



BARTON
PARK
— OXFORD —

Statement of Community Involvement

November 2014

On behalf of Barton Oxford LLP

Barton Park, Oxford

Statement of Community Involvement

Permission 13/01383/OUT dated 18 October 2013.

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1. Introduction

- 1.1 This Statement of Community Involvement has been prepared on behalf of Barton Oxford LLP (the Applicant) and accompanies the suite of information submitted as part of this Reserved Matters Application. This document sets out the community engagement and stakeholder consultation process undertaken to inform the proposals forming this submission.
- 1.2 This document outlines the engagement process undertaken by the Applicant and how the outcomes of this have progressed this reserved matters planning application for enabling infrastructure at Barton Park. It illustrates the collaborative design process that has formed the basis of the proposals, ensuring that the development is robust and will benefit new and existing residents.
- 1.3 The structure of the Statement is as follows:
 - **Section 2** outlines the context of the planning application;
 - **Section 3** outlines the planning policy context for undertaking community and stakeholder consultation;
 - **Section 4** sets out the pre-submission consultation and communication process;
 - **Section 5** outlines the outcomes of the consultation process and how the Proposed Development has addressed these outcomes; and
 - **Section 6** details the conclusions.

2. Context of the Reserved Matters Application

- 2.1 This Reserved Matters Application is the first to come forward following the grant of outline planning permission for development at Barton Park. In October 2013, outline planning permission was granted for:

“An outline planning application for the erection of a maximum 885 residential units (Class C3) and a maximum 2,500m² gross Class A1, A2, A3, A4, A5 (with a maximum of 2,000m² gross foodstore(Class A1)), a maximum of 50 extra care housing units, a maximum of 7350 sq m GEA hotel (Use Class C1) a maximum of 3,000m² GEA D1,D2 floorspace (Community Hub and Primary School), development blocks ranging from 2 – 5 storeys, associated cycle and car parking, landscaping and public realm works, interim works, and associated highway works”.

- 2.2 Situated on 37 ha area of low grade agricultural land to the west of Barton, the Barton Park proposals represent a significant opportunity to deliver a wide range of much needed housing in the City of Oxford and contribute to the regeneration of Barton and surrounding parts of north Oxford. Extensive consultation informed the approved outline proposals resulting in a scheme that has wide stakeholder support.

- 2.3 This Reserved Matters Application marks the first step towards securing detailed design for the site. This Reserved Matters Application seeks consent for:

“Pursuant to Condition 3 of Outline Planning Permission 13/01383/OUT dated 18 October 2013, Reserved Matters Approval is sought for:

- a) the primary street including street furniture, on-street parking, street lighting, surface water drainage swales, associated landscaping and surface finishes.***
- b) the formation and finishes of green infrastructure namely the Linear Park and greenways, including hard and soft landscaping, footpaths and cycle paths and ecological enhancements.***
- c) the landscaping details for the approved A40 junction.***

Pursuant to Condition 4 of Outline Planning Permission 13/01383/OUT dated 18 October 2013, a Scheme of Enabling Infrastructure Works is submitted for approval including buried services and utilities, foul and surface water drainage, the creation and enhancement of new and existing water channels and ponds and associated sustainable urban drainage systems.

Pursuant to Condition 25 of Outline Planning Permission 13/01383/OUT dated 18 October 2013, details of the Phased Surface Water Drainage Scheme are submitted for approval including the creation of attenuation ponds, swales and the installation of underground storage tanks.”

- 2.4 This first Reserved Matters Application brings forward key enabling infrastructure features of Barton Park; significantly it includes the Linear Park, therefore achieving a detailed design that captures the aspirations of all stakeholders has been a driving force. Consultation and engagement has therefore formed an integral part of the design evolution of the proposals for the park.
- 2.5 The Statement of Community Involvement provides an overview of the consultation and engagement undertaken and forms part of the suite of documents supporting the Reserved Matters Application.

3. Planning Policy Context

- 3.1 This section outlines the legislative and planning policy context for undertaking community and stakeholder consultation, comprising the Localism Act 2011, the National Planning Policy Framework (NPPF) and the Planning and Compulsory Purchase Act 2004.

The Localism Act 2011

- 3.2 The Localism Act 2011 includes a requirement for developers to undertake compulsory community engagement prior to the submission of a planning application, where the proposed development is of a description specified in a development order.
- 3.3 Whilst the Application Site is not specified in a development order, the benefits of undertaking a comprehensive scheme of community consultation prior to submission of the Application have been recognised by the Applicant.

