

SUMMERTOWN AND ST MARGARET'S DRAFT NEIGHBOURHOOD PLAN - CONSULTATION STATEMENT

CONTENTS

1. INTRODUCTION	3
2. BACKGROUND	4
3. POLICY WORKING GROUPS AND FORUM CONSULTATION	7
4. NEIGHBOURHOOD CONSULTATION	14
5. FOCUS GROUPS AND WORKSHOPS	16
6. POLICY CONSULTATION	18
7. DRAFT PLAN CONSULTATION	20
8. CONCLUSION	24

LIST OF APPENDICES (INCLUDED)

Appendix 1: Survey about a Proposed Neighbourhood Plan for Summertown – Preliminary Summary

Appendix 1a: Comments by members of the Forum, made at the meeting about the Diamond Place/Ewert House development

Appendix 2: “Have Your Say” questionnaire

Appendix 2a: Analysis of comments from the "Have Your Say" questionnaire

Appendix 3: “Summertown: Heaven or Hell?”

Appendix 4: Pamphlet about the draft Plan, circulated to everyone living in the neighbourhood, asking for help

Appendix 5: Letter from R Horley, on behalf of the University of Oxford

Appendix 6: Survey of Summertown businesses, by the Retail Working Group

Appendix 6a: Comments from the Retail Survey

Appendix 7: Response from David Smith, Chief Executive of the Oxfordshire Clinical Commissioning Group

Appendix 7a: Dr Cheetham’s Brief Scheme Description of the proposed Health Centre in the Diamond Place/Ewert House development

Appendix 8: Evaluation of proposals

Appendix 9: Steering Committee response

Appendix 10: Comments on NOVSCA by the Oxford Civic Society Planning Group

LIST OF ANNEXES HELD IN SEPARATE DOCUMENTS

Annex 1 Response data from 2016 consultation

Annex 2 First Draft Plan 2016

Annex 3 Draft Plan for Consultation 2017

Annex 4 Summary of Consultation Responses

Annex 5 Committee Response to consultation

Annex 6 a Response from Highways England

Annex 6b Response from natural England

Annex 6 c Response from Thames water

Annex 6d Response from Oxon County Council

Annex 6e Response from oxLEP

Annex 6f Response from Environment Agency

SUMMERTOWN & ST MARGARET'S NEIGHBOURHOOD PLAN
CONSULTATION STATEMENT

1. INTRODUCTION

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should contain:

- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- (b) explains how they were consulted;
- (c) summarises the main issues and concerns raised by the persons consulted;
- (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

The area to be covered by the Neighbourhood Plan, and therefore which is relevant to this Consultation Statement, was designated as the Summertown and St Margaret's Neighbourhood Plan Area (SSTMNPA) by Oxford City Council on the 10th July 2013. Subsequently, the Forum itself was designated on the 22nd January 2014.

2. BACKGROUND

The Summertown and St Margaret's Neighbourhood Forum emerged out of an informal *ad hoc* group of local people formed in response to two major local concerns:

(1) the number of small shops closing and being replaced by supermarkets, which entailed the disappearance of three local sub-post offices and other specialist shops; and

(2) the prospect of an extensive development behind the main shopping centre in Summertown on what is now the Diamond Place car park and the site of the University of Oxford Ewert House adult education centre. There was a real concern that yet another supermarket would appear on this large development site, transforming the character of the neighbourhood for the worse. (See Appendix 1: *Survey about a Proposed Neighbourhood Plan for Summertown – Preliminary Summary.*)

Almost simultaneously, Parliament passed the Localism Act 2011, which encouraged communities to create Neighbourhood Forums in order to monitor local development plans and encourage local input into the planning process.

The *ad hoc* group, in consultation with the local community, decided to create a Neighbourhood Forum, with a constitution and a steering group which included elected officers and local city and county councillors. Steering Committee members were to be nominated and elected at future annual general meetings. A constitution was drafted, which was approved by Oxford City Council in June 2012. Following this, Oxford City Council were consulted on the likely boundary of the neighbourhood area, and subsequently this was identified as the electoral wards of Summertown and St Margaret's.

From the start, the officers in the steering group realised that to have a chance of success in a referendum they would have to carry the local community with them at all times, and therefore that frequent and genuine consultation would be crucial to the success of the project. Following on from this, a much greater level of consultation has been undertaken than the legislation requires, and this is set out in detail in the reports that are submitted in support of this Consultation Statement. It

is not the intention of this Consultation Statement to replicate what is in these detailed reports.

The aims of the Summertown and St Margaret's Neighbourhood Plan consultation process were:

- to 'front-load' consultation, so that the Plan was informed by the views of local people and other stakeholders from the start of the neighbourhood planning process;
- to ensure that consultation events took place at critical points in the process where decisions needed to be taken;
- to engage with as wide a range of people as possible, using a variety of events and communication techniques; and
- to ensure that results of consultation were fed back to local people and available to read (on the website) as soon as possible after the consultation events.

Continuous engagement of various stakeholders has taken place throughout the neighbourhood planning process, and has involved meetings, workshops and other events with the following consultees:

- a . Local Residents Associations and Groups
- b . Summertown and St Margaret's Neighbourhood Forum meetings
which have been open to all residents
- c . Oxford City Council

Formal and informal consultation was undertaken by the Forum members of the Summertown and St Margaret's Neighbourhood Forum, with some facilitation provided by Symons Consulting. Formal and informal consultation events took place at the following stages in the neighbourhood planning process:

- an informal consultation of the Forum members between June 2012 and October 2014 in order to set the structure for the Neighbourhood Plan;

- a formal Neighbourhood Consultation from January 2015 to March 2015 – 6 weeks;
- a series of focus groups and workshops with local businesses and interested stakeholders was held throughout 2015 to help inform the policy development process;
- a formal Policy Consultation from March 2016 to May 2016 - 6 weeks; and
- a statutory consultation stage in accordance with Regulation 14 on the draft Plan between 15th January 2017 and 26th February 2017.

This Consultation Statement provides an overview of each of the above stages of consultation in accordance with Section 15(2) of Part 5 of the Regulations. Full details are provided in the reports that support the Consultation Statement.

3. POLICY WORKING GROUPS AND FORUM CONSULTATION

The membership of the Forum is open to all residents in the two wards, which consist of approximately 7,000 households; formal membership was accorded to those residents who provided their email addresses (initially approximately 150 individuals, rising to approximately 350 by 2017). Communication was conducted by means of email, occasional newsletters from the Chair, and three open Forum meetings each year between 2012 and 2017.

