

Blackbird Leys

OUR VISION



www.oxford.gov.uk



February 2023



Join us in March for Q&A session and public exhibition

Now the application has been submitted, we will be holding pop-up events on two dates in March, which will offer you the chance to ask the team questions about our planning application. You will also be able to see 3D physical models of the District Centre and Knights Road.

Following more than three years of engagement and consultation with the local community, Catalyst and Oxford City Council are pleased to say that we have submitted a planning application for the regeneration of Blackbird Leys.

We'd like to thank everyone who has taken their time to be involved in the process, allowing us to get to this stage, and we look forward to continuing to work with the local community on further aspects of the plans. This booklet provides a summary of our finalised plans, gives you information about our upcoming information event and tells you more about our next steps.

Drop into the Blackbird Leys Community Centre on Thursday 9 March from 3pm to 7pm. We'll also be running a second event on Saturday 11 March from 11am to 3pm for those who can't make it on the Thursday.

Our proposals

The proposals for Blackbird Leys create a modern District Centre, with new 100% affordable homes.

How did we get here?

This project has involved continuous and active community engagement spanning years, with local people invited to shape the proposals every step of the way.

We have reached out to the community and raised awareness for the project extensively since April 2019. We have since held over 15 events, both in-person and virtually to allow all members of the community to get involved. We have door knocked, held in-person workshops and drop-ins, ran webinars, leaflet drops and offered one-to-one phone calls and meetings. This outreach has produced over 1,600 comments from community members, with over 500 attendees at events.

Your comments have helped shape the design throughout this process including, but not limited to:

At the District Centre site:

Changing the layout at the District Centre

- Forming a separate, specialist consultation on the community centre to ensure detailed comments could be addressed
- Providing the same number of shops so all existing shops could be relocated to a new premises if they wish
- Relocation of the shops to the 'sunny-side' of the road beside the church
- Introduction of a new safe and accessible segregated cycle lane
- The reduction in height of Building C to be closer in size to neighbouring buildings along Blackbird Leys Road and Birchfield Close
- Changing building height within the scheme to reduce height in sensitive areas
- Keeping as many existing trees as possible
- A work from home area in all homes
- Retaining storage sheds for existing residents at Evenlode Tower
- Providing a safe and accessible new route and access to Blackbird Leys Adventure Playground (BLAP)

At the Knights Road site:

- Introducing more green space at Knights Road
- Ensuring that no housing is developed on the boundary of Spindleberry Nature Park
- Reconfiguring the roads so no cars, only emergency vehicles, can access the site via Spindleberry Close
- Ensuring a clear, safe and accessible walkway for visitors who are travelling to Kassam Stadium
- Providing a new walking route along Northfield Brook
- Moving houses further away from existing neighbours
- Retaining but securing alleyways for existing residents to access their rear-gardens
- Changing the layout to create more green space, and also allow people to see through the site more easily to improve security along public paths

Next steps

Oxford City Council will run this statutory consultation for 28 days, however, will still accept comments via email after this period. We hope that the plans will then be seen at a planning committee in summer of this year.

