

## APPENDIX 5

Some of the benefits of the Blackbird Leys Masterplan Development as Outlined in the Design and Access Statement, which forms part of the planning submission for the scheme:

- 1. Engagement and Fairness:** The Blackbird Leys Masterplan scheme ensures fairness for all members of the local community by consulting the community on the proposals for Blackbird Leys and through the provision of affordable homes, new public realm with play and sustainable drainage, new retail space and community facilities in the new development.
- 2. Providing new high-quality affordable homes:** The Oxford Local Plan identifies a city-wide housing requirement for 10,884 new homes to be provided between 2016 and 2036 (Policy H1). There is significant political recognition at national and local level of the role estate regeneration plays in boosting housing supply and improving living conditions for local people. The Local Plan recognises this and confirms a key objective is to promote the cities District Centres as “hubs for local community focus and identity...providing a range of social, leisure, sport and cultural facilities...alongside housing and employment opportunities.” This development represents an opportunity to significantly boost the supply of housing, providing new sustainable and high-quality affordable homes and improved retail and community facilities. Policy H2 requires a minimum of 50% affordable housing on sites of ten or more dwellings. All 294 homes provided across both sites are affordable.
- 3. Creating an inclusive & accessible place:** In line with the requirements of Policy H10, all the proposed dwellings meet the Category M4(2) standard – enabling the dwellings to meet the potential differing needs of residents and allowing for adaptation as occupant needs change. The policy also requires 5% of Social Rent dwellings to meet the M4(3) standard for wheelchair accessibility – designed to be step-free, have sufficient space, and accommodate several other adaptations. The M4(3) provision will be delivered via 9 M4(3) apartments in the District Centre.
- 4. Pedestrians with varying levels of mobility, disability and visual impairment** have been considered throughout the development proposals. Wide, high-quality footpaths are proposed throughout the development, with a minimum width of two metres, facilitating pedestrian movement. Street lighting will be provided, along with dropped kerbs and designated pedestrian crossing points. This will ensure that the elderly, those travelling with buggies and those who may struggle to walk can travel around and through the development. In particular, a sloped access from the Knights Road homes, towards the Northfield brook has been incorporated into the design to ensure disabled access is provided to this area, despite the change in levels.
- 5. Improvements for the local community:** The completed development will provide new and enhanced spaces for social activities for the local community – both for businesses and residents – with facilities available for the whole community, including new retail units and a new community centre. The

community centre design and delivery will include meaningful community engagement to ensure the community's needs are met.

6. New employment opportunities will be available to local residents and the wider Leys population during the construction and operation of the building. Where possible, local companies and suppliers will be preferred, and the appointed contractor will be working with local schools, colleges and charity organisations to provide work experience and mentorship.
7. **Health & wellbeing:** The District Centre site aims to create a positive and healthy place that will actively promote the well-being of its occupants, forming spaces that are welcoming and comfortable, and creating an environment that people will want to be in. The well-being of residents is emphasised through the high-quality design of the site with a new public square at its heart – acting as a new centre for the community to gather. Incorporation of planting, seating and play areas, will create a vibrant and accessible public realm asset.
8. The design at the Knights Road site puts landscape at the development's core. The new central green, and enhancements to the brook not only improve the landscape quality but will also provide healthy spaces for residents to enjoy.
9. **Delivering landscape improvements with high quality amenity:** Both sites have allocated large areas to the public realm - far above the 10% of land required by Policy G8. 4,381sqm of public amenity space is provided in the District Centre, an amount that equates to over 19% of the site area. 5,586sqm of public amenity space is provided on the Knights Road site, equating to 24% of the total site area.
10. The District Centre proposals include ecological enhancements including native planting, bird boxes and bat boxes which will be incorporated into the new landscape in accordance with Policies G2 and RE1.
11. The Knights Road site benefits from close proximity to the Spindleberry Nature Reserve and the Northfield Brook. As part of the development improvements will be made to both access to, and habitat quality of the Northfield Brook – bringing benefits to both the residents and local wildlife.
12. **Enhanced connectivity, legibility & safety:** The masterplan provides crucial infrastructure for walking, cycling, and using public transport which not only frees-up road space but also improves air quality. Reducing reliance on motor vehicles also enhancing the public realm, making a safer and more accessible space. The existing sites suffer from poor passive surveillance, underused leftover spaces and subsequently are vulnerable to crime. Blackbird Leys District Centre and Knights Road sites are designed in accordance with the layout and design principles of Secured by Design (SBD) with specific reference made to the SBD Guidance document "Homes 2019".
13. High-quality and wide footways are proposed throughout the development, with a minimum width of two metres, facilitating movements for pedestrians. Street lighting will be provided, along with dropped kerbs and designated pedestrian crossing points. The proposals will repair the street scene and reconnect both sites into well-defined and active public routes. The development will result in clearly defined and controlled public and private realm that promotes activity, social interaction and ensures casual surveillance, seeking to eliminate opportunities for crime.

14. **Sustainability:** Oxford City Council has declared a climate emergency and set out a target of realising Net Zero carbon emissions by 2050. As such, the proposals for these sites apply a whole life carbon approach, where low and zero carbon technologies are utilised to heat, cool and power the building with no-combustion being provided onsite. This will align the project to a net zero future.
15. A fabric-first approach has been taken for the buildings in the proposed development, with high fabric performance adopted. Through a combination of passive, energy efficient measures, and low or zero carbon technologies, the scheme is targeted to achieve over a 50% reduction in regulated CO2 emissions compared to a Part L Building Regulations compliant baseline when a 40% reduction is required by Policy RE1.

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