

STATEMENT OF COMMUNITY INVOLVEMENT

Prepared by Development Intelligence

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INTRODUCTION

This Statement of Community Involvement has been produced by Development Intelligence for Lothbury Investment Management Ltd (the client) in support of a planning application for the redevelopment of the Clarendon Centre in Oxford City Centre.

This document outlines the public engagement and consultation activity carried out to inform local residents and businesses of the proposals and respond to their views.

Outline of the proposals

Lothbury Investment Management is proposing a mixed-use development on the site of the Clarendon Centre in Oxford City Centre.

The proposed uses are:

- Retail
- Bars, cafés, and restaurants
- Office space
- Research laboratories
- Student accommodation

In addition to these uses, the client intends to make improvements to the site and provide:

- A new public square
- A publicly accessible rooftop
- New pedestrian links through the site, allowing access to the historic Frewin Court
- Active design frontages onto the new public square, Cornmarket street, Queen Street, Shoe Lane, and Frewin Court
- High quality landscaping and tree planting to create a green oasis at the heart of the former centre

This development seeks to create a long-term viable use for the site that is fit for the 21st century and brings footfall back into this part of the city centre as retail declines. The range of uses aims to create a vibrant and active space which people will want to visit and dwell in.

CONTEXT

National policy

The National Planning Policy Framework considers pre-application engagement and frontloading of work prior to the submission of a planning application as key to ensuring timely decision making, with reduced delays and cost to the applicant, whilst also achieving quality outcomes.

NPPF

Paragraphs 39-46 of the NPPF refer to the role of pre-application engagement with the community in detail. In essence, the guidance advises that:

- Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties, and good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community (paragraph 39).
- Local planning authorities should encourage applicants to engage with the local community before submitting a planning application (paragraph 40).
- The more issues that can be resolved at the pre-application stage, the greater the benefits (paragraph 41).
- The participation of statutory planning consultees with an early pro-active approach will assist local authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs (paragraph 42).
- The participation of other consenting bodies in pre-application discussions should also enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle (paragraph 43).
- To avoid delay, applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible (paragraph 44).
- In the context of requiring good design, paragraph 124 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. It goes on to state that proposals which can demonstrate this in developing the design of the new development should be looked on more favourably.

Planning Practice Guidance

The Government's Planning Practice Guidance includes a section on 'Before Submitting an Application' which sets out the process and expectations for pre-application discussions. It advises that pre-application engagement by prospective applicants offers significant potential to improve

both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success.

The approach to pre-application engagement needs to be tailored to the nature of the proposed development and the issues to be addressed. It is regarded as a collaborative process between the prospective applicant and other parties which may include the local authority, statutory and non-statutory consultees, elected members and local people. Pre-application engagement with the community is encouraged where it will add value to the process and the outcome.

Local policy

Oxford City Council adopted its Statement of Community Involvement in Planning in July 2015. The section on pre-application consultation is as follows:

5.2 *All applicants (or their agents) are strongly encouraged to discuss development proposals with the City Council before applying for planning permission. Applicants are also encouraged, especially for major applications, to engage with the community and relevant stakeholders, to a degree proportionate to the nature of the proposal, at the earliest appropriate opportunity.*

For minor applications (such as house extensions), all applicants are encouraged to discuss their plans with their neighbours before submitting a planning application. This could involve speaking with them or putting a note through the door.

If the scheme falls within the definition of a 'major' application then applicants are strongly encouraged to contact those who live, work and/or undertake other activities in the surrounding area who may be affected by the proposals, to inform them of their plans and to identify/discuss any potential issues and opportunities so that the submitted proposal acknowledges and addresses community concerns, even if it cannot fully resolve them. Consultation at this stage should be appropriate and proportionate, and will normally include helping the community and non-planning experts to visualise what the development will look like and to understand the impacts on the area.

Whilst there is no legal obligation for applicants to undertake consultation at the preapplication stage, failure to consult properly is likely to lead to objections being made by interested parties (such as neighbouring residents) later on in the process which could be material to the determination of a planning application. Pre-application consultation may be made a formal requirement via a Planning Performance Agreement where relevant.

A statement setting out how consultation has been carried out and any changes made to the proposals as a result, is encouraged to be submitted with the planning application, and should be easy for the community to find so that they can easily see the feedback. Developers are also encouraged to feedback directly to the community via a second round of pre-application engagement, before submitting the application to the Council, to explain any changes to the proposal and how concerns have been addressed.

We also encourage applicants to let the local ward councillors know about their proposals. The City Council's Code of Practice for councillors on planning applications advises that councillors attending public meetings should take great care to maintain their impartial role, listen to all the points of view expressed by the speakers and public, and not state a conclusive decision on any pre-application proposals or submitted planning applications. Nonetheless we would encourage applicants on major schemes to make local councillors aware of their proposals so that they can help to bring it to the attention of their constituents at the earliest stages.

Similarly, applicants are encouraged to contact local representative groups who may be able to help raise awareness and explain the proposals to the community, and may also be able to provide representative views from a community perspective and provide local insight.

5.3 *There are significant benefits to involving communities and stakeholders early on in the process of preparing of a proposal before it is finalised and submitted to the City Council for planning permission, including:*

- Issues and opportunities can be identified, and where possible addressed, early on in the process, making more efficient use of resources (both for the applicant and the City Council);*
- Community and stakeholder views can be taken into consideration early on, helping to achieve higher quality design that utilises local knowledge and better reflects communities' needs and aspirations;*
- Addressing issues early on is likely to result in higher quality proposals that are likely to move through the application process more quickly and smoothly;*
- Responding to community and stakeholder views early on reduces the likelihood of objections at the application stage; and*
- Early engagement increases openness and transparency*

5.4 *With regard to major applications, it is noted that Section 122 of the Localism Act 2011 currently requires applicants to carry out pre-application consultations where a proposed development meets criteria set out by the Government in a development order. In future there may be additional development orders published in relation to this requirement, which will influence the requirements for applicants to consult on major applications. Irrespective of the regulations, the City Council is keen to encourage preapplication engagement.*

STRATEGY

The client's community engagement strategy set out to meet the requirements of Oxford City Council's Statement of Community Involvement. The objectives of the project's pre-application consultation plan were as follows:

- To accord with the policies of Oxford City Council's Statement of Community Involvement.
- To proactively and widely engage with stakeholders and the wider local community at an early stage in the design process.
- To understand their aspirations and concerns and to take these into account in the preparation of the final proposals.
- To exceed any guidelines and recommendations in national and local planning policy in terms of the expectation on developers to effectively consult on significant proposals.

The ongoing COVID-19 pandemic has made a traditional programme of pre-application consultation activities not possible. Social distancing requirements and rules against household mixing have made face-to-face engagement impractical. However, it was determined that a combination of virtual and traditional engagement methods could be utilised to achieve these objectives.

METHODOLOGY

For stakeholders and the local community to be provided with every opportunity to contribute their views on proposals, this consultation programme was devised on the basis of seven principles for effective consultation:

- **Notify** stakeholders that are to be consulted.
- **Inform** those being consulted about the proposals.
- **Engage** with the local community, stakeholders, and Council to ascertain their views on our proposals.
- **Measure** responses and analyse results of the consultation exercise.
- **Report** back to the consultees about the views that were expressed.
- **Respond** to the consultation by amending the proposals, where deemed appropriate.
- **Publish** details of the final proposals. A full Consultation Assessment will be submitted to the Council as part of relevant planning application submissions.

It is important to note that these stages may at times have over-lapped, were iterative and sometimes occurred more than once. A too rigid structure was therefore avoided to facilitate a genuine and full dialogue with the wider local community.

CONSULTATION ACTIVITY

A range of consultation activities were undertaken, and these are set out below.