After an initial Forum consultation, when members were asked to name their priorities (see Appendix 1), five policy working groups were established to concentrate on those issues that most concerned our members:

- Housing
- Environment
- Retail
- Transport
- Community, including health

Consultations by the Working Groups

The working groups were responsible for producing proposals on their respective areas of concern; for example, housing. They also systematically consulted members at the Forum meetings. Usually the members were divided into groups sitting at separate tables, and their comments were collated and later analysed (see Figure 3).

Housing

This group, chaired by Bob Colenutt, Senior Lecturer at the Institute of Urban Studies (University of Northampton), was formed on the basis of responses to invitations issued to the general membership. It held eight meetings over 18 months, with a core of three or four members present each time.

The core group met with the following organisations: University of Oxford Estates Department (about student housing); Age UK (about housing schemes for elderly

people in Summertown); and Headington Neighbourhood Forum (about Character Assessments). The Chair had a detailed meetings with Planning Officers of the City Council.

Major issues were discussed at several open meetings of the Forum, and the group produced a Housing Issues paper which was circulated to the Forum members. A paper entitled "Visions for Housing" was produced in October 2015 and a Housing Policies exhibition board was created for a drop-in session at the Baptist Church Hall in Woodstock Road. Important feedback was received on a wide range of issues. Key issues that emerged were affordability, housing on key sites, and housing for the elderly and disabled. Evidence was drawn from the Planning and Housing policy statements of Oxford City Council, the Diamond Place SPD, and Oxford City Council's Strategic Housing Market Assessment. Oxford Brookes postgraduate students prepared a report on the housing proposals of the Neighbourhood Plan.

The Housing policy working group also organised the Character Assessments of particular streets. Local residents were approached to draft them. An additional (and major) Character Assessment was the NOVSCA Appraisal, which covered the whole of the North Oxford Victorian Suburb Conservation Area. This was commissioned by the City Council, which organised the consultation. For the NOVSCA Appraisal and the report of the City Council consultation, see page 78 of the Neighbourhood Plan. Also worth noting is Appendix 10 (*Comments on NOVSCA by the Oxford Civic Society Planning Group*), consisting of comments by the Oxford Civic Society Planning Group which the City Council included in its consultation.

Environment

This group was chaired by Sam Clarke (Director of Low Carbon Oxford North), and members included Professor Brenda Boardman, Rebecca Nestor, and Councillor Jean Fooks. The group consulted Low Carbon Oxford, Oxford North Community Renewables, and the Berkshire, Buckinghamshire, and Oxfordshire Wildlife Trust. The group's proposals, once formulated, were presented at three Forum meetings,

and feedback from participants contributed to the formulation of the Plan's proposals.

Retail

The Retail Group consisted initially of Kristie and Richard Davies who set up the COOK franchise in the main Summertown retail centre; Philip Cresswell, trading as The North Oxford Handyman; and Lucy Mori, a consultant who advises architects on business possibilities. Later Dan Channer, Managing Director of Finders Keepers, a lettings agency, joined the group. They worked hard to involve the retail community, organising a meeting at Carter Jonas, a large estate agent and employer in Summertown; had a stall at the Summertown Farmers' Market; and held a workshop at St Margaret's Institute. They also organised a survey of local businesses and collated the results. See Appendix 6: *Survey of Summertown businesses, organised by the Retail Working Group* and Appendix 6a: *Comments from the Retail Survey* .

Transport

This group was chaired by Neil MacLennan. Other members were chosen for their special interests and



Photo 6: Banbury Road, Summertown: the main retail centre, with a variety of shops (but no post office).

expertise. They included

Peter Thompson, Chair of the Oxford Civic Society, who is a local Sustrans warden and a member of Cyclox; Jean Fooks, local City and County Councillor; Mike Schofield, a transport planner; Sadie Page, Oxford City Council Policy Officer; and Tony Dale, Footpaths Officer for the Ramblers' Association. Planning issues identified as important by local residents which influenced the group's proposals included access to Summertown shops, businesses, and visitor facilities; car parking; commuting to, from, and through Summertown; cycle paths and routes; public footpaths; bus services; rail travel; the construction of Oxford Parkway Station and revamp of Oxford Station; and bus-interchange proposals. Members of the group met to discuss the Corridor Study of Banbury and Woodstock Roads, and in September 2016 met Tom Morris from the City Council and Robert Freshwater and other County Council transport planners to discuss their draft transport policies.

Health and Community

This group was chaired by former City Councillor Jim Campbell. Members included Dr Matthew Cheetham, who led on the health-centre proposals and on contact with the NHS; and Dr Alison Hill, an expert in local health statistics and epidemiology. A significant proposal concerned the protection of existing allotments (Marston Ferry Association and Trap Grounds Association) and the future of Alexandra Park and tennis courts. On the subject of elderly people's access to community facilities and opportunities, the group consulted the North Oxford Association and Tricia Brant, the Community Development Worker for older people, working for Age UK Oxfordshire in partnership with St Margaret's Institute Community Centre and St Margaret's Church. They also contacted the Canal and River Trust for advice on how best to preserve the amenities of the canal corridor.

Dr Cheetham approached the relevant NHS officers about the viability of establishing a local medical centre and met with an encouraging response (Appendix 7: *Response from David Smith, Chief Executive of the Oxfordshire Clinical Commissioning Group*). He also drafted an initial floor plan, showing how the proposed centre might fit into the SPD (Appendix 7a: *Dr Cheetham's Brief Scheme Description of the proposed Health Centre in the Diamond Place/Ewert House development*).

Forum Consultation

From March 2013, regular Forum meetings were held with specific issues discussed. During these regular Forum meetings, i.e. meetings open to all members, the Forum concentrated on particular issues, and members were systematically consulted by the working groups as they began to shape their proposals for the Plan. (See Figures 1 and 2: examples of publicity



Figure 1: A poster for a Forum meeting, displayed on all the community noticeboards in the area. Note the reference to the presence of the City planning officers, and the need for

materials; and Figure 3: an example of how the members were consulted on Retail issues.)

A list and description of these Forum meetings is provided in the section below.

Forum (Public) Meetings

15 March 2013: an open meeting discussed local developments, including proposals for a large site in the north of the area (333 Banbury Road), which was potentially to be developed for housing but at a later stage was identified as the location for a private tutorial college. Part of the meeting was devoted to guidelines on how to write Character Assessments.



Figure 2: A poster for the first Annual General Meeting, held in October 2013. Note the reference to feedback from the previous workshop.

2 April 2013: a meeting was held to discuss the Supplementary Planning Document (SPD) for the Diamond Place/Ewert House site, which included proposals for a new health centre. (This was part of a formal consultation process initiated by Oxford City Council.) The main speakers were Michael Crofton-Briggs and Sarah Harrison from the City Council, and Dr Matthew Cheetham from the Summertown Health Centre. They explained the key features of the SPD. Members were encouraged to comment on the issues raised.