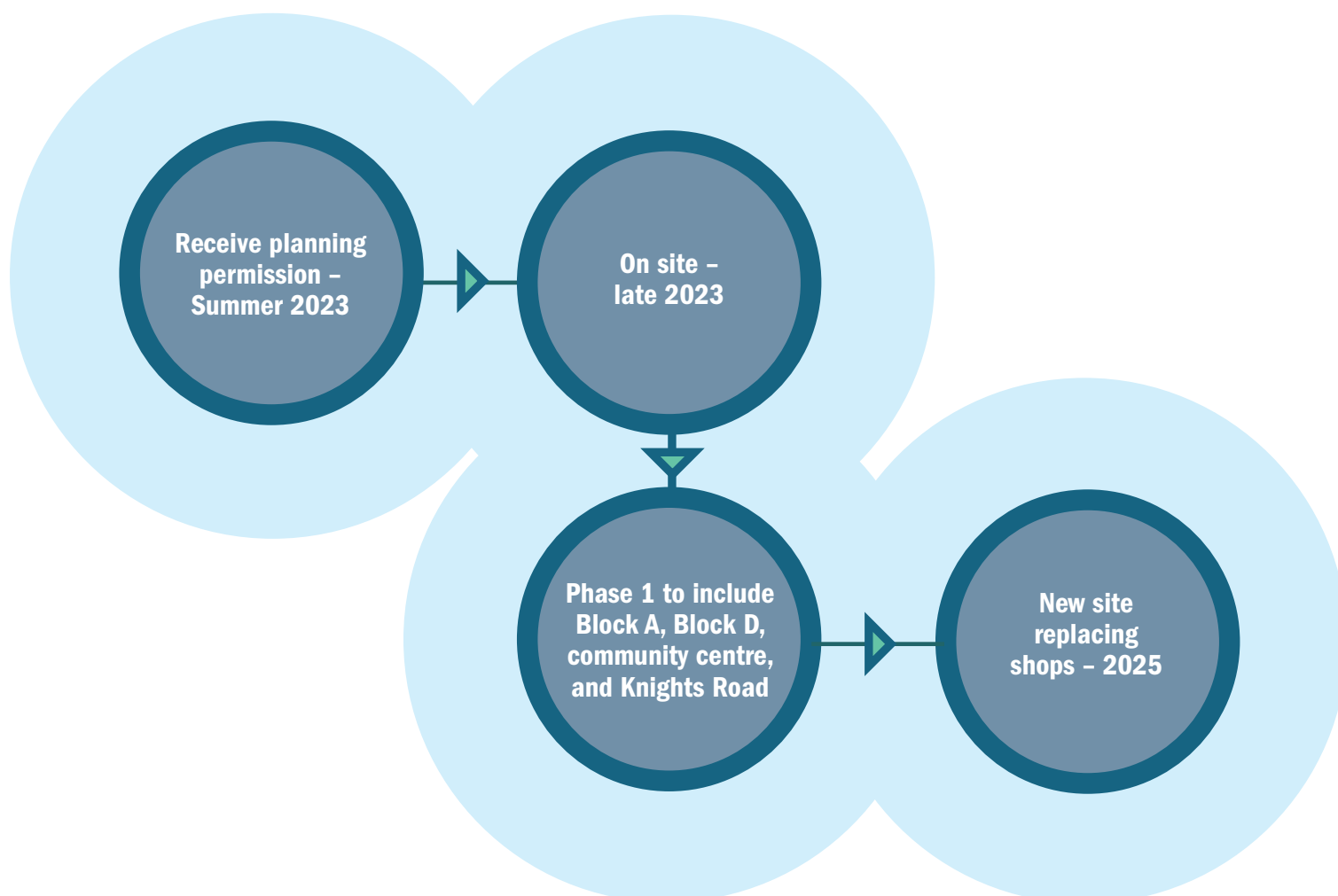


We will continue to involve the local community in the ongoing process post submission. Separate community engagement will continue relating to the shops, public space, community centre, and for those living in flats above the shops.



Our dedicated website (www.blackbirdleys.co.uk) will continue to be updated for people to see submitted designs and stay in touch.

Phasing plan



The Masterplan:

District Centre



Key

210 new apartments at the District Centre, of which 100% are affordable. 18% will be provided for Shared Ownership and 82% for rent.

Secure new cycle parking spaces for all new residents.

Over **1,000m²** of new and improved retail space available for existing shops to relocate.

A minimum of **1,190m²** of community space forming a new community centre.

Over **4,300m²** of public amenity space.

New public square that the retail fronts onto.



1. Community Centre



2. A mix of new and affordable homes



3. New shops



4. Residential roof terrace



5. New and improved green public space



6. New safe segregated cycle routes



7. Community gardens



8. Accessible parking spaces

New homes, access & movement

The new District Centre will be a community hub that is easy for walking, cycling and socialising.

We are proposing to build 210 affordable homes, of which 174 are rented and 36 for shared ownership. 5% of the rented homes will be wheelchair accessible and these will each have a designated accessible parking space. 92% of apartments have windows with views out in at least two directions. All homes have areas to work, and access to private outdoor space (either a garden or a balcony). All homes will be well insulated and efficient using heat recovery systems to help keep bills for residents as low as possible.

A key part of the development vision is to make sustainable travel easier and more accessible. New separate cycle lanes run all the way from the District Centre to Evenlode Tower, as well as out towards Oxford, along with secure cycle stores for all new homes. The new road layout will



prioritise cyclists over vehicles allowing them to travel safely and efficiently.

The development will be car free, which is a mandatory requirement from Oxfordshire County Council. However, we have ensured that there is no loss of existing spaces, there will be new car club spaces and wheelchair accessible homes will each have a parking space.

Full maps of proposed cycle paths and parking plans can be viewed at [BlackbirdLeys.co.uk](https://www.blackbirdleys.co.uk)





Landscape

The new road layout closes one of the roads around the traffic island so that we can increase the size of green space and slow down traffic. A large community green space is formed in front of the new community centre, where the roundabout has been replaced with a tree-lined area. 138 new trees are to be planted within the District Centre as part of the proposals. The new square will be at the heart of the community in the District Centre, with the new shops, community centre and separate church development creating a community hub.

New shops

New shops will replace the existing top shops, and these will face the public square. There will be enough space for all current retailers who wish to return, and we will be working with individual retailers over the next few years. The new shops will have better services and be more energy efficient.

