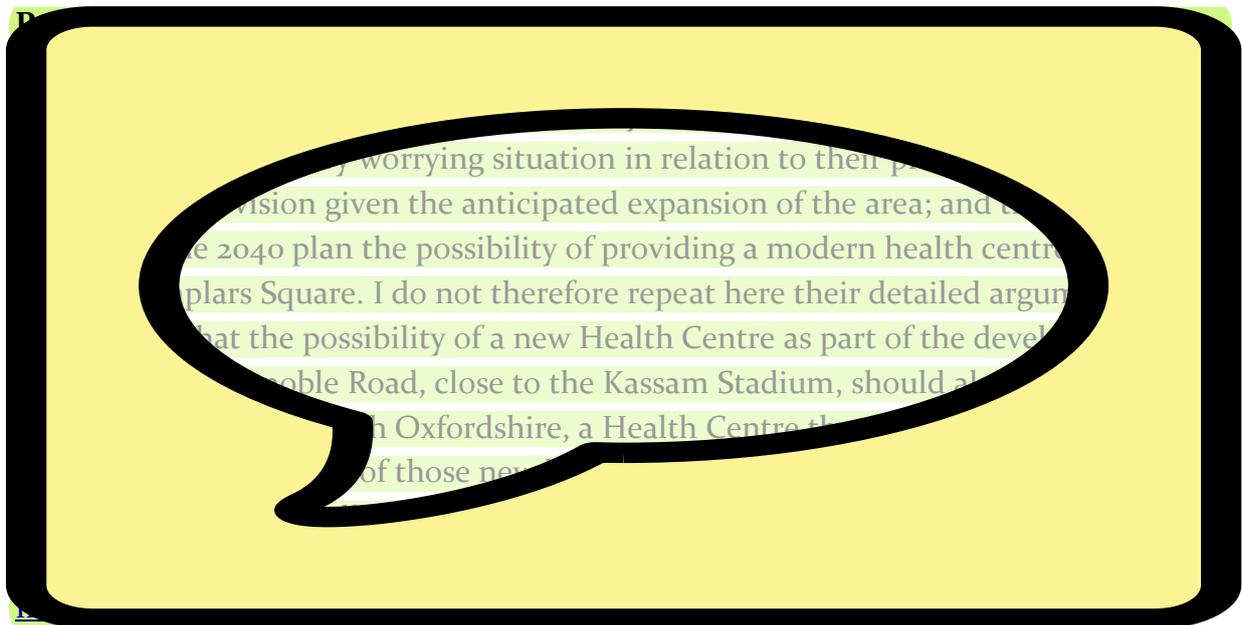


Response on Draft of Oxford City 2040 Local Plan:

████████████████████ This response is in a personal capacity. I should add that I am not an expert in planning and therefore recognize that my suggested wordings may need to be re-phrased, if the underlying arguments are in principle accepted.

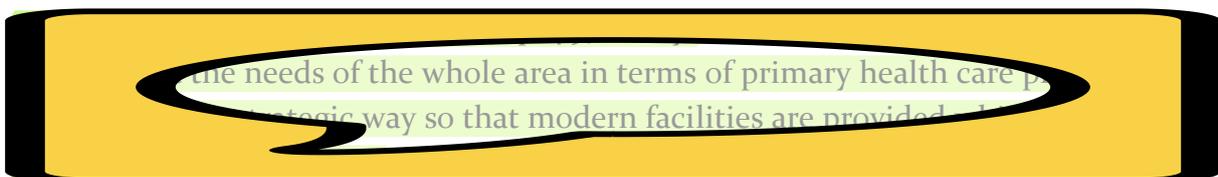
I believe that the draft of the 2040 Plan is unsound in two respects, namely;

- primary health care provision; and
- how Littlemore and the surrounding area is envisaged and planned for, given the anticipated and likely development in the next fifteen years.



The draft Plan includes in its Vision for Oxford this sentence: 'In 2040 Oxford will be a healthy and inclusive city, with strong communities that benefit from equal opportunities for everyone, not only in access to housing, but to nature, employment, social and leisure opportunities *and to healthcare.*'(emphasis added). It is essential in my view that the 2040 Local Plan both recognizes the issues raised above and leaves open possible options to meet the health care needs of this area of Oxford over the next 15 years. Otherwise, the commendable objectives set out in the Vision will not be met- and more importantly provision for residents of this disadvantaged area of South East Oxford will be even worse in the medium term than it is at present.

In terms of a suggested change of wording, I propose:



2 In policy SPS12 (Templar's Square), addition of the following wording to the paragraph beginning 'A mix of town centre and community uses are encouraged on this site':

'South East Oxford requires a new primary healthcare centre. Templars Square may be the most suitable location for this centre, and so this need should be considered in development proposals, in discussion with NHS providers. While a health centre if built as part of the anticipated development South of Grenoble Road would help to provide for residents of Littlemore as well as the new developments, this would not address the wider issues related to primary health care in South East Oxford. Therefore the wider issue needs to be addressed by all agencies involved in a strategic way.'