Where appropriate, these activities were organised to take place 'virtually', utilising online video calling methods. These were selected to reproduce the effects of an in-person public exhibition and ensure the public had sufficient information to provide comments on the scheme. Other non-virtual forms of engagement, such as the distribution of the community newsletter, were arranged to enable local residents who did not have internet access to participate in the consultation.

The public could submit comments in four different ways, either through the feedback form on the consultation website or by email, phone, or post.

Early engagement

As part of the early engagement, the client notified councillors who represent Carfax Ward, which the site is located in, and the neighbouring wards of Holywell and Jericho and Osney, offering a meeting and inviting them to attend a virtual webinar to find out more about the proposals.

Ward members were provided with the consultation material directly by email and were invited to ask any questions of the project team which they had about the proposals. Ward, and neighbouring ward, councillors were kept updated about the consultation programme at every stage.

Website

The consultation website, <https://www.clarendon-oxford-consultation.co.uk/>, was launched on Monday 19th October.

This website (screenshots in appendix 1) provided information on the proposals. A feedback form (appendix 2) enabled members of the public to submit their comments to the applicant.

In the six weeks following the website launch, there were 739 total site sessions and 601 unique visitors.

The feedback form generated 68 responses. This feedback is summarised in the Consultation Analysis section of this document.

Consultation publicity

The consultation was publicised through a variety of virtual and traditional methods in order to reach a large number of Oxford residents.

Community newsletter

A community newsletter (see appendix 3) was published and distributed to inform residents within the distribution area (see appendix 4) of the consultation and invite them to a virtual presentation on Wednesday 4th November.

This newsletter reproduced the contents from the consultation website to enable residents without access to the internet to view the plans.

The newsletter was distributed to the addresses around the site by a local on-foot distribution company. In total, 2,342 leaflets were delivered to 1,588 residents and 754 businesses within the city centre. The distribution area for the leaflet can be views in appendix 4.

Newspaper advert

A quarter page advert and 7,000 page impressions were purchased by the applicant in the print and online editions of the Oxford Mail on Friday 23rd October (see appendix 5), inviting respondents to visit the consultation website and join the virtual presentation on Wednesday 4th November.

Display board

A large display board was prominently installed in the Clarendon Centre to advertise the consultation to current users of the Clarendon Centre (see appendix 6), complete with a QR code link to the consultation website and images showing the proposals.

Facebook advertising

An advertising campaign across Facebook and Instagram was undertaken to reach people virtually. The advert has been reproduced in Appendix 7. The advert was live for seven days, starting on October 28 and reached 8,400 unique users, generating 11,065 page impressions.

Virtual presentation

On Wednesday 4th November 2020, the applicant hosted a virtual presentation for the public. This was hosted on Zoom.

Participants were provided with further information about the proposals. The slides from the virtual presentation have been reproduced in appendix 8. The meeting included a Q&A session, during which participants could provide questions for the team to answer. The questions ranged in topic, from queries about the timeline of the proposals and the users of the proposed laboratory space and student accommodation.

The presentation was attended by 19 members of the public.

Stakeholder engagement

Meetings were also organised with local heritage and amenity groups, as well as site neighbours and important stakeholders.

The table below shows the groups which the project team met and the issues which were discussed by attendees:

Organisation	Date	Attendees	Topics raised
Oxford Civic Society	10 Nov 2020	Clive Booth Gillian Coates Jim Girling John Goddard Tony Joyce Geoffrey Randell Sue Stewart Peter Thompson	<ul style="list-style-type: none"> - Management of the research labs - Plans for the service yard - Construction plan and disruption to the city centre - Discussions with site neighbours - The public square and whether it will be sheltered - Cycle access and storage
St Peter's College	10 Nov 2020	Doug Shaw	<ul style="list-style-type: none"> - Construction traffic - Student accommodation
Wesley Memorial Church	11 Nov 2020	Nikos Paplomatas	<ul style="list-style-type: none"> - Timescales for the development
St Michael at the North Gate	13 Nov 2020	Rev Anthony Buckley Myriam Frenkel	<ul style="list-style-type: none"> - Whether the building edges could be softened - Public seating and shelter in the public square
Oxford Preservation Trust	13 Nov 2020	Katie Wylie Debbie Dance	<ul style="list-style-type: none"> - Height and implications for protected views - Design on Queen Street and Cornmarket Street frontages - Interaction with Market Street
Twentieth Century Society	7 Jan 2020	Catherine Croft Joe Mathieson	<ul style="list-style-type: none"> - Retention of Cornmarket street frontage

The general feedback from these meetings was positive, with support for the principle of redeveloping the site for a range of uses. The majority of attendees agreed that the proposals would make an improvement on the current centre and welcomed the provision of a new public square, the landscaped roof garden, as well as a new pedestrian link to Frewin Court.

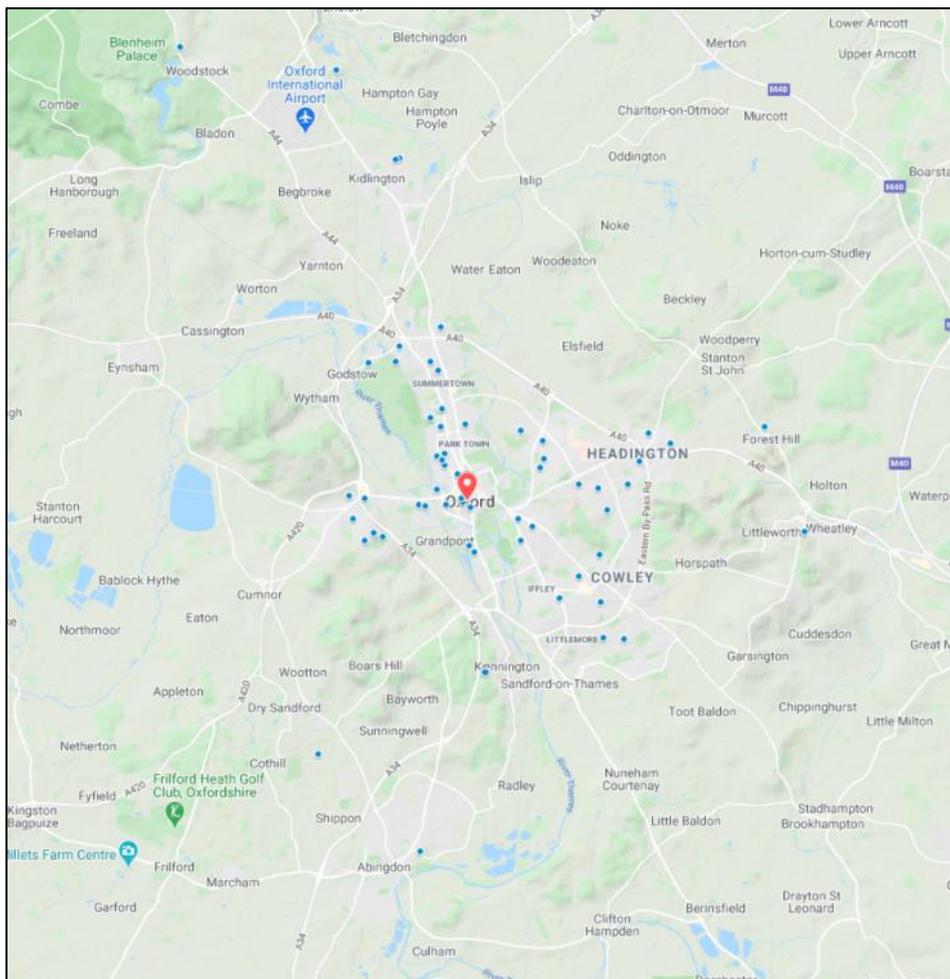
There were some queries about the timescale for the project, and how the construction would be managed to minimise disruption. Some attendees questioned what street furniture would be provided in the public square, and whether there would be any shelter from the weather. There were also some general discussions about the design of the buildings.