The National Planning Policy Framework

- 3.4 The NPPF was published in March 2012. In replacing all National Planning Policy Statements, the NPPF sets out the Government's policy on local spatial planning and consultation. Paragraph 66 of the NPPF states that:

“Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.”

- 3.5 Specifically, the NPPF promotes early pre-application discussions to ensure that applicants effectively engage the local community prior to application submission (paragraphs 188 to 190). This will result in improved outcomes for the community and will help to improve the efficiency and effectiveness of the planning application system. The NPPF highlights that the more issues that can be resolved at pre-application stage, the greater the benefits.

Planning and Compulsory Purchase Act 2004

- 3.6 The Planning and Compulsory Purchase Act 2004 emphasises the importance of involvement with the local community and stakeholders in the planning process. Consultation is recognised as a means of balancing competing interest groups and securing mutually compatible solutions and has thus underpinned the preparation of the Application Parameters.

Oxford City Council: Statement of Community Involvement (2006)

- 3.7 At the local level, the Oxford City Council: Statement of Community Involvement (2006) forms part of the Oxford City Council Local Plan and was developed following requirements detailed in the Planning and Compulsory purchase Act 2004. The purpose of the Statement of Community Involvement (SCI) is to outline planning authorities' standards for community involvement in the planning process and to identify the ways they will be achieved.
- 3.8 Specific guidance relating to consultation on planning applications is outlined in Section 8. The Planning Authority strongly encourages developers to consult local communities early in the application process, and using a variety of consultation methods. Whilst there is no legal obligation to consult, the Oxford City Council SCI states that:

“...failure to consult properly is likely to lead to objections being made by interested parties such as neighbouring residents which could be material to the determination of the application.”

- 3.9 The Planning Authority urges applicants of major applications to hold early consultation using the preferred options which they identified through a survey questionnaire. These preferred options are as follows:
- Meetings with directly affected residents and local interest groups
 - Public meetings
 - Drop-in exhibition in the area involved
 - Questionnaire to local residents
- 3.10 The consultation exercises which were undertaken as part of the pre-application process for the Outline Planning Application, as outlined in Section 4 of this Statement, include a range of inclusive techniques which meet the recommendations of the Oxford City Council Statement of Community Involvement.
- 3.11 In accordance with the above guidance this Statement details the process that has been undertaken to-date, including who was consulted, the method and timing of consultation, feedback, and how it has been addressed in the proposal.
- 3.12 The processes and communication channels to which the Applicant is committed form the baseline for future engagement. These are listed below:
- Regular communication and meetings with Oxford City Council.
 - Sound communication with the local community through well publicised consultation events.
 - Open communication with stakeholders and local interest groups through separate meetings and events including attendance at the Barton Integration and Community Partnership Group.

Oxford City Council: Core Strategy (2011)

- 3.13 Following its adoption in March 2011, the Oxford Core Strategy replaced a number of saved policies contained in the Local Plan. It sets out the long term vision and objectives for Oxford to 2026. Policy CS7 refers specifically to the land at Barton, which is allocated as a strategic location for a predominantly residential development. Policy CS7 states that:
- “An Area Action Plan will bring this land forward. The Barton AAP will facilitate detailed work with a range of different stakeholders and local residents”.*

Oxford City Council: Draft Barton Area Action Plan (December 2012)

- 3.14 The Barton AAP underwent Examination in Public in July 2012 and was found sound by the Inspector. It was subsequently adopted by the Council on 16th December 2012. Annex 1 of the AAP outlines the supporting information which must be submitted alongside an Outline Planning Application for the Barton site. This list includes a requirement to provide a Statement of Community Involvement.

4. Pre-submission consultation and communication process

4.1 As part of the design development of the proposals for this Reserved Matters application, the applicant and design team have undertaken various forms of formal consultation. These include a combination of engagement with the public and key design related bodies associated with the wider Barton Park site. This section outlines the pre-application consultation for the Proposed Development which involved:

- Pre-application discussions with officers at Oxford City and County Councils;
- Member Briefings;
- A Workshop and Full Review with the Oxford Design Review Panel; and
- Community consultation.

4.2 Below is a brief description of the different forms of consultation and engagement. Additionally, the Design and Access Statement submitted as part of this application provides more details concerning the engagement with the Oxford Design Review Panel followed throughout the evolution of these proposals.