How Littlemore and the surrounding area is presented and envisaged: My second point relates to a failure to take account of Littlemore's current lack of adequate infrastructure and how Littlemore and the surrounding area, including the land South of Grenoble Road, is likely to change in the next few years. In terms of the first of these, there has been substantial development and new permissions for further residential development given in the last few years but almost no additional infrastructure to accompany this. Littlemore is not identified as even a local centre on page 141. While this may be reasonable at the present time given the very poor level of facilities and infrastructure of value to residents, I argue that anticipated development will make such a policy unsound in the medium-term.

The Cowley Branch Line/ Littlemore is identified as an 'area of focus' and it is anticipated that there will be substantial development, especially for housing particularly if the areas where the Kassam Stadium is located and the surrounding areas are developed and if the anticipated development South of Grenoble Road takes place. Clause 8.91 states that '*the land at Grenoble Road which lies at the southern edge of this site is a major new development site in South Oxfordshire, allocated in their Local Plan as an extension to the Science Park and for housing. This will significantly change the character of the area, and will need to be responded to both in the design of the new development at the Science Park, its connectivity and permeability and the links to future transport infrastructure provision.*' This is accurate but the implications have not been fully taken into account elsewhere in the draft Plan.

I very much welcome the planned opening of the Cowley Branch Line to passenger traffic and hope that it takes place. However, there seems to be little recognition of the opportunities that this will open up, for those living nearby especially in terms of improved public transport (both trains and bus services); and also of some of the risks unless adequate additional infrastructure is added. I believe that the area around the Kassam Stadium/ Ozone Leisure Park should be designated a local centre if there is substantial development there and south of Grenoble Road. This would have

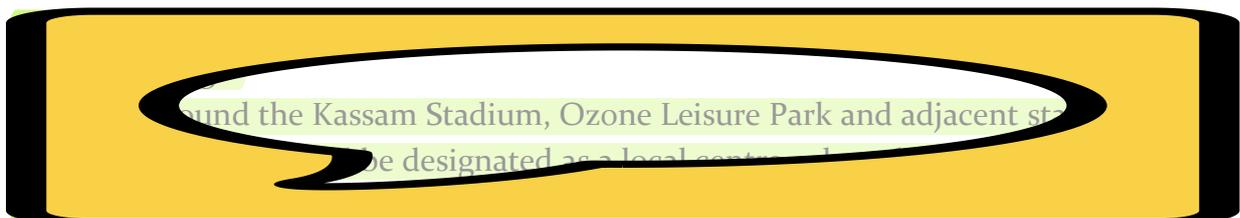
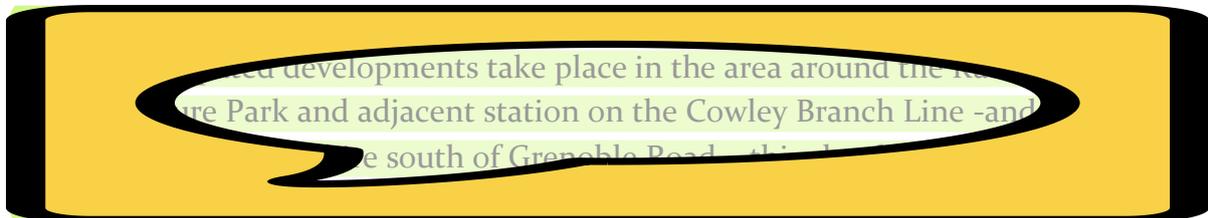
important planning implications, in terms of community facilities, retail, transport and healthcare facilities, not only for new developments but for the parts of Blackbird Leys and Littlemore which are very close.

I welcome most of the current draft policies and accompanying text proposed for this area (pp 186-191). I note that:

- SPS2 states that *'Planning permission will be granted for residential development, public open space and replacement community and/or sport and leisure facilities, and for commercial uses within the existing area of the Ozone Leisure Park only, on the Kassam Stadium and Ozone Leisure Park site. The football stadium should remain (unless it has been replaced elsewhere in Oxford or in proximity to Oxford). If the Kassam Stadium is replaced elsewhere and that part of the site becomes available for development, the minimum number of homes to be delivered is 275. Other complementary uses will be considered on their merits.'* and
- SPS3 states that *'Planning permission will be granted for residential-led development and public open space on the Overflow Car Park, Kassam Stadium site. The minimum number of homes to be delivered is 77. Other complementary uses will be considered on their merits.'*

I am concerned that these may preclude new buildings such as shops and especially facilities such as a community centre and/or health centre, which could help to avoid urban sprawl without adequate facilities easily accessible to local residents. While some of this may be provided in South Oxfordshire on the land south of Grenoble Road, the importance of this provision for adjacent areas of Oxford (and discussions with South Oxfordshire District Council to enable this) should be included in the Oxford 2040 Local Plan. I do not believe that further laboratory space or similar would be desirable, given the amount already built nearby, but do think that the complementary uses deemed appropriate should be defined.

In terms of a suggested change of wording. I propose:



3 In both SPS2 and SPS3, the sentences regarding other complementary uses should have the following addition: 'with new facilities of benefit and easily accessible to local residents such as those providing for community use and leisure and primary health care considered favourably.'

I hope that consideration can be given to changes on these lines, though I would be happy if alternative wording, with the same intention and impact, is deemed appropriate. I would be prepared to discuss this further, if this would be helpful.

Yours sincerely

D.A.Eaude (Dr)