Figure 3: A display at the Forum meeting held on 13 October 2013 to discuss Retail developments, recording the views of members of the public.

8 and 9 June 2013: a publicity drive to raise awareness featured a marquee outside the Co-Op store in Summertown and a stall at the Summertown Farmers' Market. Issues raised included the need for more cycle parking, and the importance of maintaining existing car-parking provision in the Diamond Place area.

13 June 2013: an open meeting held to discuss retail-related issues was addressed by speakers including Jonathan Reynolds and Ian Nicholson, representatives of the local retail community, who discussed current and future trends, such as the increase in online shopping, and whether there is still a need for local shops.

30 June 2013: retail development was the theme of a Forum meeting. Speakers included Jonathan Reynolds, Fellow in Retail Development at the Said Business School, and Ian Nicholson, adviser on commercial opportunities. Key issues were the absence of a post office in Summertown; the extent of parking provision; and the variety of shops available to the local community. The general feeling of the group was that the retail sector in Summertown was vibrant, but that commercial realities did not accord with local people's wishes for greater variety. The group broadly supported the retail elements in the SPD; as a particular problem they noted the disruption caused by large lorries delivering to local shops, for example Marks & Spencer and the Co-Op, and driving across areas well used by pedestrians between 7 and 10 in the morning and 3 and 6 in the evening.

4 September 2013: Sarah Harrison from the City Council Planning Department



presented the council's latest thinking on the SPD for Diamond Place/Ewert House (see Photo 1). Appendix 1a (*Comments by members of the Forum, made at the meeting about the Diamond Place/Ewert House development*) records members' comments, collated by the steering group.

Photo 1: Sarah Harrison (Oxford City Planner) addresses a public meeting, explaining the City Council's proposals for the Diamond Place development.

10 October 2013: at the first Annual General Meeting of the Neighbourhood Forum the constitution was formally adopted, and the officers and members of the steering committee were confirmed. The Chair presented feedback to the working groups, and Dr Matthew Cheetham produced an update on the proposed new health centre.

2 April 2014: Sarah Harrison presented further updates on the SPD at an open Forum meeting.

14 June 2014: the steering group invited representatives of local residents' associations in the Forum area to a meeting intended to raise awareness and discuss issues of common concern.

15 September 2014: Richard Bradley from the Oxford Civic Trust addressed an open meeting, reporting on how other neighbourhood plans were progressing.

30 October 2014: the main theme of the second AGM was Transport, addressed by speakers who included Peter Headicar (former Reader in Transport Planning at Oxford Brookes University); Phil Southall (Operations Director of the Oxford Bus Company); and Martin Sutton (Director of Stagecoach Oxfordshire). There was an animated question and answer session, and feedback was collated by the Transport working group.

4. NEIGHBOURHOOD CONSULTATION

A broad Neighbourhood Consultation was launched in January 2015 once the Forum had been officially designated by Oxford City Council. Although not a statutory requirement of the neighbourhood planning process under the Neighbourhood Planning Regulations 2012, the consultation lasted until March 2015, following the standard 6 week statutory consultation timescale.

The Neighbourhood Consultation aimed to facilitate the community and stakeholder engagement needed to produce an informed and relevant community-led Neighbourhood Development Plan for Summertown and St Margarets through the following actions:

- All local media were informed of the consultation through press releases.
- All households in the designated SSTMNPA (7,000) had an A4 colour questionnaire entitled “Have Your Say” (see Appendix 2: *“Have Your Say” questionnaire*) distributed to them, with various options for returning the questionnaire.
- An online survey was developed, launched and publicised through publicity materials and the Summertown and St Margaret's Neighbourhood Forum website.
- The Summertown and St Margaret's Neighbourhood Forum website also contained further detailed information to help explain the leaflet and online survey.
- Community engagement events were held across the Summertown and St Margaret's wards to help publicise the consultation, engage with residents and give out consultation leaflets.

The results of this consultation were used to gather views about what should be included in the plan. Nearly 150 responses were received.

These responses were analysed, categorised into specific areas, and submitted to each of the five policy working groups in order for them to incorporate into their policy

development process (See Appendix 2a *Analysis of comments from the "Have Your Say" questionnaire*).

5. FOCUS GROUPS AND WORKSHOPS WITH STAKEHOLDERS

Following on from the broad Neighbourhood Consultation, the Forum, and the policy working groups, using the information gained from the consultation, held a series of workshops, focus groups and meetings to help develop the draft Plan policies. These meetings are set out below:

5 March 2015: a meeting about Housing was addressed by Professor Danny Dorling, (Oxford University Department of Geography); Laura Higgins (Oxford City Planning Department); and Dan Channer (Managing Director of Finders Keepers letting agency). (See Photo 2.)



Photo 2: Dan Channer addressing the Forum on housing at the Baptist Church in Woodstock Road.

1 and 8 July 2015: an open meeting offered workshops on how to write Character Assessments.

21 September 2015: a meeting about Environment and Open Spaces was addressed by Sir Muir Gray (see Photo 3), a writer and speaker on public health issues, and Margaret Shannon from the City Council's Leisure Department. There was a Question and Answer session, and participants raised issues of concern.



Photo 3: Martin Roberts, chairing a meeting of the Forum, introduces Professor Sir Muir Gray (seated on the dais, nearest the camera), who addressed the meeting on healthy living and well-being.

6 October 2015: a public drop-in event at the North Oxford Community Centre from 4.30 to 8.30 pm gave an opportunity for the working groups to present and discuss their ideas. (See

Photos 4 and 5.)



Photo 4: Students on a master's course at Oxford Brookes University displayed their vision for the Diamond Place/Ewert House development. In the centre: Sam Clarke, Chair of the Neighbourhood Forum, talking to Maita Kessler (Senior Lecturer, Oxford Brookes Department of Sustainable Development).



Photo 5: *A member of the public views an exhibition of the students' work at the North Oxford Community Centre.*

2 November 2015: at the third AGM, issues of common concern were addressed with representatives of the Wolvercote Neighbourhood Forum, the Headington Neighbourhood Forum, and Friends of Cutteslowe and Sunnymead Park. This was followed by a structured discussion, and members were asked to rank the issues in order of their own priorities.

6. POLICY CONSULTATION

In March 2016, the Forum decided to test the draft Plan policies which the policy working groups had developed through a policy based questionnaire, entitled “Summertown: Heaven or Hell?” (see Appendix 3: *“Summertown: Heaven or Hell?”*).

As with the Neighbourhood Consultation, although not a statutory requirement of the neighbourhood planning process under the Neighbourhood Planning Regulations 2012, the consultation lasted until May 2016, following the standard 6 week statutory consultation timescale.