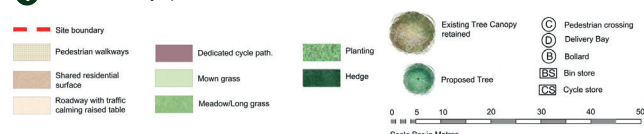
Community Centre

g application for the community centre is in outline only, confirming a minimum of 1,290m² for the new centre. Oxford City Council will be engaging with the community to develop a new design and brief for the community centre, which will be more usable, more adaptable and more energy efficient to support a wider range of users for the community.



Key

- ① Community Square & Green to be developed following further community engagement
- ② Blackbird Leys Road - Connective Space
- ③ Pocket Greens - Informal Play and Amenity
- ④ Shared Amenity Spaces inc. Block A First Floor Roof Garden



The Masterplan:

Knights Road

Key

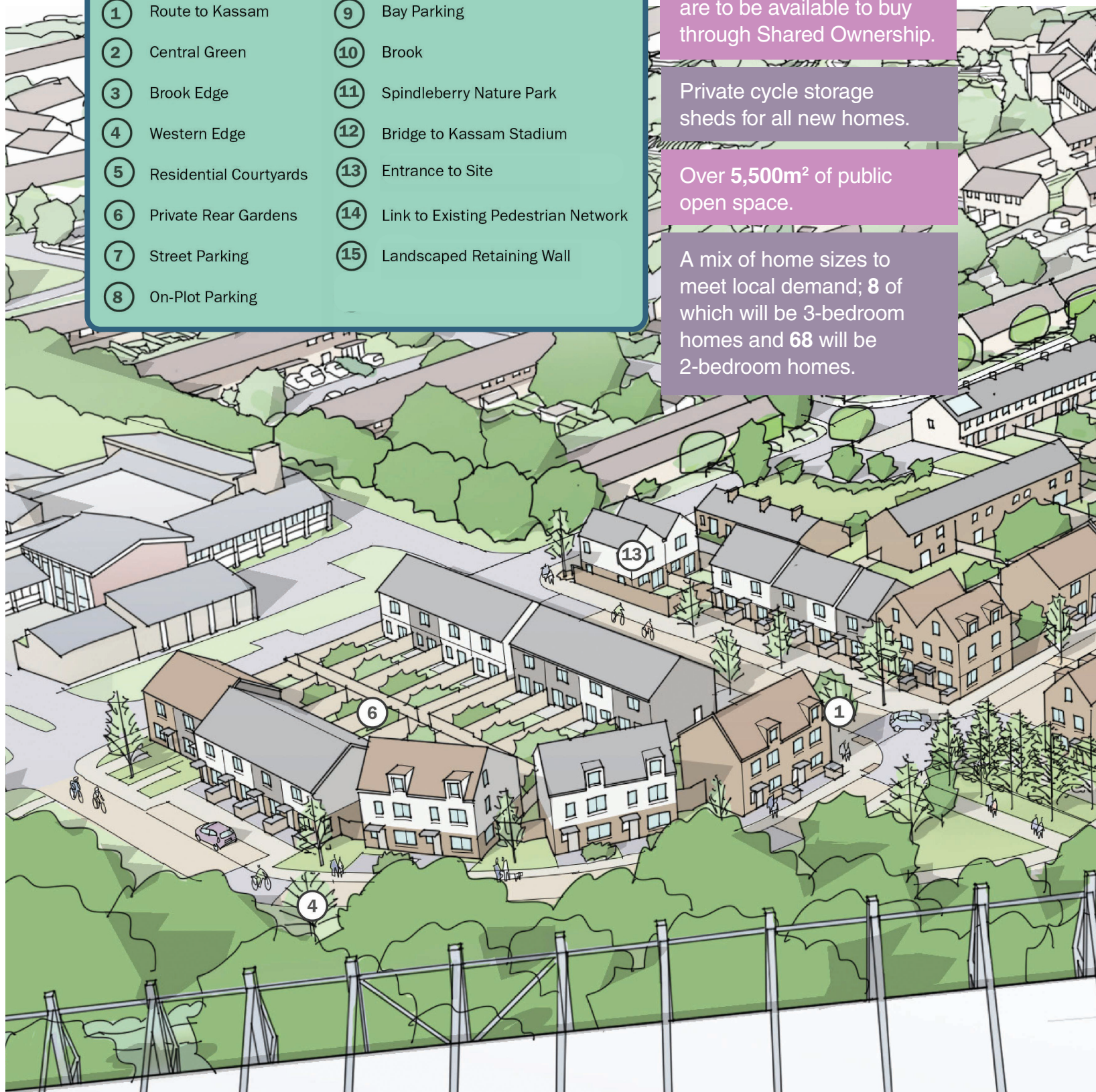
- | | |
|--------------------------|---------------------------------------|
| ① Route to Kassam | ⑨ Bay Parking |
| ② Central Green | ⑩ Brook |
| ③ Brook Edge | ⑪ Spindleberry Nature Park |
| ④ Western Edge | ⑫ Bridge to Kassam Stadium |
| ⑤ Residential Courtyards | ⑬ Entrance to Site |
| ⑥ Private Rear Gardens | ⑭ Link to Existing Pedestrian Network |
| ⑦ Street Parking | ⑮ Landscaped Retaining Wall |
| ⑧ On-Plot Parking | |

84 houses that are **100% affordable** and that are to be available to buy through Shared Ownership.

