

## Proposed Housing – land south east of Canalside, Wolvercote

WNF response to Developer Hills' consultation exercise November 2023

We, the Steering Committee of Wolvercote Neighbourhood Forum, comment as follows:

1. **Number of dwellings.** We accept that the need for housing calls for efficient use of land and therefore we support the proposed number of 24 new dwellings on this site.
2. **Accessibility of the site.** We consider that the provisions made in the design of the paths on the site do not make adequate allowance for wheelchair users, pram users and cyclists and we believe that it would be possible to integrate a system of ramps in the south east corner of the site. It is not reasonable to expect wheelchair users, especially, to have to travel to the north western end of Canalside in order to fully surmount the level changes on the site. Therefore, we urge Hills to review the design of the two houses, path and stairs in this corner of the site.
3. **Car parking.** We do not accept that the provision of car parking spaces is adequate, and while we accept that the requirements of Oxford City Council may have been met, we are concerned about the likely competition for spaces between the new residents.
4. **Drainage.** When it becomes available, we wish to see details of drainage proposals and in particular of how the surface water drainage will respond to the topography of the site.
5. **Affordable housing.** We welcome the proposal that 50% of the proposed new dwellings will be 'affordable', the majority of which should be for social rent.
6. **Sustainability.** We welcome the integration in the proposals of forward-looking features such as fossil-fuel-free heating, photovoltaic panels and charger points for electric vehicles.
7. **Pollution.** We are ever concerned about noise pollution, particularly in this case from the railway as well as from neighbouring major roads and we will be interested, when details become available, to see what Hill's proposals are for the mitigation of this problem.
8. **Biodiversity.** Finally, we wish to know what measures Hill will be taking to improve the biodiversity of the site by at least the 10% required under the Environment Act 2021 which comes into force in January 2024.

29/11/23

Wolvercote Neighbourhood Forum Steering Committee:

Paul Buckley, John Bleach, Richard Lawrence-Wilson, David Stone, Mary Brown, Katherine Kaye, Tony Dale, Suzy Donald, Andrew Siantonas.