The following actions were taken to publicise this consultation:

- All local media were informed of the consultation through press releases.
- All households in the designated SSTMNPA (7,000) had a A5 folded colour questionnaire entitled “Summertown: Heaven or Hell?” (see Appendix 3: *“Summertown: Heaven or Hell?”*) distributed to them, with a FREEPOST option for returning the questionnaire.
- An online survey was developed, launched and publicised through publicity materials and the Summertown and St Margaret's Neighbourhood Forum website.
- The Summertown and St Margaret's Neighbourhood Forum website also contained further detailed information to help explain the leaflet and online survey.
- At the public meeting held on March 17th, we invited the 86 people attending to write up their hopes and fears for the area. There is a summary of these available in Appendix 3a.
- An open meeting was held during the consultation at which the speakers were Peter Thompson (Chair of the Oxford Civic Society); Ian Scargill (Chair of the Oxfordshire Green Belt Network); Andrew Dawson (an architect in private practice); and Tom Morris (Senior Planning Officer with Oxford City Council).

A total of 78 questionnaires were completed . The returned questionnaires were analysed, and the results were shared with the policy working groups, the data being in Annex 1. The conclusion is shown in the first draft plan, Annex 2.

7. DRAFT PLAN CONSULTATION

The consultation version of the draft Summertown and St Margaret's Neighbourhood Plan was consulted on through a statutory consultation stage in accordance with Regulation 14 on the draft Plan between 15th January 2017 and 26th February 2017. The draft consultation plan is shown in Annex 3. The following actions to publicise the consultation took place:



Figure 4: *Publicity for the draft Plan, which was also included on the website and on social media, with opportunities for members of the public to make comments.*

- All local media were informed of the consultation through press releases.
- A hard copy of the draft Plan was made available at the North Oxford Association, the local library as well as at the farmers market,
- All households in the designated Forum Area

(7,000) had a leaflet delivered to them (see Appendix 4: *Pamphlet about the draft Plan, circulated to everyone living in the neighbourhood, asking for help*),

- An online survey was developed, launched and publicised through publicity materials and the Summertown and St Margaret's Neighbourhood Forum website.
- The Summertown and St Margaret's Neighbourhood Forum website also provided further detailed information to help explain the draft Plan and online survey.
- All required Statutory Consultees (under Regulation 14) were sent a copy of the draft Plan for comment through email.



Photo 7: *Members of the steering committee talk to a member of the public about the draft Plan.*

- Members of the public were consulted over six consecutive Sundays at an information stall at the Summertown Farmers' Market.
- Talks were given at Cherwell School and Oxford High School for Girls as a means of consulting younger people.

- Leaflets were sent to a range of interested parties including businesses and representative social and community organisations, especially of hard to reach groups.
- A talk was given to residents of the Ritchie Court retirement home.
- Various social media and online forums were engaged to raise the profile of the consultation and to stimulate debate.

Overall, 89 responses were submitted as part of the consultation, either from members of the public, local stakeholders or from Statutory Consultees. These responses were collated and a recommendation document was provided for the Forum Steering Committee (see Annex 4: *Summary of consultation responses*, and Annex 5 Steering committee actions) which evaluated every policy in relation to the comments received. After careful consideration of his report, the Steering Committee identified those draft policies which needed further work, and redrafted them.

A full list of the Statutory Consultees consulted during this process is set out below, together with a list of other organisations and other persons consulted. Their responses are set out in Annex 6

Statutory Consultees approached

- Oxford City Council
- Oxfordshire County Council
- South Oxfordshire District Council
- Vale of White Horse Council
- Wolvercote Neighbourhood Forum
- Old Marston Parish Council
- Natural England
- Environment Agency
- Historic England
- Highways England
- Three Ltd
- EE Ltd
- Vodaphone Ltd
- SSE Ltd
- Oxon Clinical Commissioning group

- Oxon Primary Care Trust
- Homes and Communities Agency

Other Organisations Consulted

- *Local Residents' Associations*
 - Cutteslowe Community Association
 - Friends of Cutteslowe and Sunnymead Park
 - Headington Neighbourhood Forum
 - St Margaret's Area Society
 - Wolvercote Neighbourhood Forum
- Age UK Oxfordshire
- Canal and River Trust
- Low Carbon Oxford
- Berkshire, Buckinghamshire, and Oxfordshire Wildlife Trust
- North Oxford Community Association
- Oxford North Community Renewables
- Oxford University Estates Department

Individuals consulted

- Dr Brenda Boardman (Emeritus Professor and Fellow at the Environmental Change Institute)
- Richard Bradley (Oxford Civic Trust)
- Dan Channer (Managing Director, Finders Keepers)
- Dr Matthew Cheetham (GP, Summertown Health Centre)
- Andrew Dawson (architect in private practice)
- Professor Danny Dorling (School of Geography, University of Oxford)
- Sir Muir Gray, CBE, FRCPSGlas, FCLIP
- Peter Headicar (former Reader in Transport Planning, Oxford Brookes University)
- Maita Kessler (Senior Lecturer, Oxford Brookes University Department of Sustainable Development)
- Dr Robert Mather (Senior Partner, North Oxford Medical Centre)
- Ian Nicholson (retail sector)
- Maria Parsons (Canal Heritage Project)
- Victor Ragoczy (developer)
- Jonathan Reynolds (retail sector)
- Ian Scargill (Chair, Oxfordshire Green Belt Network)
- Phil Southall (Oxford Bus Company)
- Martin Sutton (Stagecoach Oxfordshire)
- Senior pupils at Oxford High School for Girls
- Students at Cherwell School
- Peter Thompson (Chair, Oxford Civic Society)
- Residents of Ritchie Court retirement home

8. CONCLUSION

As demonstrated by this statement and its appendices, throughout the lifetime of the Neighbourhood Forum (2012–2017) the local community, and appropriate stakeholders were frequently and systematically consulted, as required under the 2012 Neighbourhood Planning Regulations.

This Consultation Statement and the supporting consultation reports are therefore considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Appendix 1: Survey about a Proposed Neighbourhood Plan for Summertown – Preliminary Summary

Survey about a proposed Neighbourhood Plan for Summertown – preliminary summary

(not including question 7 (wider issues) yet)

- the purpose of the survey was to raise awareness of
 - the possibility of forming a Neighbourhood Forum (= possibly a Neighbourhood Plan)
 - the proposed development of Diamond Place/Ferry centre car park/Ewert Place
- to see what are the main concerns of residents about future planning and development – especially the shopping district
 - especially in view of the City Council's decision to allow development of Diamond Place/Ferry centre car park/Ewert Place for mixed development (parking/retail/residential)

The survey

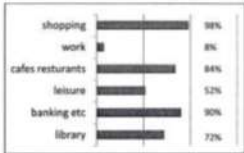
About 6000 people were sent paper copies of survey forms
133 people responded (37 online - link from summertown.info - thanks to Nick Hardyman)

AREA SURVEYED: SUMMERTOWN AND ST MARGARET'S WARDS



Responses:

Q2. Which of the following do you use SUMMERTOWN FOR?