Officer Consultation / Joint Planning Project Team Meetings

4.3 Regular meetings between Barton Oxford LLP and officers at Oxford City and County Councils took place on a three weekly basis. The meetings covered issues relating to this Reserved Matters Application including transport, planning, drainage, design and landscaping. Minutes from the meeting recorded comments from Officers which allowed Barton Oxford LLP to respond either at subsequent meetings or through mutually agreed channels.

Member Briefings

4.4 The proposals for this Reserved Matters Application were presented to members on 4th March and 24th July 2014. These briefings allowed the applicant to update members on the content of forthcoming reserved matters applications, including this one, and progress on the discharge of outline pre-commencement and other conditions. Barton Oxford LLP were also able to advise members on the outcomes from public consultation activities. A further presentation to members and the public will take place on 10th December 2014 during determination of this application.

4.5 Key matters responded to at these briefings included setting out the revised foul strategy for the site and the approach to the primary street including the commercial and community hub squares. These meetings also addressed the emerging design for the Linear Park and how this would be shaped with the parks and open spaces manager for OCC.

Oxford Design Review Panel

4.6 The Proposals were the subject of workshop and review sessions with the Oxford Design Panel Review on 17th April and 15th May 2014. The sessions were attended by members of the team, officers and the Oxford Design Review Panel. In particular feedback on the proposals for green infrastructure including the tree strategy has helped shaped proposals. The key discussions points were as follows.

- Demonstrating how landscaping at the A40 junction can play a role in traffic calming and ensuring that the central reservation landscaping would include a gradual formalisation towards the junction itself.
- Agreement regarding changes to the Eastern section of the primary street to incorporate on plot parking as an improvement to the provisions of the approved Design Code.
- Using larger trees in the public squares and designing the public squares so that their use is as flexible as possible (to accommodate activities and events) and that they create key points of distinction for Barton Park.
- Using landscaping to help define character for the spine road and strengthen connections with the greenways.
- The provision of alternative routes to school within the development.
- Incorporation of tactile paving.

Community Consultation

- 4.7 Residents from surrounding neighbourhoods were encouraged to take part in a public consultation exercises on detailed plans for Linear Park and the greenways. The consultation sought to understand the main reasons why the local community would use these spaces, what equipment they would like to see provided and how it could be made inviting as a key asset for the community, both new and existing.
- 4.8 The communities local to the Barton Park site (Barton and Northway) were consulted through a number of approaches, the main thrust being through public consultation events.
- 4.9 Complementary approaches, prior to and alongside the consultation comprised:
- Meeting with the local youth group – Thrive;
 - Meeting with the school council at Bayards Hill Primary School;
 - Posters displayed and questionnaires provided at Cheney Secondary School in Headington and at the Barton Leisure Centre; and,
 - Displaying the exhibition material on the Barton Park website and questionnaire response facility provided and monitored.
- 4.10 The public consultation events took place at the locations and dates listed below.
- Barton Neighbourhood Centre. Tuesday 1st April, 4 – 7pm
 - Barton Neighbourhood Centre. Saturday 5th April, 10am – 2pm
 - Northway Community Centre. Tuesday 8th April, 4 – 7pm

Barton, Oxford

- 4.11 Publicity for the events took the form of advertisements placed in the local press and media to raise awareness of the exhibitions prior to the events being held. A leaflet was also delivered to over 2,000 residents on the Barton and Northway estates, notifying them of the forthcoming events.
- 4.12 Exhibition boards were displayed at the events giving a very visual representation of where the park and open spaces will be located, how large these areas will be, how they compared to known spaces in Oxford and suggestions as to what might be provided within the spaces. Representatives from the consultant team were on hand to answer questions and obtain feedback. Feedback was received through visitors placing Post It notes on the boards with their comments and coloured stickers on images they did and didn't like. Visitors were also encouraged to complete short questionnaires.
- 4.13 The local youth group – Thrive, was also consulted in January 2014. This consultation was tailored to a smaller group setting so a more relaxed and informal approach was taken as it was felt that this would yield more constructive feedback.
- 4.14 A similar approach was considered appropriate when consulting with the school council at Bayards Hill Primary School with the children were encouraged to place different coloured stickers next to the pictures of equipment they did and did not like.
- 4.15 Consultation posters were displayed in the Community Hall at Cheney Secondary School and at the Barton Leisure Centre. Questionnaires and a box to collect them were also provided so that feedback could be obtained. The posters were displayed between 1st - 8th April.
- 4.16 Finally, the Barton Park website also displayed the posters and an online facility for submitting comments was available.