CONSULTATION ANALYSIS

This section provides an assessment of the comments submitted through the feedback.

Feedback given through the online forms and by email was considered and this section sets out the range of responses given to each question. Given the volume of responses, a selection of the comments received have been reproduced for illustrative purposes.

Feedback was received from residents across a large area around Oxford, reflecting a significant interest in the Clarendon Centre proposals. The blue dots on the map below show the postcodes of respondents, with the red marker showing the location of the site.



Map showing the distribution of consultation responses

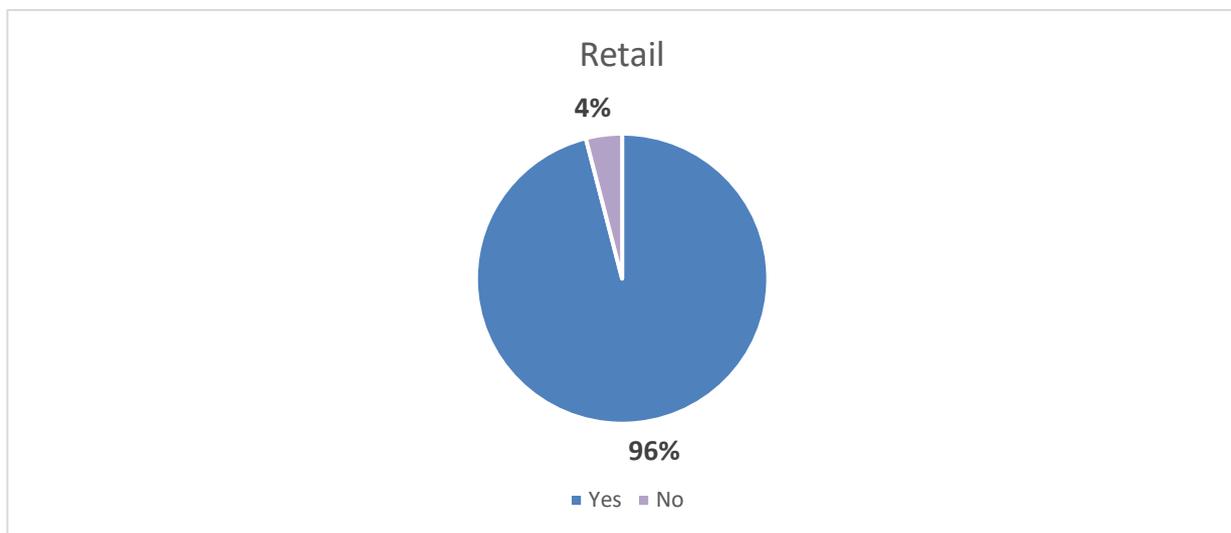
Consultation feedback

The feedback form contained eleven questions. The first five questions were quantitative, inviting respondents to indicate whether they felt it would be appropriate to provide the proposed use classes on the site. This was followed by six qualitative questions, where respondents could provide comments on aspects of the scheme. The answers that respondents gave to the six qualitative questions are reproduced in appendix 9.

The answers were as follows:

QUESTION ONE

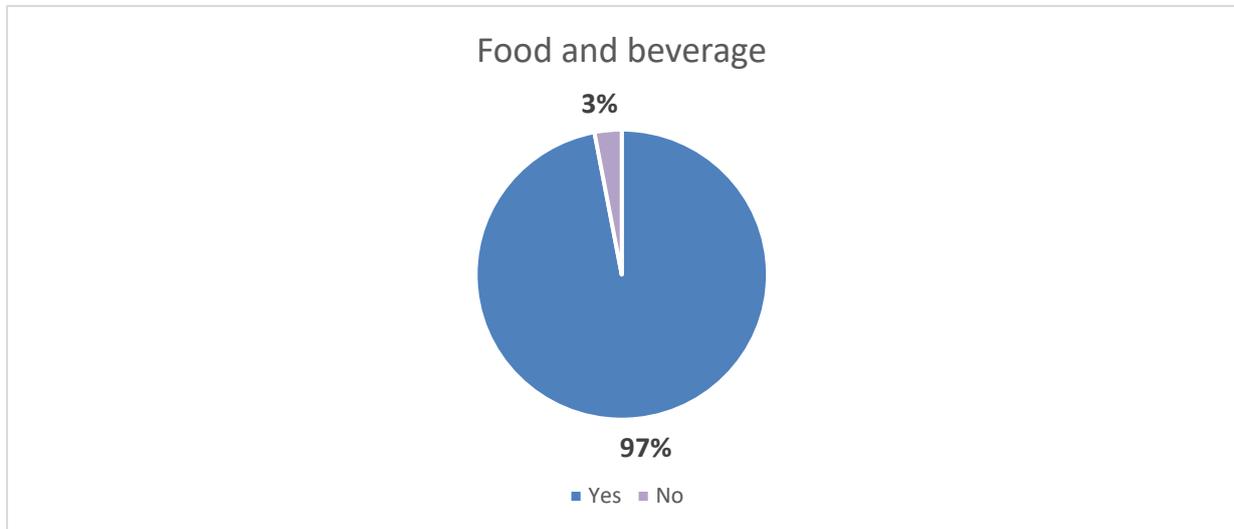
Do you consider the following to be an appropriate use for the site? – Retail (Y/N)



- 68 responses were received to this question
- 96% of respondents agreed that retail is an appropriate use for this site
- This demonstrates high levels of support from respondents for the provision of retail units in the development

QUESTION TWO

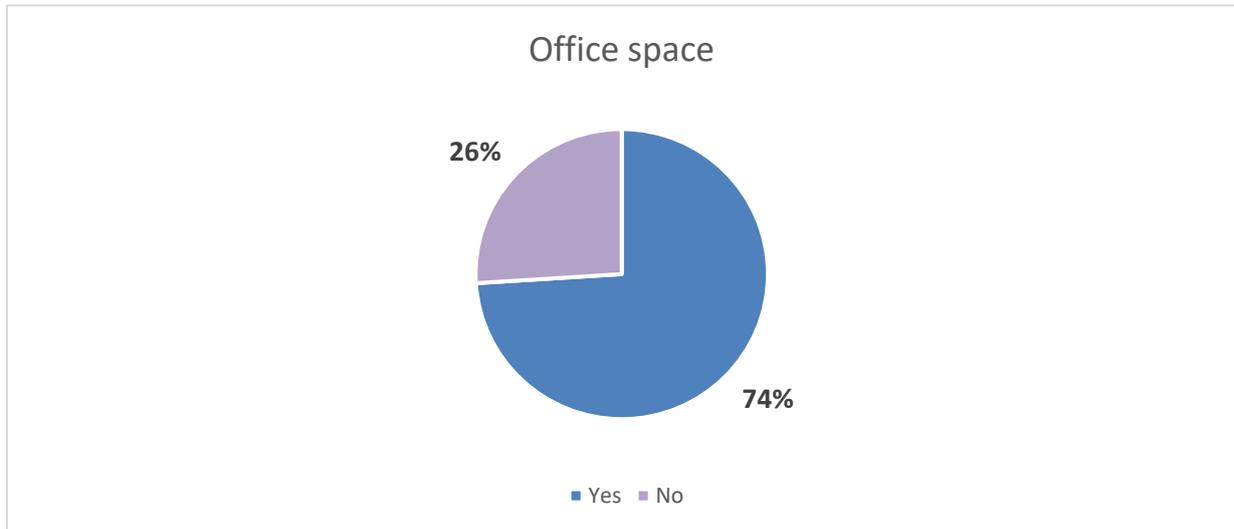
Do you consider the following to be an appropriate use for the site? – Food and beverage (Y/N)



