reduced emphasis on speculative commercial development, focusing on improving existing businesses rather than adding more offices in particular, to keep traffic levels to absolute minimum;
- d) protecting the public from community severance by heavily used roads through severe constraints on movement other than buses and taxis esp near rail station, on Botley Road: need for Bus Gate near rail bridge.

Public Realm Strategy

15 How much do you agree with this strategy?

Strongly Disagree

16 Are there any issues or considerations that have been missed?

missed issues and considerations:

- a) public realm strategy is poor generally through under-funding, and due to utter failure to recognise implications of Climate and ecological emergencies. Funding for new or improved junctions is only applicable if substantial parts of such investment protect pedestrians and cyclists and discourage through journeys by vehicles;
- b) the public realm should be fundamentally changed in appearance by planting/allowing far more space for existing green areas - including for wildlife corridors.

Arts and Culture Strategy

17 How much do you agree with this strategy?

Neutral

18 Are there any issues or considerations that have been missed?

missed issues and considerations:

Cheaper spaces for Meanwhile use for art/music events 'pop ups' are needed.

Meanwhile Use

19 How much do you agree with this strategy?

Strongly Agree

20 Are there any issues or considerations that have been missed?

missed issues and considerations:

Green spaces to be protected from intrusive use in this generally residential area, and from damage.

Land Use Strategy

21 How much do you agree with this strategy?

Strongly Disagree

22 Are there any issues or considerations that have been missed?

missed issues and considerations:

Too much emphasis on commercial development in this area. Remote working means more homes means sustaining more local jobs, including for people who will spend in the locality-City Centre which is in walking/cycling distance for the able-bodied. Good new and retrofitted homes means more remote workers can live in them. This is the wrong place for warehouses or other businesses requiring substantial delivery vehicles.

Built Form Strategy

23 How much do you agree with this strategy?

Disagree

24 Are there any issues or considerations that have been missed?

missed issues and considerations:

- a) higher density very low cost housing has to be an over-arching social priority throughout this area;
- b) greater emphasis on apartment blocks up to the maximum height permissible in this area should inform strategies about built form.

Transformational Sites: Osney Mead

25 How much do you agree with this approach?

Strongly Disagree

26 How important do you feel the redevelopment of this area will be to the wider regeneration of the West End as well as serving the city as a whole?

Neutral

27 Are there any issues or considerations that have been missed?

missed issues and considerations:

Ensuring minimal vehicle access through removing car parking and ensuring all new and retrofitted homes are car-free by covenant or similar. Cycle access through the area near the Environment Agency depot/Lock is very poor with cyclists forced to dismount. This should be addressed by ensuring an uninterrupted cycle route through this area.

Transformational Sites: Frideswide Square & Castle Mill Stream

28 How much do you agree with this approach?

Strongly Disagree

29 How important do you feel the redevelopment of this area will be to the wider regeneration of the West End as well as serving the city as a whole?

Important

30 Are there any issues or considerations that have been missed?

missed issues and considerations:

- a) Frideswide Square is a traffic, walking and cycling nightmare and the Botley Road badly needs a Bus Gate to turn this area into walking-cycling-Taxi-Bus and a few other exempt categories of vehicles;
- b) no action should be taken to enhance north-south or east-west connectivity for traffic;
- c) Becket Street car park should accommodate the existing coach/bus station from the Gloucester Green area plus some very low cost housing as part of an effort to reduce buses/coaches in the central area including full pedestrianisation (with cycle track) for George Street;
- d) initiatives with regard to the Castle Mill Stream should include ensuring walking and cycling networks through the area.

Transformational Sites: Oxpens

31 How much do you agree with this approach?

Strongly Disagree

32 How important do you feel the redevelopment of Oxpens will be to the wider regeneration of the West End as well as serving the city as a whole?

Neutral

33 Are there any issues or considerations that have been missed?

missed issues and considerations:

- a) potential of housing for those working remotely to add to local economy/public services;
- b) risk of long-term empty commercial properties resulting from speculative development;
- c) very low cost housing as highest social need - from sustainable retrofitting and use of brownfield sites;
- d) need to minimise traffic by ensuring new/refurbished homes and buildings retrofitted for housing are car free developments.