5. Outcomes of the consultation process

- 5.1 This section provides a summary of the consultation responses acquired during the public consultation events outlined above. This section also highlights the ways in which the Proposed Development was revised to take account of these responses and issues raised.
- 5.2 The consultation exercise was successful in engaging with a broad section of the local communities. Overall there was a good level of attendance, in comparison with previous events for the scheme which were more general in nature, and responses from a wider range of ages. Below are photographs taken at the public consultation events.





5.3 The key messages from the public consultation events, questionnaires and sessions with Thrive and Bayards Hill School were:

- Providing a range of active play equipment for children to play and in particular climb on;
- Maintaining clean open spaces that are well managed with particular regard to dog control;
- A space that can be used for relaxing and opportunities for being near a cleaner Bayswater Brook;
- Encourage interaction with the new ponds; and
- Somewhere that should be easily accessible by all including those with push-chairs and wheelchair users.

5.4 The following table provides a more detailed summary of the key issues and preferences raised by members of the public during the consultation events, and outlines how the design of the Proposed Development was revised in response to these.

Public Consultation Outcomes	
Preference for or Issue	Proposed Development Response
Play areas to include equipment that can be climbed on, slides and swings.	Two play areas are provided within the new park to cater for a range of age groups. In particular the larger area of play will incorporate a climbing feature using the gradients close to the western pond.

Provide sports equipment, catering in particular for cyclists, football and running/walking.	A series of locations (stations) for trim trail equipment that will be able to contain at least two items of outdoor fitness equipment. This is in order that the trim trail encourages a genuine circuit for runners/walkers within the development and provides effective links to the wider pedestrian network within North Oxford.
Provide outdoor gym equipment.	The provision of locations for trim trail equipment is identified on the plans for the Park and on the advice of officers at OCC will be limited within each station (approximately 2 items of equipment) in order to avoid gatherings around the provision of larger groupings of such equipment.
Path surfaces to allow for easy use of pushchairs, wheelchair users and mobility scooters. Paths to connect with neighbouring communities.	Flat hoggin paths will allow access for all users, in all weathers. The new path network will link to Barton Village Road and existing Barton residents and through to the A40 crossing into Northway, via the Primary Street.
Features to provide opportunities for wildlife to flourish naturally and be explored by adults and children.	There will be extensive new planting in the linear park with the provision of a wide variety of tree species. There are two 'dipping platforms' provided within the new ponds together with a 'viewing platform' to encourage exploration of the natural environment, Gabions and a boardwalk will again encourage people to be near the water and move through the coppices in the park. Marginal planting in and around the new ponds will encourage wildlife as will the provision of 'wet' and 'dry' wildflower meadows. The more Western area of the Park will exhibit more of the existing planting and be more naturalistic, with areas of trees retained and enhanced.
Methods by which dog control can be enforced.	Dog bins and signage for owners will be provided. There will be management arrangements for the Park.
Opening up of Bayswater Brook and creating access to the new water bodies.	Dipping platforms to be provided on the ponds to allow for interaction with the water. Views and access to the Bayswater Brook will be opened up with new paths allowing access to the edge of the Brook to allow people to enjoy this asset.
Areas for relaxation.	There will be benches and oasis areas for rest within the Park.

6. Conclusion

- 6.1 The public consultation for the Proposed Development has ensured that the design of the open spaces and green infrastructure has evolved to respond to the needs of the local communities. The project team is confident that this has resulted in the delivery of a high quality development that meets the needs and expectations of all.
- 6.2 Pre-application consultation with Oxford City Council officers and members, Oxfordshire County Council and the Oxford Design Review Panel has also helped to shape the proposed development. Activities and communication methods have been tailored to meet the needs of each specific group.
- 6.3 This document has outlined the process that the Applicant has undertaken in order to progress the evolution and design of the Proposed Development. It illustrates the involvement which has taken place amongst a variety of stakeholders in relation to the development of the scheme, the reserved matters application as a whole and in particular engaging the local community in designs for Linear Park and the greenways. It also details how the responses and feedback received have been taken into account when developing the final design, form and layout of the Proposed Development.