- 67 responses were received to this question
- 97% of respondents agreed that retail is an appropriate use for this site
- This demonstrates overwhelming support from respondents for the provision of food and beverage outlets in the redeveloped site

QUESTION THREE

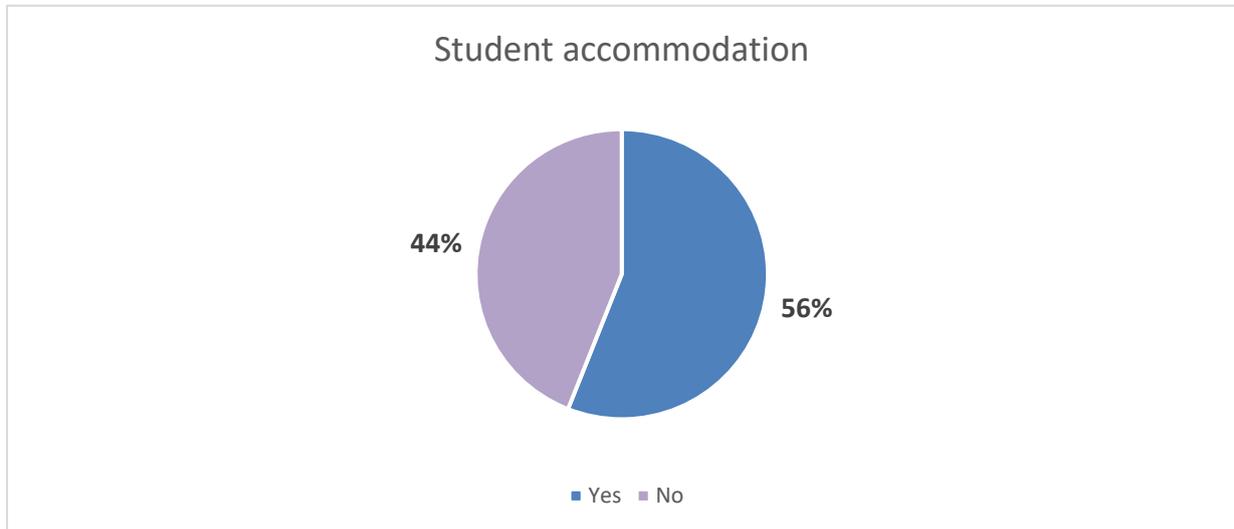
Do you consider the following to be an appropriate use for the site? – Office space (Y/N)



- 68 responses were received to this question
- 74% of respondents agreed that retail is an appropriate use for this site
- Most respondents agreed that it would be appropriate to continue to provide office space as part of the application

QUESTION FOUR

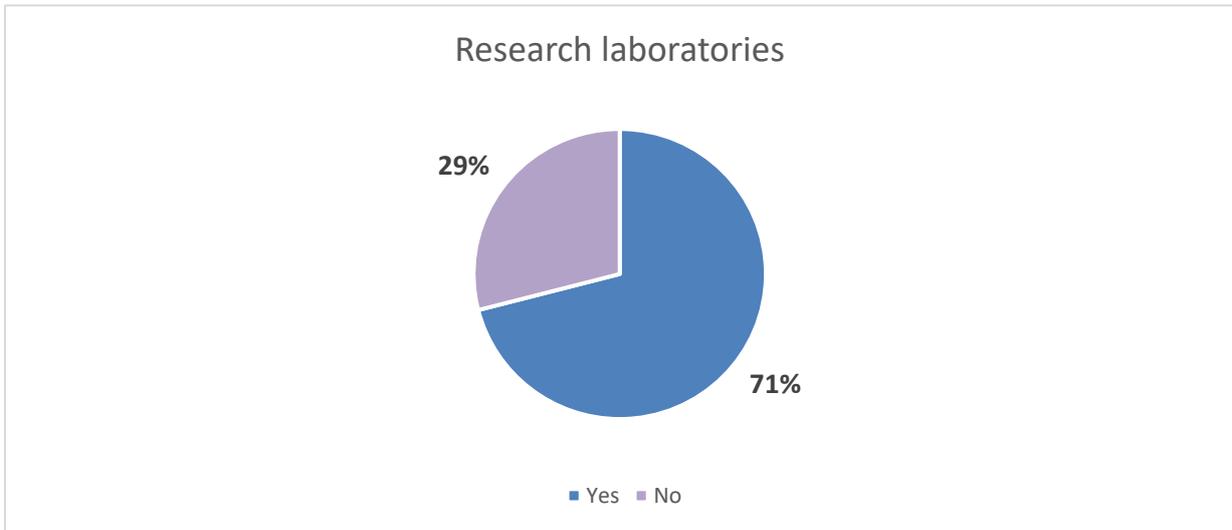
Do you consider the following to be an appropriate use for the site? – Student accommodation (Y/N)



- 68 responses were received to this question
- 56% of respondents agreed that retail is an appropriate use for this site
- The majority of respondents supported the building of student accommodation on this site

QUESTION FIVE

Do you consider the following to be an appropriate use for the site? – Research laboratories (Y/N)



- 68 responses were received to this question
- 71% of respondents agreed that retail is an appropriate use for this site
- This demonstrates support for research laboratories to be provided as part of the redevelopment of the Clarendon Centre

QUESTION SIX**Do you have any comments on the proposed public square?**

An overwhelming majority of respondents welcomed the provision of a new public square and supported the opening up of the centre generally. Respondents wanted the public square to include greenery and tree planting as well as the provision of street furniture for shelter from the weather and for families to use when visiting the space. A small number of respondents requested that the square include public toilets.

A small number of respondents were concerned that the square would be cold in the winter months and suggested the centre remain covered. There were some queries from some respondents about how anti-social behaviour and homelessness would be managed within this new public space.

A number of respondents wanted access to the public square, and the improved pedestrian links through the site, to remain open 24 hours a day. Respondents generally supported the provision of cafés and bars around the public square.

Selection of the comments received		
Very exciting – Oxford needs more city centre space and places for people to sit/meet etc.	Why does it have to have the open roof? This country gets too much wet, windy, cold weather. Let's have somewhere people can...enjoy shopping or eating without feeling the cold...Let's have plenty of seats in there as well.	Would be wonderful. Bonn Square gets very crowded and there is no seating for the elderly...A new square with specific areas for children and parents as in Westgate and seats for elderly would be wonderful. Gentle music!
Can this have seating for cafés, please? Can it also be open for pedestrians 24/7 like the Westgate?	I love the idea of a public square, if this area could be softened through planting (biophilic experience) with plant opportunity (severely lacking in the city centre) it would make the space more attractive for families, who are often hampered by the patience of their younger dependents. A space to stop for a coffee, to let them play would help.	It looks an excellent design which will prove to be environmentally friendly for the City of Oxford. Well done to all for all the work they have to put in this project.
In favour. Glad it is child friendly. Keen to hear how anti-social behaviour can be managed	A nice idea, it would be great if there could be bee friendly plant boxes and places to sit.	Fundamentally supportive. Concerns about homelessness and anti-social behaviour in a secluded space.

<p>I think public space is important - would like this to be as green as possible with well designed seating, lighting etc</p>	<p>Outside seating for public use in addition to that of food/drink outlets would be good. Trees, flowers etc to soften the space and some protection from the elements would be beneficial. Will there be public toilets?</p>	<p>This is a great idea and one I've hoped would happen with the inevitable death of the shopping centre here. Really pleased.</p>
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QUESTION SEVEN**Do you have any comments on the proposed publicly accessible roof?**

Proposals for a new, publicly accessible roof were widely welcomed by respondents. Many of the respondents believed that it was appropriate to be providing this space so that visitors could view Oxford's historic vistas. There were a number of references to the rooftop at the nearby Westgate development, with most people believing that the addition of another publicly accessible rooftop would be a positive contribution to the city centre.