'Other' responses included: Health centre, dentist, NQA, playgroups and toddler groups, church, classes at Ewert House and Ferry Centre, transport links, North Wall Theatre, Sculpture Garden, Alexandra Courts, public events.

Q3 DO YOU SUPPORT THE IDEA OF A NEIGHBOURHOOD PLAN FOR THE SUMMERTOWN COMMERCIAL AREA?

Yes	115	No	5	Don't know	13
-----	-----	----	---	------------	----

Appendix 1a: Comments by members of the Forum, made at the meeting about the Diamond Place/Ewert House development

Summertown/St Margarets Neighbourhood Forum Diamond Place Ewert House Development Brief Workshop at NOA, 04/09/2013

Summary of Table Findings

First **some questions** raised:

- Do we have statistical evidence for how much the car parks are currently used?
- Can we have underground, or roof top, parking?
- Is there any way in which rents of new retail outlets can be kept at a level to encourage independent and local traders?
- Will the City retain ownership of all of its own land, or will they sell to developers?
- Ian Nicholson, using money from Central Government's High St Innovation Fund, helped to achieve a good mix of new national and local shops in Wantage? Can OCC follow his example?
- Could a new Health Centre be located initially in Ewert House? (We can't wait ?4/5 years until development is completed)

What should be included on the Site?

- *Generic*
 - ⌄ Health Centre with full support services and good parking;
 - ⌄ Key Worker Housing;
 - ⌄ Sheltered Accommodation for elderly and vulnerable.
- *Specific* (we recognised that this is no more than a wish list)
 - ⌄ Hardware/DIY
 - ⌄ Garden Centre
 - ⌄ Post Office
 - ⌄ Haberdashery
 - ⌄ Cinema (one strong proponent)

What is important is to have a good mix

How should Site be developed?

Piazza with Fountain and Trees (on site of present pond);

Tree planting throughout (in planters if appropriate);

No buildings above 3 storeys;

Variety of heights and rooflines;

Much more cycle parking;

One way system (using Diamond Place and Ewert Place) in and out of new area;

What is vital is to open up the development brief area from the west, so that Summertown is not just a collection of shops along two sides of Banbury Road (with Oakthorpe Road, South Parade and Rogers Street). New area must be accessible, inviting and well signed.

Jim Campbell, Facilitator 05/09/2013

Appendix 2: "Have Your Say" questionnaire

HAVE YOUR SAY

FROM YOUR SUMMERTOWN AND ST MARGARET'S NEIGHBOURHOOD FORUM

OUR NEIGHBOURHOOD HAS CHANGED
IS CHANGING
AND WILL CHANGE FURTHER

SIGNIFICANT DEVELOPMENTS ARE PLANNED FOR

POWERFUL TRENDS ARE DRIVING LOCAL CHANGES

Housing: Such are local property values that our neighbourhood is of considerable interest to developers. Many people want to live here but prices are becoming unaffordable. The new Neighbourhood Plan will help to ensure that the area remains a desirable place to live.

Traffic: For many years a major issue for us, what will be the impact on local traffic, on roads and pavements as well as on the environment, of the new roads, station at Water Eaton, planning road and of the proposed major Northern Gateway development?

Work: As you want, for example, a modern accessible medical centre and Summertown Library to have a secure future?

DO YOU WANT TO HAVE A SAY IN INFLUENCING DEVELOPMENTS LIKE THESE?

If you answer 'yes', then if you have not already joined, or become a member of our Neighbourhood Forum and to get involved in the work continuing to create a Neighbourhood Plan.

Our Neighbourhood Forum
We have been working since 2011 and the City Council formally recognised it in January 2012. In recent months we have been looking at a Neighbourhood Development Plan to ensure that our community has a say in how the area is developed and to plan for the future. Our NDF is made up of people who live in the area and who are passionate about the area. It is made up of people who are passionate about the area and who are passionate about the area.

Our Neighbourhood Plan
The plan will set out the vision for the area and will be a legal document that will guide the development of the area. It will be a plan that will be agreed by the community and the City Council. It will be a plan that will be agreed by the community and the City Council.

COMMUNITY AND LEISURE
Including Health shared by St Margaret's

ENVIRONMENT AND SUSTAINABILITY
shared by St Margaret's

HOUSING
shared by St Margaret's

RETAIL
shared by St Margaret's

TRANSPORT
shared by St Margaret's

We are aiming to have the Plan finished by late 2015. For more information, see our website which can be accessed at: <http://www.summertownstmarginetforum.org.uk>

If you are not yet a member of the forum, you can make contact with Michael, Beth or Rachel at info@summertownstmarginetforum.org.uk

If you would like to help in any way, please contact the Chair by email at chair@summertownstmarginetforum.org.uk or by letter to 10, Franchise Road, Okeford, NCH or St Margaret's Institute.

And please complete the questionnaire available either online via our website or by hand. It can be delivered to the Summertown Library, NCH or St Margaret's Institute.

Your comments will be very helpful as we move to move detailed work on the Neighbourhood Plan.

SOME DATES FOR YOUR CALENDAR

Thursday 12 March: The Spring Forum meeting with the Chair, 7.00pm, St Margaret's Institute.

1pm, January/February: Details to follow by members and all our website - leading to consider the City Council's initial plans for the new housing development.

Many thanks
Marie Roberts (Chair)

More about Neighbourhood Forums and Neighbourhood Development Plans
What is a Neighbourhood Forum?

The Localism Act of 2011 enables local communities to create Neighbourhood Forums that have a say in the development of the area. It is a way for the community to have a say in the development of the area. It is a way for the community to have a say in the development of the area.

What is a Neighbourhood Development Plan?

Neighbourhood Development Plans are a way for the community to have a say in the development of the area. They are a way for the community to have a say in the development of the area. They are a way for the community to have a say in the development of the area.

Neighbourhood

The plan will set out the vision for the area and will be a legal document that will guide the development of the area. It will be a plan that will be agreed by the community and the City Council. It will be a plan that will be agreed by the community and the City Council.

COMMUNITY AND LEISURE
1. The Neighbourhood Forum should be a modern, accessible, and inclusive place.
2. There should be enough facilities for the community to use.
3. There should be enough facilities for the community to use.

ENVIRONMENT AND SUSTAINABILITY
4. The plan should be a plan that will be agreed by the community and the City Council.
5. The plan should be a plan that will be agreed by the community and the City Council.

