

**Questions regarding the Regeneration Planning Application
23/00405/OUTFUL**

1. There are serious concerns with how the entrance to BLAP will function during the demolition of the old swimming pool, and the demolition and construction of the new community centre, as BLAP will be without its normal entrance.
A new safe entrance with lighting, important for winter months, and security gate and two-way communications between new gate and reception desk to BLAP should be provided.
2. Also, whether the entrance be via Cuddesdon Way or Moorbank, attention needs to be given to the safety of both children and parents picking children up. There were 39 children at BLAP yesterday most of whom are picked up by parents. During winter either entrance will be dark and there is no pathway up from Cuddesdon Way.
3. The old swimming pool is one of the boundaries of BLAP, if demolished a new safe fence will be provided?
4. There are community groups that still require placing for when the community centre is demolished.
5. The parish council would like to be notified of the Oxford City Council planning meeting were this application is on the agenda, so it can represent the community.
6. A Construction Management Plan (M2) should be included in the application, is there one?
7. The water reports claim that swales will clean up pollution from residential run off before it reaches Northfield Brook. We know that doesn't work for Lye Valley.
What assurance is there that it will work here?
8. Residents like the parks, open spaces, and wildlife, in Spindleberry and Sandford Brake.
How about creating wildlife corridors to connect the other end of Northfield Brook to natural areas outside Oxford, crossing Grenoble Road in two places, and planting woodlands to the south of Northfield Brook into the parks?
9. Is there any study of alternatives to building on the Knights Road recreation space, such as planting trees to make Spindleberry Nature Park bigger?
10. The biodiversity reports have redactions. Is it because any building will adversely affect bats?
11. Can a parish council get to see unredacted documents? E.g. the paragraphs about bats that are blacked out.
12. Treescape - It looks like some will be cut down, some planted and changes to continue over 25 years. What is the impact on wildlife of mature tree loss, and how does this accord with policies to increase tree cover across Oxfordshire?
13. Green roofs are not included in this scheme, why?
14. Can the blocks of flats have underground parking?
15. Solar panels are not fitted on the new houses, so it will cost more to install at a later date, why is this not included?
16. Residents are concerned 'Block D' is situated too close to the high-rise residents, is this within planning regulations?
17. Why are the heat pumps not being used to provide base load heating in the central area?
18. Why are some U values higher in the Knights Roadhouses than in the central area flats?
19. Pedestrian and cycle path connections from the Knights Road site seem to be limited to two (Kassam Stadium and the beginning of the path to Falcon Crescent).

20. What about connections to the Science Park for when the Cowley Branch Line station is built there (e.g. to the north of Northfield Brook)? Or shortcuts to the bus stop?
There isn't any mention of improving the rest of the path across the railway line to Spring Lane. Connections outside the immediate area of the plans are important.
21. Some documents mention a footbridge to Frys Hill Park. Others do not. Will there be a direct and quick way to reach the leisure facilities there from the Knights Road site, rather than having to go through the Kassam car park?
22. How will the cycle paths in the central area be connected to wider cycling networks in Oxford?
23. Will there be continuous separated paths to join to the paths crossing the railway and ring road?
24. Will there be a cycle route to connect to Littlemore and the Science Park?
25. In the early stages of the regeneration consultation. I went to a whole day event in The Barn shortly after I moved here. We did walking tours with the consultation facilitators and a tree expert, then sat down on tables drawing on maps where buildings should go. At that stage the new community centre was to be built on the current site. A year later they proposed moving the shops and houses to where the community centre is, then building a new community centre where the shops are now. The early consultations were carried out by a company of consultation facilitators. Where are the documents from that part of the process? How and when did the design get changed so much?
26. Residents are concerned that the parish council had to appoint a consultant to understand the planning application.