People expressed a desire for a café or restaurant to be provided on the rooftop, although respondents also wanted people to be able to visit this space for free.

There were a small number of people who were concerned that this space could have negative heritage impacts, due to the height, and were also concerned that neighbouring residents would lose privacy due to overlooking. There was also a single comment with concern over air quality affecting the amenity on the rooftop.

Selection of the comments received		
Good idea. Views of the city welcome. People like those sorts of things.	The one at the Westgate is attractive.	Waste of time. Oxford has the highest pollution levels in Europe and you want to encourage people to eat on a roof where pollution rises?
Absolutely. The 'spires of Oxford' should be capitalised on as much as possible.	Yes, with restaurants etc. Well needed as enables for outdoor seating...	No. There is already one at the Westgate. It is intrusive for people who live close by. Not necessary.
This is also a great idea and will attract people in for leisure activities in keeping with the council's strategy for cornmarket.	Great idea- esp. If is planted and part of a wider SUDs offering. Why not capitalize on the city view!?	This sounds good put a couple of bars and restaurants up there and I am sure it will be popular.
All the rooftops that are accessible in Oxford are very popular. More is definitely better.	This sounds like a popular idea. I would prefer access to this not be through a restaurant, but if it can't be done for financial reasons possibly having it as a community space, if it is high enough and you can see lots of historic places it would be good to have some interpretation boards that explain what the buildings are and like the history of Oxford from particular points of view.	In theory this is a good idea, however Oxford City Centre is a conservation area and the proposed plans appear to show multi-storey buildings. After the Roger Dudman Way development marred views from Port Meadow, I imagine the roof would become the only place you could actually see the dreaming spires...

QUESTION EIGHT**Do you have any comments on the proposed mix of uses on the site?**

There was support from respondents for the mixed use of the site, as is also indicated from the answers to the first five questions of the feedback form. Most respondents recognised that the redevelopment of the site, and the ensuing diversification in use class, were necessary and appropriate for maintaining the viability of the site into the future.

There was some concern that there was an oversupply of student accommodation within the city centre, and that more of the site should continue as retail. There were also a small number of comments from respondents who would prefer to see residential apartments built instead of student accommodation.

Selection of the comments received		
Fantastic to see an innovative mix going in here.	Needs some genuinely affordable housing for key workers.	Makes sense.
Important for the future.	Nice, contemporary idea: like it!	Office accommodation needs post-COVID will be much reduced. Think ahead
Good, city centres can only survive if people can easily travel there, meet there, work there and live there.	Excellent, but does it really need further College space/student accommodation? Central offices are squeezed out because of the Colleges!"	It's a shame to lose some of the most popular retailers currently on site. The stores here are far more accessible than at the Westgate.
A mix of Affordable accommodation for younger Oxford residents. And small independent retailers is what is needed.	The site has been sad and underused for some time. Diversification is key for regeneration	I do not think there should be shops. There is an oversupply in the city centre already and leisure activities are aligned with council strategy. Having more space for people living in Oxford to work here, and taking the pressure off student rentals is also a great idea.

QUESTION NINE**Do you have any comments on the proposed design?**

Most people liked the proposed designs of the buildings, especially the plans to enhance accessibility and create a 'green oasis' at the heart of the development.

There was a divide between those that did not want to see any modern architecture and those who wanted the design to be more contemporary.

Some respondents were concerned about whether the design would be in keeping with the historic city centre. A small number of respondents reiterated their concern over the open-air nature of the development, suggesting that it will be too cold in the winter months.

Selection of the comments received		
Contemporary where possible. Be bold!	Hopefully it will be sympathetic.	Needs to be more modern.
A "green oasis" sounds good. Should be environmentally sustainable too. Architecture shouldn't be too modern: some design elements of historic Oxford should be integral to the overall appearance.	High quality traditional look in keeping with Oxford would be preferable to the previous designs which have followed current fashion and soon looked dated.	Happy for something contemporary inside and would welcome something on Cornmarket that enhances the street and respects the heritage of the city centre. The old hotel looked quite nice.
Design needs to fit with historical look of the city but should also be contemporary. They also need to be of sufficient quality to stand the test of time.	Looks boring, try to bring life into the city with something extraordinary with curves and colour.	Clean lines are easier to maintain. Shrubs and Oxford city wonderful hanging baskets.
Must be in keeping architecturally.	Looks cold and a bit closed in, could be claustrophobic a bit.	Opposed, the design should fit with existing buildings to preserve Oxford's classic beauty, not to modernise it.

QUESTION TEN**Do you believe these proposals will enhance the vibrancy of the city centre?**

The overwhelming majority of respondents agreed that these proposals would enhance the city centre, with some suggesting that the regeneration of the site was key to the long-term, viable future of this part of the city centre.

Some respondents welcomed the additional pedestrian link to the historic Frewin Court. There was an acceptance that the Centre, in its current form, needed redevelopment as it now appeared dated.

Most people gave one word 'yes' and 'no' answers to this question. Some respondents reiterated their concerns over the use classes which would be provided with the development.

Selection of the comments received		
It will draw locals and tourists. Improve all the area including Corn Market Street	Well, it's heading downhill at the moment, so it's certainly a possibility.	As long as not office space!
Absolutely the old clarendon is an eye sore.	They could do, yes. I like the idea of connecting to Frewin Court.	The return to medieval lanes is intriguing, as is the potential for a small and intimate family friendly open space. Frewin Court has been hidden away for too long.
Yes, absolutely whole heartedly. At present much of its centre is depressed. Anything which gives attractive free space without only a shopping surround would be welcome.	Not the ones that you have laid out NO it would be making Oxford city centre into even more of a campus.	Only ensured added parking and easy of access will do this. The city council is strangling the city by having various part cut of by water, road closures etc. But its very good if people move back into the city centre as that will help covered market etc.
The Centre has a mix of different things going on, it's quite inconsistent. This proposal can change the vibrancy, but it would still be inconsistent with the shops, restaurants, souvenir shops that are nearby.	The Westgate has radically changed the city centre and not all for the better. It has made the Clarendon Centre appear significantly dated and sad. It would be great to see an update to limited space.	I think it's a proactive step and not prohibitive unlike current measures by the council. I think it was help to manage what stores and operate in the retail space after the construction phase is over and ensuring that the frontage stays 'nice'.

QUESTION ELEVEN**Do you have any additional comments?**

The last question gave respondents an opportunity to make any additional comments that they wished to. A variety of comments and questions for the project team were received.

The frequency of each issue raised by respondents is recorded below:

Comment	Frequency
Design	7
Concern over 'open air' Centre	4
Suggestion for future retail occupier	3
General positive comment	3
Impact on highways	3
General negative comment	2
Wants housing on this site	2
Planting and green spaces	2
City centre is too University-dominated	2
How much of the Centre will be demolished?	1
What will happen to current occupiers?	1
Looking forward to seeing more plans	1
Will there be bus departure screens?	2
Query about project timeline	1
More leisure uses	1
Concern over office use class	1
Highways access	1
Parking	1
Antisocial behaviour/homelessness	1

The largest number of responses in the additional comments section of the feedback form related to the design. Most comments about the design of the buildings were positive though some made reference to the colour of the buildings and how they would reflect the surrounding architecture. Some people also reiterated their concerns about the centre being 'open air' and cold.