HOUSING
6. The plan should be a plan that will be agreed by the community and the City Council.
7. The plan should be a plan that will be agreed by the community and the City Council.

RETAIL
8. The plan should be a plan that will be agreed by the community and the City Council.
9. The plan should be a plan that will be agreed by the community and the City Council.

TRANSPORT
10. The plan should be a plan that will be agreed by the community and the City Council.
11. The plan should be a plan that will be agreed by the community and the City Council.

Thank you for completing this questionnaire. Please help the forum to have a say in the development of the area.

Appendix 2a: Analysis of comments from the “Have Your Say” questionnaire

Summertown St Margaret’s Neighbourhood Forum **Preparing our Neighbourhood Plan**

Questionnaire One January 2015

This questionnaire, copy attached, was distributed to the 7000 households in our Neighbourhood during January 2015. We received 146 completed forms, 100 online and 46 by hand, 2% of the total.

There were 15 questions, three in each of five categories 1) Community and Leisure, 2) Environment, 3) Housing, 4) Retail and 5) Transport.

These were the questions:

Community and Leisure

- 1) The neighbourhood urgently needs a modern medical centre
- 2) More benches are needed for the young and old
- 3) There are not enough pleasant public spaces where people can relax

Environment

- 4) All mature trees should be protected
- 5) All new buildings require the highest environmental standards
- 6) Our area should work to minimise climate change

Housing

- 7) More affordable housing should be our top priority
- 8) Summertown should become a Conservation area
- 9) There should be a special design code for all new buildings and extensions in our area

Retail

- 10) The neighbourhood does not need any more shops
- 11) If local planning requires more retail, it should consist of individual shops, not supermarkets
- 12) The priority for any retail development should be for local not wider use

Transport

- 13) Traffic in our area is a major problem which needs to be addressed
- 14) Parking generates traffic but is important for Summertown businesses. There needs to be a balance of parking provision which addresses this conflict
- 15) Our policies should prioritise walking, cycling and bus travel over car use

Results

SA = Strongly Agree A = Agree D = Disagree SD = Strongly Disagree
 A/D = ratio of Agreement to Disagreement The percentages seldom add up to 100 because some respondents left questions unanswered

Question	%SA	%A	% D	%SD	% A/D
Community					
1) Medical centre needed	36	38	23	1	74/24
2) More benches	27	49	18	3	76/21
3) Not enough public spaces	26	37	25	9	63/34
Environment					
4) Mature trees protected	37	42	18	2	79/20
5) High environmental standards	54	40	2	1	94/3
6) Climate friendly	38	44	14	2	82/16
Housing					
7) More affordable	34	36	22	7	70/29
8) Conservation area	27	34	34	5	61/38
9) Special design code	31	32	32	3	63/35
Retail					
10) No more shops	14	38	38	5	52/43
11) Individual not supermarket	64	32	3	1	96/4
12) Local priority	43	40	15	0	83/15
Transport					
13) A major problem	39	44	14	1	83/15
14) Balance of parking	34	56	5	1	90/6
15) Promoting cycling, walking etc	53	36	6	4	89/10

An analysis of the comments on the questionnaires is also attached

MR 31 March 2015

Appendix 3: "Summertown: Heaven or Hell?"



Appendix 3a Hopes and fears for Summertown

SUMMARY

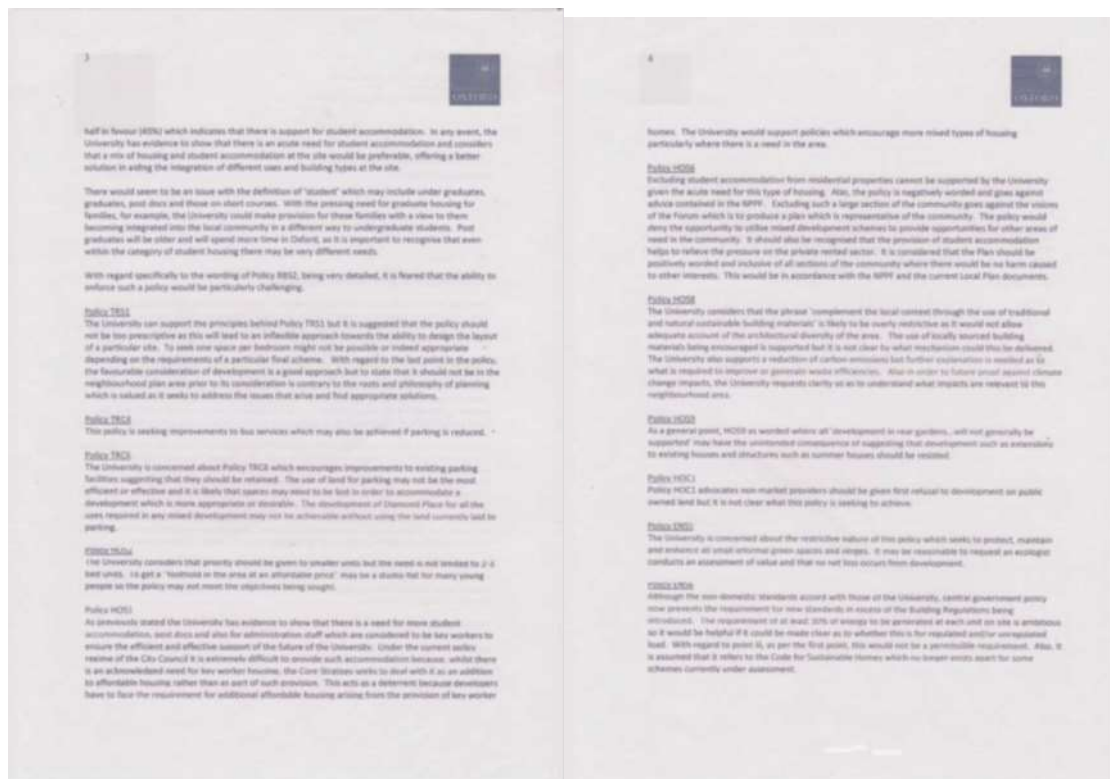
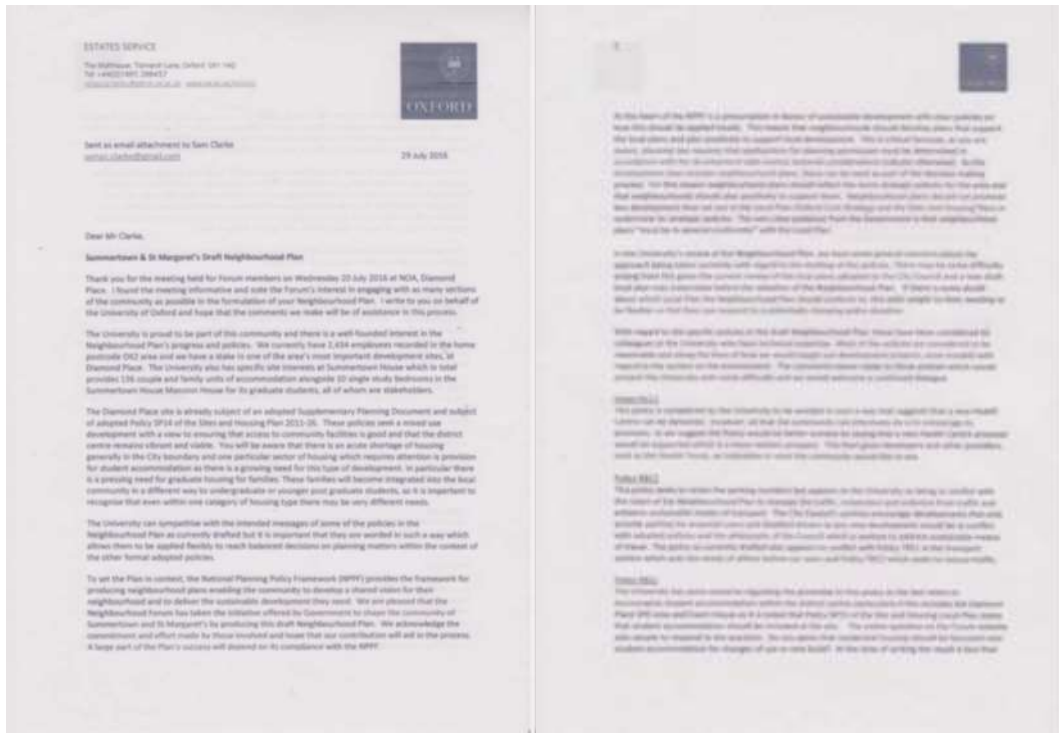
- 65 post-it notes: 35 hopes, 30 fears.
- Often the same points were made under hopes and fears, worded in the opposite way.
- The ranking order of points made: (in some cases more than 1 point per post-it note).
- 18: affordable housing, 2 warnings against student accommodation.
- 12: protect community centre, NOA.
- 10: traffic concerns, 2 focussed on cycling.
- 8: maintain special character.
- 8: shop variety, 3 about ironmongery.
- 7: green space protection, 3 about allotments.
- 5: health/medical centre.
- 5: concerning communication with all parties (including developers).
- 3: more adventurous architecture, 1 promoting a town square.
- 3: post office.