Private cycle storage sheds for all new homes.

Over **5,500m²** of public open space.

A mix of home sizes to meet local demand; **8** of which will be 3-bedroom homes and **68** will be 2-bedroom homes.





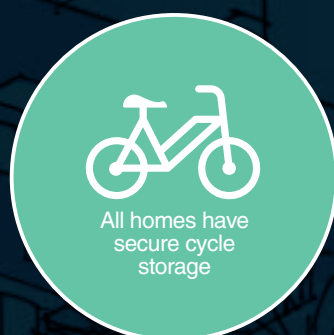
New homes, access & movement

All the new homes at Knights Road will be Shared Ownership and there will be no private market sale homes. The houses are designed to be sturdy and high-quality, mainly made of brick with tiled, pitched roofs. The homes will be low-rise throughout, featuring 2 and 3 bed homes, with a mix of living and kitchen spaces facing on to streets and public green space. All homes have areas to work, access to private outdoor space and secure cycle storage. All homes are well insulated and efficient, using heat recovery systems to help lower bills.

Access for pedestrians and cyclists has been significantly improved, with car access only leading to the homes and not through to other parts of the area. A new crossing is proposed over Knights Road, this was incorporated in response to public consultation discussions with residents. The new footpath along the Brook Edge creates an opportunity for exploring the landscape surrounding the site, as well as encouraging healthy living by introducing new walking routes. Gardens of the existing houses can

be accessed via secure, shared paths with lockable gates at either end, that can be used by both existing and new residents but not the general public.

The development will increase and enhance the areas of wildlife, protecting the most valuable habitats on site. Following the community feedback, the new design includes a central green space which will be accessible to both existing and new residents, and a pocket green space is proposed just before the bridge.





Key

- | | | |
|--------------------------|----------------------------|--|
| ① Route to Kassam | ⑦ Street Parking | ⑬ Pedestrian route connecting Spindleberry Park to Kassam Bridge |
| ② Central Green | ⑧ On-Plot Parking | ⑭ Link to Existing Pedestrian Routes |
| ③ Brook Edge East | ⑨ Parking Court | ⑮ Retaining Wall |
| ④ Brook Edge West | ⑩ Northfield Brook | ⑯ Existing Houses |
| ⑤ Residential Courtyards | ⑪ Spindleberry Nature Park | ⑰ Board walk route to brook |
| ⑥ Private Rear Gardens | ⑫ Bridge to Kassam Stadium | |

- Site boundary
- Spindleberry Nature Park
- Littlemore and Northfield Brook boundary
- Existing Tree Retained
- Proposed Tree
- Swales and Rain Gardens

-  Pedestrian Crossing / traffic calming 'raised table'.
-  Parking bays: 84 spaces plus 1 car club for 84 houses, utilising a mixed strategy of on plot, on road and allocated parking within none adopted road area, for 84no. proposed houses.
-  Proposed Adopted Road

Landscape

We are increasing the size of the Northfield Brook nature area by over 1,800m² and have proposed extensive native tree planting along the Brook corridor. While there will be no encroachment into the Spindleberry Nature Park, there will be additional planting within Spindleberry, in consultation with environmental officers. Large areas of grassland, native shrubs and perennial planting are featured. A number of bird and bat nesting boxes will be positioned within existing trees. This allows us to protect the most valuable habitats on site and enhance the ecology going forward.

As of April 2022, Catalyst has joined Peabody Group as a subsidiary, and have been bringing their teams, systems and processes together. We have recently undertaken a final consultation on the proposal to create a single housing association called Peabody in April 2023.

The merger does not affect the tenancy, lease or rights of any Catalyst customers, and repairs continue to be carried out in the same way as current.

More information is available on the Catalyst website: [chg.org.uk/about-us/who-we-are/our-proposed-merger-with-peabody](https://www.chg.org.uk/about-us/who-we-are/our-proposed-merger-with-peabody) or call Catalyst on **0300 456 2099**.

For more information about Blackbird Leys regeneration email bblregen@oxford.gov.uk or visit www.blackbirdleys.co.uk