There were some comments about the likely future occupiers for the retail units, with respondents welcoming independent local retailers. Some concerns were raised about the use classes provided with the development. In particular, a few respondents felt that the city centre was overly dominated by the University.

Despite some queries for the client to address, respondents generally reaffirmed their support for the plans.

Selection of the comments received		
Would love to see the physical structure of the design echo some of the historical styles of the immediate area use of Oxford stone etc	Thanks to everyone working on this exciting project and good luck!	You need to put shops in there like Sports Direct and Poundland and I can guarantee you the place will be packed.
What will happen to the current office buildings in Frewin Court, both used by thriving environmental organisations?	Any shops and cafes MUST be independents not chain stores or cafes and priority to local people.	The project should be given the green light to go ahead.
Please don't do what the Westgate did. I come and shop in the Clarendon because it's warmer. It's too cold in the Westgate because of the open air nature of it.	The deliveries aren't great at the moment, with lorries reversing in a public area. Something that improves the situation, while acknowledging that it's a tricky site to get to. Avoiding car parking would be good. The space feels a bit cramped in there at the moment, so giving a bit more space above our heads would be good.	Concerned around the number of vehicle movements along New Inn Hall Street in the period. Intrigued re the interplay between the centre and the proposed ZEZ.
Need more info about the non-university benefits. Nothing I'm reading sounds appealing.	I have concerns about the length of time this will take and the impact on Cornmarket of another major building project	Design needs to be robust in terms of potential need for uses at ground floor to change, particularly from retail

PROJECT TEAM RESPONSES TO FEEDBACK

The project team reviewed all the comments made following the exhibition. In the table below, the responses have been collated into key topic areas and a response provided.

Feedback	Response
Design	<p>The design team have developed the design via an extensive analysis of the site, as well as the immediate and wider context of Oxford and following design input from the ODRP.</p> <p>The design is routed in this analysis and seeks to make the existing site an integral part of Oxfords street structure. The building design will be contextual without being pastiche, creating a truly mixed-use development centred around new public spaces and streets.</p>
Concern over ‘open-air’ centre and protection from the weather	<p>To ensure the new spaces are comfortable, the design team have undertaken a microclimate analysis of the new square and streets as part of the design development.</p> <p>Natural cover will be provided by new tree canopies and under crofts, creating a variety of spaces within which to dwell and take shelter. In addition, the surrounding café facilities will provide location specific seating and cover, creating a more varied and interesting environment within which to enjoy this new key part of Oxfords cityscape.</p>
Provision of student accommodation	<p>There is a demonstrated shortfall in purpose-built student accommodation in Oxford.</p> <p>This is not a speculative application, and while several institutions have expressed some interest in the accommodation, the applicant is in advanced discussions with an Oxford University college who wish to occupy the site.</p>
Highways impact	<p>A Transport Assessment and Framework Travel Plan have been undertaken for the proposed development and are submitted as part of the planning application. Given the city centre location, with good bus, rail, pedestrian and cycle facilities, and the fact that the proposals exclude general car parking, there are not expected to be any material impacts on the transport networks as a result of the proposed change of use associated with the development proposals.</p>
Car parking	<p>The proposed development complies with local and national planning policy, providing a car free re-development on a highly accessible city centre site. There are a number of blue-badge parking spaces (New Inn Hall Street and St Michael’s Street) which would provide access for the mobility impaired if required.</p> <p>The proposals include cycle parking in line with local standards, with supporting shower facilities and provide a new square within the site enhancing pedestrian amenity and permeability.</p>

Current tenants and occupiers of the site	<p>The applicant has notified all occupiers and surrounding stakeholders about the proposals for the redevelopment.</p> <p>Negotiations with existing occupiers will be undertaken on a case-by-case basis.</p>
Future occupiers of the site	<p>The applicant is in advanced discussions with an occupier for both the student accommodation and the research laboratory space which will be provided by the redevelopment.</p> <p>At this stage, it is too early to comment on who will occupy the retail, bar, and restaurant facilities in the development.</p>
Provision of office space	<p>While the coronavirus pandemic has had a short-term impact on the occupation of office space, research indicates that there is a major undersupply of office space in the city centre.</p> <p>Office space is already provided on the site, which is supported by policy, and research has shown that offices help to generate footfall and secure investment into city centres.</p>
Heritage impact	<p>The Heritage impact has been fully assessed in collaboration with Oxford City Council and Historic England, with a full city-wide analysis of distant views from the surrounding hills, high-level views from key viewing locations such as Carfax Tower, and street level views from the surround streets. In addition, a full heritage analysis has been undertaken during the design development stage via detailed dialogue with the authority.</p>
Concern as to whether apartments should be provided as part of the proposals	<p>It is not the applicant's intention to provide apartments at this time in this location.</p> <p>The proposed use mix of the development has been considered carefully and the proposed uses will ensure the site's long-term viable future.</p>
Loss of retail	<p>Current long-term market trends indicate that retail is in decline and would affect the Clarendon Centre's long-term viability if these proposals were not to be enacted.</p> <p>There is an overprovision of retail in this location, and this development will help to generate footfall to the city centre by diversifying the mix of uses and so helping other local businesses and retailers.</p>
Street furniture which will be provided in the public square	<p>There will be a mix of seating options within the new public spaces, providing a number of opportunities for the public to stop and dwell within the site. Stopping and dwelling will be encouraged, and the furniture will reflect this via the provision of fixed seating, fixed items to allow children to play and for general use.</p> <p>In addition, retailer specific seating will be encouraged to spill out into the new square and streets to create a variety of spaces which will encourage the public to occupy the newly created urban square.</p>

<p>Will access be provided 24 hours per day</p>	<p>The primary focus of the scheme is the creation of the new public spaces, and in contrast to the current Clarendon Centre, access will be provided 24 hours per day and will not be gated.</p>
<p>Overlooking of neighbouring residents from rooftop</p>	<p>The roof top access will be within the heart of an urban environment with its primary focus upon the surround roofscape and the unique Oxford skyline. The extent of overlooking will be focused towards these key views and will be sufficiently set back from the primary façade line to limit overlooking.</p>
<p>Provision of public toilets</p>	<p>Many of the proposed café facilities will provide customer toilets as well as access to the nearby Market Street W.C's; however, there will not be a dedicated central toilet provision within the development. The space will no longer be an enclosed mall environment with a retail focused use, and instead will become another Oxford street and square surrounded by individual building uses.</p>

NEXT STEPS

Following the submission of the application, the Council will undertake their formal consultation with members of the public and other interested parties.

A further update will be provided to consultation respondents and local stakeholders to inform them of the application submission.

The client will continue to meet with local stakeholders and interested parties as required throughout the planning process to discuss the progress of the plans and answer any questions.

APPENDIX 1 – Consultation website

Home About Lothbury The Clarendon Centre Summary of Proposals Design Feedback Contact

CLARENDON CENTRE REDEVELOPMENT

Welcome to the consultation on the future of the Clarendon Centre.

Lothbury Investment Management is consulting Oxford residents and local businesses on the future of the Centre.

This website provides you with information about the proposals being developed by Lothbury and an opportunity to share your views.

At 6pm, on Wednesday 4 November, a virtual presentation will be hosted on this website, during which you will be able to hear from and ask questions of the team behind the develop. A link will be provided here.

Please scroll down to learn more, or click [here](#) to submit your feedback. The designs shown here are indicative and will evolve during the consultation.

ABOUT LOTHBURY

Lothbury Investment Management is a UK real estate investment manager. It manages and develops investments for over 110 UK and overseas Institutional clients, including a large number of corporate and public sector pension funds, insurance companies, charities and private banks.

As a long-term investor in Oxford City Centre, Lothbury has managed and invested in the Clarendon Centre for almost four decades. We believe this site can continue to make an important economic and social contribution to the life of the city over the next 40 years and beyond.