80 points in total

Appendix 4: Pamphlet about the draft Plan, circulated to everyone living in the neighbourhood, asking for help

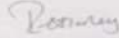


Appendix 5: Letter from Rebecca Horley on behalf of the University of Oxford



To conclude, while the University is yet to fully develop plans regarding the future of Exert Place (part of the Diamond Plan) it is likely that this space will continue to be occupied by the University for its use, for example as part of a mixed use potentially providing space for teaching, graduate student accommodation and/or learning and research needs. Policies in the Neighbourhood Plan therefore need to remain flexible to accommodate these uses which are agreed in the SPD and Local Plan. As mentioned at the Forum meeting and above, the University would like to continue a dialogue and would be pleased to be involved further on any forthcoming consultation on the Plan. In the meantime, I trust these initial comments are of assistance.

Yours sincerely



Rebecca Morley BSc (Hons) MRTPI
Town Planner

Group

[illegible]

Appendix 6a. Comments from the retail Survey

RETAIL COMMENTS FROM SURVEY

Support for diverse retail environment (4.18). provision of adequate parking supported (4.1).
IN addition a demand for specific retail types eg post office and hardware shops; a demand for greater diversity avoiding frequency of coffee shops and estate agents.

Support for SMEs and eco-innovation

Summertown shops should include a hardware shop (ironmongers) and electrical goods shop.

Retail premises: not sure what influence we have over these decisions but a bit more diversity definitely needed. No more coffee or charity shops. Summertown needs a Robert Dyas!

(21) urgent need of post office in Summertown (6) re item 6 - worrying trends for less useful shops for everyday things is destroying local community

post Office please

Please encourage/suggest development of a post office in Summertown.

We want a post office newsagent in the centre of Summertown.

A post office in Summertown, no more coffee shops or estate agents.

Post office is needed. Also hardware store (for screws, saucepans etc)

. Retail space to be for small varied independent shops.

to increase diversity of retail premises in Summertown - please not fast food McDonalds etc. but practical amenities e.g. garden centre, hardware store should be available

Provide a post office.

We desperately need a Post Office in Summertown

I think it is absolutely crucial that we have more diversity of shops, also more convenient access to buses.

pound shop; 99p shop; jewellery shop; Hoover shop; sewing shop; Barclays Bank back; Lidl shop; Mattison's shop

The buses are sometimes not frequent enough and the shops cannot fulfil our needs.

Supporting small businesses, so that Summertown is not taken over by chains and Estate Agents, should be a priority

The needs to be more of a diversity of resaurants.

Post Office to be reopened in Summertown

A post office is urgently needed in Summertown, plus a hardware store (Like Gills was). There are too many estate agents in Summertown. How can this be serving the community? Its fast becoming 'Estate Agent City'

Please avoid future hard standing extensions onto the pavement such as at the new Artisan bakery in Summertown - why was it allowed?

Encourage at least one other pub in the Summertown area. Having respectable local would enhance the area.

I think there are more than enough places to eat in Summertown. It should have enough retail to deter making the trip to the City Centre. It should have butcher, baker, cobbler, grocer. Not expensive coffee shops and bakers who charge £5 for a loaf of bread! Gentrification pushes the key workers out.

Maintain architectural facades of shops and houses. Restrict the use of pavements for café culture establishments. Limit street furniture and signage where possible

Need more independent shops - NOT wine bars and cafes and estate agents. Used to love florist, greengrocer, newsagent, Post Office. Not anymore. These need to be encouraged.

Yes - we need a POST OFFICE

Limit coffee shops now to make or keep room for a variety of shops - i.e. reverse the trend which has changed the character of the area. Local shops and supermarkets can co-exist

Public housing, affordable shops with useful goods e.g. nails, tools, thread, pet food

Summertown requires a Post Office, and more useful shops - not estate agents/boutiques

Summertown needs an ironmonger's shop.

Post Office needed; keep the banks.

Don't see how this [diversity of retail premises] is attainable, though worthy. Missing a post office in summeertown.

Retention of Summertown as a mixed shopping street needs addressing more ?? ??

Can we have a Post Office in Summertown. Please no more take away resaurants. Just one really nice, really good or or bar or decent, proper old fashioned pub please!

