



Web: www.wolvercotenf.org.uk

Email: wolvercotenf@gmail.com

The Wolvercote Neighbourhood Forum (WNF) seeks to represent the views, in relation to planning matters, of residents in the Wolvercote Neighbourhood Plan area, which lies entirely within Oxford City. The Wolvercote Neighbourhood Plan (WNP) was approved overwhelmingly by our residents in a referendum in May 2021 and was subsequently 'made' by Oxford City Council.

Response to Oxford Local Plan 2042 identification of sites

The WNF Steering Committee wishes to repeat views we expressed previously in relation to the draft Oxford Local Plan 2040, concerning potential development sites located within our Wolvercote Neighbourhood Plan area.

Potential sites

1. Northern Gateway

a) Wolvercote services

We accept that the Wolvercote services area is a site with potential for re-development within the timescale of the Oxford Local Plan 2042. However we would object strongly to unconditional permitting of its re-development. This could potentially adversely affect a large portion of the WNP area. The area is poorly served by shops. Wolvercote services currently provides the only food shop within reasonable walking range of many of our residents. Any re-development must be conditional on replacing this facility. We therefore urge the Council to make this clear in the Oxford Local Plan 2042.

b) Pear Tree Farm

Another potential development site within the Northern Gateway area is at Pear Tree Farm. We agree with a policy in the Oxford Local Plan 2040 that specifies that such development '*...must ensure pedestrian and cycle access through the site to encourage and support connections between Oxford Parkway Station and the wider Northern Gateway development.*' Such access requires provision of a bridge over the railway line. However, the existing footbridge across the railway line is designed for pedestrians only, and is obviously unusable by anyone with a bicycle or reliant on a wheelchair. We therefore interpreted the Council's policy as permitting development at Pear Tree Farm only on condition that the existing bridge has been replaced by a new cycle/wheelchair-friendly railway bridge by then. This has our full support. We ask that this requirement is made explicit in the Oxford Local Plan 2042.

2. OUP Sports Ground

We accept the Oxford Local Plan 2040 proposal that some of this land could be used for development, providing homes and associated public open space, subject to the condition that *'the capacity of the sports provision is maintained'*. We also accept the proposal that some of the housing could be flats. But if no limit on height is specified, we object to the suggestion in the Oxford Local Plan 2040 that these could be located to the west of the site. This would maximise the chance of overlooking of existing housing in Linkside Ave, as well as new housing. For this reason, we urge the Council to specify that flats will be located to the east of the site. More specifically, in our view the most appropriate location is the south-east corner of the site, to minimise overlooking of other new housing, and nearby existing housing at Jordan Hill or Linkside Ave.

On behalf of the Steering Committee:

Paul Buckley

(Chair of Wolvercote Neighbourhood Forum),

16 March, 2025

Address:

27 Lakeside, Oxford, OX2 8JF