Transformational Sites: Station Gateway

34 How much do you agree with this approach?

Agree

35 How important do you feel the redevelopment of the Station Gateway will be to the wider regeneration of the West End as well as serving the city as a whole?

Important

36 Are there any issues or considerations that have been missed?

missed issues and considerations:

- a) ensuring pedestrianised and good cycle track networks between rail station and better pedestrianised City Centre, including radical reduction in non-priority traffic by use of Bus Gates;
- b) agreed that a better walking/cycling bridge should be created across the Botley Road eg something comparable to the bridge at Cutteslowe Park;
- c) double level cycle parking at the rail station and larger provision for ebikes/cargo and ecargo bikes.

Other Comments on the SPD

37 Please include any additional comments you have on the SPD.

additional SPD comments:

- a) Flood risk requires that surface level in new housing be for 'wet rooms', bike storage, tools and similar: main living spaces should not be at surface level;
- b) Student accommodation should ideally be realised from within the estate of the existing Universities rather than in this area;
- b) Electronic Road Pricing for Oxford City Region is essential for traffic reduction. See our report under REPORTS at www.catg.org.uk
- c) far less car parking means fewer streets to occupy space which could be for homes, bearing in mind issues with delivery cargo bikes, emergency service vehicles and utility vehicles;
- d) reference to SUDS (p13 of SPD) neglects to mention that these are not maintained, but are an 'environmental fiction.' The City needs to have a plan(SPD?) to ensure maintenance is implemented, or that impermeable surfaces are removed to allow soakaways in more places;
- e) Recession and Brexit effects are not considered in this documentation. The economic case for more and sustainably retrofitted housing in this area is that people occupying it, esp when remote working, will spend in the local economy including the proximate City Centre. So the low risk approach is to increase the resident population for the benefit of existing and new enterprises, and to ensure optimum use of new and existing community facilities. Additional offices seem highly imprudent; warehousing does not belong in this urban setting on transport and very poor employment density grounds; we also cannot know how long recessionary conditions/negative Brexit effects upon trade/GDP/skills shortages will continue;
- f) Insufficient emphasis on resisting 'urban heat island effect' throughout the entire area. This is a general Oxford planning problem. It is to be solved by pedestrianisation leading to more trees, plantings offering shade, and water features such as fountains to reduce reflected heat in summers. This can also help contribute to drainage issues, poor in many locations in Oxford due to non-maintenance of SUDS, impermeable surface additions to building frontages usually for parking and a wider failure to recognise the role of permeable surfaces in reducing flood risks and attenuating areas prone to flooding;
- g) Prosperity without Growth, by Tim Jackson (available online and 2nd edition in print form), is one of many works indicating that wellbeing and sustainability are about what we retain or conserve, what we choose to invest in for social and environmental long-term reasons and how we construct our settlements to favour quality of life rather than the abandonment of urban areas to excessive traffic movements. 'Growth' is not compatible with support for ecologically and socially sustainable development; growth in a City with very high employment is questionable especially when we have had successive Governments leaving dealing with skills shortages to miraculous and improbable interventions. In short, 1600 passivhaus very low cost homes in this area as a minimum would address actual social need as opposed to fantasy speculative development not needed anywhere.

Oxford West End Spatial Framework

38 If you are able to read through the executive summary or full Spatial Framework document please summarise your thoughts below.

comments on spatial framework :

No comment

Oxford West End Design Guide

39 If you are able to read through the Design Guide please summarise your thoughts below.

comments on design guide:

No comment

About You

40 What is your postcode?

postcode:

OX3 7HU

41 Which of the following best describes how you think of yourself?

Male

42 Which age bracket do you fall into?

age bracket:

65 - 75

43 Are your day to day activities limited because of a health problem or disability that has lasted, or is expected to last, at least 12 months?

No

44 Which of the following best describes your ethnicity?

ethnicity:

White British – English, Welsh, Scottish, Northern Ireland