One fewer supermarket and a DIY/hardware store instead.

Appendix 7: Response from David Smith, Chief Executive of the Oxfordshire Clinical
Commissioning Group



Oxfordshire
Clinical Commissioning Group

Dr Matthew Cheetham
Summertown Health Centre
160 Banbury Road
Oxford
OX2 7BS

Jubilee House
5510 John Smith Drive
Oxford Business Park South
Cowley
Oxford
OX4 2LH

12 April 2017

Telephone: 01865 336800
Email: david.smith@oxfordshireccg.nhs.uk

Dear Dr Cheetham

Re: Approval of terms of lease

I am writing to confirm that, following discussion at our Executive Team meeting on 4 April 2017, the CCG is in agreement with the practice's proposal to include a break clause at 5 years in the lease that you are currently negotiating with St John's College and that the rent reimbursement will cover the increase associated with this provision.

In discussing the proposal, we considered your plans for future occupancy of purpose-built healthcare accommodation at the planned Diamond Place development. I understand that this scheme went forward for consideration to the Estates & Technology Transformation Fund, but was not prioritised for support by NHS England. I would like to confirm that the CCG is in support of this scheme going forward as it addresses immediate issues relating to the current quality and capacity of your premises and is in line with the CCG's strategy to develop primary care estate in Oxford, that it brings practices together and is suitable for providing services to larger populations, offering a broader range of services and actively innovating to improve patient outcomes.

This support is of course subject to the approval of a fully developed business case. The CCG also expects that the practice will fully engage with their patients in the proposed changes and also with any other local populations who may be impacted.

I would ask you to work closely with our Primary Care Team as the scheme progresses to ensure that the CCG is kept up to date and that the practice has all the support that it needs to take this forward.

I have copied in the Banbury Road practice as I understand that they are partners in the proposed development.

If you have any questions about this letter, please feel free to contact ill.gillett@oxfordshireccg.nhs.uk.

Yours faithfully

David Smith
Chief Executive

cc. Dr Christopher Homby, Banbury Road Medical Centre

Appendix 7a: Dr Cheetham's Brief Scheme Description of the proposed Health Centre in the Diamond Place/Ewert House development

Brief scheme description	<p>As a minimum, this should include:</p> <ol style="list-style-type: none"> Scope and sizing of (the assumed) preferred option. Include an estimated gross internal area (m²) tempered for extended opening hours and maximising flexibility and utilisation of space Objectives and benefits – these may be financial and/or non-financial Wider stakeholders and their interest e.g. potential occupants and services to be delivered Indicative scheme value for approval purposes. (Total capital cost) How local people and practices have been involved to date. Outline the methods by which organisations and professionals involved will continue to be engaged. Project outputs/deliverables. <p>There is a desire to bring two GP practices together in modern fit for purpose premises as the current facilities do not meet the minimum standards for Primary Care premises. There is a possibility of a site very close by at Diamond Place / Ewert House, as Oxford City Council and University of Oxford are looking to re-develop for mixed uses (see plan below).</p> <p>Although this site would be ideal in terms of location, we will look at all options if we are given approval to move to an options appraisal. We are anticipating a gross internal area of circa 2,600 m² tempered for extended opening hours following the 5 year forward views. Flexible arrangements will be provided within the facility for multi-use spaces. It is anticipated that an additional 500 m² of space above that required by the two practices will be included in the new health centre to allow for the delivery of other community health services.</p> <p>The objective is to provide a fit for purpose Primary Care Centre in North Oxford which has the following benefits:</p> <ul style="list-style-type: none"> may be used by a number of healthcare providers, including the two GP practices to provide and expand a range of primary care and associated services for the population within the catchment which is thought to be 30,000; is located close to secondary services allowing expansion and enhancement of healthcare services offered outside hospital; removes the GP's inability to participate fully in CCG and OXFED initiatives, and enables them to provide the growing range of community-based services; allows access and better services for elderly and disabled patients along with those with mobility problems (Summertown Health Centre is not compliant with DDA) targeting health inequalities; allows efficient communication and wayfinding within the building; gives financial savings (through sharing and more efficient use of resources and space); increased choice for patients; <p>χ) Land costs unknown CAPEX – circa £8 million</p> <p>δ) There are locality meetings where this scheme and the issues are discussed. Once firmed up options have been identified, further consultations with councillors, key stakeholders and the wider healthcare community will occur.</p> <p>ε) The project outputs and deliverables are as follows:</p>
---------------------------------	---

Appendix 10: Comments on NOVSCA by the Oxford Civic Society Planning Group

Oxford City Council Consultation on the North Oxford Victorian Suburb Conservation Area Appraisal

Comments by Oxford Civic Society Planning Group

Format & presentation:

1. As it stands, this document is inadequate and disappointing for the reasons set out below. It is in serious need of revision before it could become the basis for any City Council planning decisions. The actual purpose of the Appraisal does not actually seem to be defined, neither is the purpose of the Conservation Area (CA) reiterated. We believe these are significant omissions, highly relevant to any critique of the appraisal carried out.
2. We consider that the report "An assessment of the effects of conservation areas on value" (London School of Economics, 2017) provides a helpful guide to the social attitudes associated with the purpose of Conservation Areas, and the value of their characters.
3. It is unhelpful that since no captions to photographs are supplied, it is not always clear just what point, if any, is being conveyed by the photographs included.
4. The City Council publishes a "Character Assessment Toolkit" which it has recommended to Neighbourhood Forums as an appropriate methodology; it is not clear if the consultants in this case were so instructed, and the manner of compilation of this report seems not entirely consistent with the Toolkit format.
5. As a general observation, the appraisal appears to focus closely on the 19th and early 20th century buildings of the CA (perhaps excepting Wulfson College), and be much less considerate, if not dismissive of all later developments. However, these form an important element of the current character of the CA (many are listed) and it is unsatisfactory that they appear to have not been given the same detailed consideration as the older buildings.
6. Related to this point, whereas there are references to brick, stone and tiled roofs as typical materials used in the CA, there is very little mention or discussion of the materials or colour palette used on more modern buildings, including concrete, steel, copper, and glass.
7. It is unhelpful that the map included at Appendix A has no key to the colour-coded sub-areas.

Archaeology, Historical development, Spatial Analysis, Special features of the area:

8. Pages 8 - 32 comprise detailed, but apparently randomly-considered features of elements of the CA, but much of the information here is repeated, rather more understandably in the subsequent sections.
9. It seems questionable whether for the purposes of assessment it is really essential that so much genealogical, archaeological and historical data on so many individual buildings is recorded here. Whilst undoubtedly interesting, where really relevant to this appraisal it has been repeated in the "Character Areas" section anyway; or, where not, ignored therein.

This page is intentionally left blank