THE CLARENDON CENTRE

The Clarendon Centre opened in 1984, having gone through many changes before this, and has continued to evolve since.

The site was originally occupied by The Clarendon Hotel, which was acquired by Woolworths in 1939. Demolition of the hotel was delayed by the Second World War until 1954 and the new Woolworths store finally opened in 1957.

Woolworths closed its doors in 1983 and the site was redeveloped into the Clarendon Centre. The centre then went through a major refurbishment in 1999/2000, and there have been further changes since, the largest being the construction of the H&M store in the centre of the scheme in 2014.

With the dramatic changes taking place within the retail sector and the effects this has on the way we all shop and enjoy town centres, the site must evolve again to meet the needs of Oxford in the 21st century.

SUMMARY OF PROPOSALS

The site will no longer be one large retail centre, as it is now.

The redevelopment of The Clarendon Centre will instead create a new open air public square in what is the heart of the current centre, retaining the existing pedestrian routes from Commarket Street, Queen Street and Shoe Lane while also creating a new route into the historic Frewin Court. For the first time the owners are also providing public access to the landscape designed roof space.

A mix of different, sustainable uses will be arranged around the square:

- On the upper floors: office space, research laboratories and purpose-built student accommodation for an Oxford University college
- On the ground floor: active frontages providing a range of uses onto Commarket Street, Queen Street, Shoe Lane and Frewin Court, as well as around the new square



These new uses and the high-quality public spaces will ensure the site remains vibrant and active and continues to encourage people to visit and spend time in the city centre.

The proposals aim to:

- Create new public spaces in the heart of the city at both ground and roof level and open a new link into the historic Frewin Court which has lain largely undiscovered in recent years
- Enable the site to provide a range of uses that meet the current and anticipated future needs of Oxford
- Contribute to the vibrancy and liveliness of Commarket Street and Queen Street, with active street frontages



Research laboratories Oxford has had phenomenal success recently in generating new start-ups in the science and technology sectors as it finally starts to take commercial advantage of the world leading work undertaken at the University. Despite this success there is an absence of high quality purpose built laboratory space within the City Centre, with recent supply being located out of town. Lothbury is in discussion with a leading, Oxford-based investor in science and technology companies which has expressed an interest in managing this state-of-the-art lab space for Oxford-based start-ups.



Offices The success of the Oxford economy has generated huge demand for new office space and sadly much of this has been provided at the business parks that surround Oxford. Lothbury is looking to refurbish and extend the existing Clarendon House to provide much needed sustainable office accommodation in the heart of the City Centre.



Student accommodation It is Lothbury's intention to deliver purpose built accommodation for a college of Oxford University, and discussions with a college that requires new student accommodation are at an advanced stage.

DESIGN

Oxford city centre is an architectural heritage site, and one of the best preserved historical centres in Europe. There are a number of listed buildings in the immediate vicinity of the site.

The proposals seek to reflect the characteristics of the area surrounding the site, while creating a vibrant, new place which people want to visit and dwell in.

Instead of one large block, there will be a mix of uses – retail, restaurant/cafes, leisure, laboratory facilities, student accommodation and office space – arranged around a newly formed public space.

The new square will add to the famous squares and quadrangles of Oxford and be truly accessible to all. The owners aim for this to become a new green oasis in the heart of the city to provide an area in which people can relax, work and play in a safe, inspiring environment. The publicly accessible roof space will provide a similarly high quality environment which will showpiece the stunning Oxford skyline.

The ground floor will create active frontages onto Commarket Street, Queen Street, Shoe Lane, Frewin Court and the new square.



APPENDIX 2 – Feedback form

Give Feedback on the Proposals

Full name *

Email address *

Phone

Address

Postcode *

Do you consider the following to be appropriate uses for the site?

Retail:

Yes

No

Food and beverage:

Yes

No

Office space:

Yes

No

Student accommodation:

Yes

No

Research laboratories:

Yes

No

Do you have any comments on the proposed:

New public square?

Publicly accessible roof?

Mix of uses on the site?

Design?

Do you believe these proposals will enhance the vibrancy of the city centre?

Do you have any additional comments?

I would like to keep updated about the proposals

Submit

APPENDIX 3 – Community newsletter

THE CLARENDON CENTRE IS CHANGING



THE OWNERS OF THE CLARENDON CENTRE ARE CONSULTING LOCAL RESIDENTS AND BUSINESSES ON A PROPOSED REDEVELOPMENT OF THE SHOPPING CENTRE.

The proposals from Lothbury Investment Management will create a new public square at the heart of the city centre.

This will have a mix of different uses arranged around it – retail, leisure and flexible working café spaces at ground floor, with offices, research laboratories and purpose-built student accommodation for an Oxford University college on the upper floors.

There will also be publicly accessible terraces on the new landscaped roofs so that residents and visitors can enjoy unrivalled views of the Oxford skyline.

You can find out more about these proposals, view the designs and share your views at: www.Clarendon-Oxford-Consultation.co.uk

At 6pm, on Wednesday 4th November, a virtual presentation will be hosted on the website, during which you will be able to hear from and ask questions of the team behind the redevelopment.

LOTHBURY Investment Management

THE CLARENDON CENTRE IS CHANGING



WHO ARE LOTHBURY INVESTMENT MANAGEMENT?

Lothbury Investment Management is a specialist real estate fund manager which manages and develops real estate assets worth over £2 billion on behalf of a range of institutional clients, including a large number of pension funds.

As a long-term investor in Oxford City Centre, Lothbury has managed and invested in The Clarendon Centre for almost four decades.

WHY DOES THE CLARENDON CENTRE NEED TO BE REDEVELOPED?

The site of The Clarendon Centre has evolved many times as retail trends have changed.

The former Clarendon Hotel was demolished and replaced with a Woolworths in the 1950s. This then closed in the 1980s and was redeveloped into The Clarendon Centre in the form that exists today. The shopping centre then went through a major refurbishment in 2000, with further changes in the years since then.

However, retail and the way we all shop is changing rapidly and so The Clarendon Centre must change again to meet the new needs of Oxford in the 21st century.

WHAT IS BEING PROPOSED?

The site will not be a traditional shopping centre, as it is now.

Instead, a new open air public square will be created in what is the heart of the current centre, retaining the existing pedestrian routes from Cornmarket Street, Queen Street and Shoe Lane while also creating a new route into the historic Frewin Court.

There will be landscaped designed roof space which will for the first time be opened up to the public for everyone to enjoy the spectacular views of Oxford's skyline.

A mix of different uses will be arranged around the square – office space, research laboratories and purpose-built student accommodation for an Oxford University college – with the ground floor providing active frontages for a range of uses onto Cornmarket Street, Queen Street, Shoe Lane, Frewin Court and in the new square.

These new uses and high-quality public spaces will ensure the Clarendon remains a vibrant and active centre that continues to encourage people to visit and spend time in the city centre.

LOTHBURY Investment Management



**HOW CAN I FIND OUT MORE
OR SUBMIT COMMENTS?**

Lothbury is consulting on these proposals during October and would like to hear the views of city centre users.

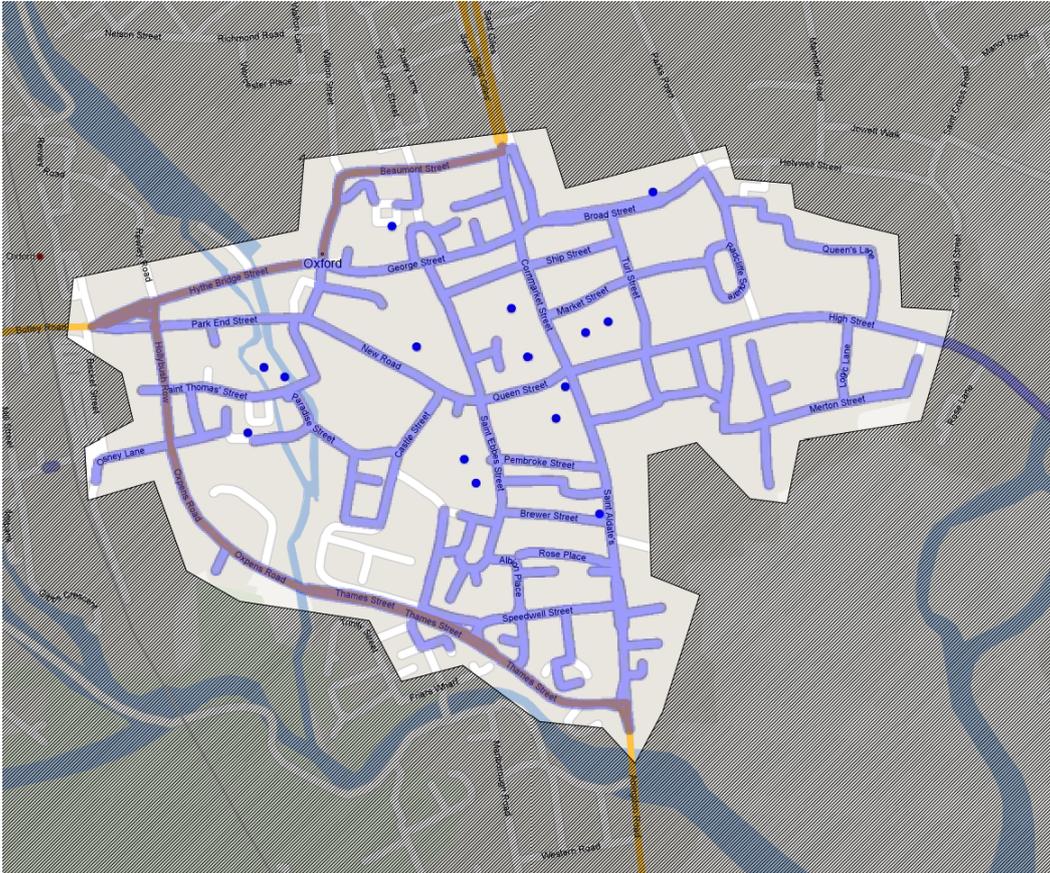
You can find out more about these proposals by visiting:
www.Clarendon-Oxford-Consultation.co.uk

Or the team can be contacted:
contact@clarendon-oxford-consultation.co.uk
07788 464147
Lothbury Investment Management,
155 Bishopsgate,
London,
EC2M 3TQ.

The design team will consider this feedback and updated proposals will be submitted as a planning application to Oxford City Council.



APPENDIX 4 – Community newsletter distribution area



APPENDIX 5 – Newspaper advert

10 OXFORD MAIL Friday, October 23, 2020

oxfordmail.co.uk/news

News

Like us on facebook.com/oxfordmail Follow us @theoxfordmail

Back breweries over festival weekend

Andy Ffrench

afrench@oxp.com

A PLEA to support local breweries has been made before the weekend when the Oxford Beer and Cider Festival was due to be held.

The festival at Oxford Town Hall, which attracted around 3,000 people over the same weekend last year, had to be cancelled due to Covid-19, and local Campaign for Real Ale (CAMRA) members have no idea if or when it will be held again.

More than 30 local breweries – out of 90 from all over the country – sent beers to last year's festival.

CAMRA is backing up calls to support them by publishing a full list with weblinks on the new website of its magazine the Oxford Drinker - oxforddrinker.camra.org.uk.

Dave Richardson, editor of the website and spokesman for Oxford CAMRA, said: "Thousands of people will miss their annual treat at the town hall this weekend, but they can still support local breweries."

"If there is one positive outcome for beer drinkers due to the crisis, it is that most of these brewers now offer collection or delivery services which not all did before."

"Much has rightly being made of the huge challenges faced by pubs at the moment but the problems facing breweries are less well understood. While many are ticking over with collections and deliveries, they haven't been able to benefit from the same financial support as some businesses, while pubs are selling less of their beer."

"Small brewers face the additional challenge of proposed changes to their tax regime, which could make some of them unviable."

"People seeing the list of local breweries on the Oxford Drinker website might be surprised to see how many there are – more than 90 in Oxfordshire alone. They brew beers in all kinds of styles, so there's something for everyone."

The Oxford Drinker, previously a bi-monthly magazine, was launched online as pubs no longer want to stock printed material due to virus transmission fears.

The website has all the features of the magazine including news and views from the local pubs and brewing scene, guest writers, and the popular Down Memory Lane section.

Unlike the magazine, it can now be updated constantly.

Last year at the town hall about 30 of the 90 breweries at the festival were from Oxfordshire, ranging from larger and long-established



A drinker enjoys a beer at the Oxford Beer and Cider Festival at Oxford Town Hall in 2018. Picture: Richard Cox

names such as Wychwood and Hook Norton, to micro-breweries in Bicester and Wantage that normally only supply their own pubs.

Coming to the festival for the first time was Amwell Springs from Cholsey, a new micro-brewery that opened last year.

Other breweries sending their

beers to Oxford were based as far away as St Ives in Cornwall, Middlesbrough in the north and Bridgend in Wales.

The festival usually runs Thursday to Saturday.

Mr Richardson added: "As well as supporting breweries it would be good if people could support local

pubs this weekend by calling in for a pint and a meal. Pubs and breweries are going through a difficult time after pubs were forced to close for months because of the lockdown. Landlords would welcome support from customers while the remains open – the situation is changing quickly with the tiered lockdowns."

Take part in a consultation on the future of the Clarendon Centre

A planning application is being prepared to redevelop the Clarendon Centre.

Local residents and businesses are invited to submit feedback on the proposals to transform the Clarendon Centre and introduce a range of new uses on the site.

These proposals will create a new public square and a publicly accessible and landscaped roof garden which will showpiece unrivalled views of Oxford's skyline.

Join the team behind the development at 6pm, on Wednesday 4th November for a virtual presentation by visiting the website below. You will be able to see the proposals and ask any questions you may have.

LOTHBURY Investment Management

To find out more, visit: www.Clarendon-Oxford-Consultation.co.uk
Email: contact@clarendon-oxford-consultation.co.uk

A voice for the people of Oxford

5.2m+ pages viewed every month.*

*Source: JCRHC October 2018

Oxford Mail

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APPENDIX 6 – Clarendon Centre display board



APPENDIX 7 – Clarendon Centre display board

 **Clarendon Centre Consultation**
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The Clarendon Centre is changing.
Visit our website to learn more about our proposals and give your feedback on them.



CLARENDON-OXFORD-CONSULTATION.CO.UK
The Clarendon is changing [Learn More](#)

APPENDIX 8 – Virtual presentation slides



Purpose of consultation meeting

- Presentation has been organised by Lothbury to present their ideas for the site
- Following this short presentation, you will have an opportunity to ask questions of the team behind the development
- We would encourage you to submit feedback:
 - Email contact@clarendon-oxford-consultation.co.uk
 - Website <https://www.clarendon-oxford-consultation.co.uk/>

- Specialist UK property fund manager with highly experienced management team
- Manage property investment funds on behalf of more than 100 institutional investors of which 75% are pension funds
- £2bn of funds under management as of Q3 2020
- No gearing within the Fund
- Dedicated in house development team with a proven track record of delivering high-quality large-scale developments
- A long-term investor which uses our development team to recycle underperforming existing assets back into the fund
- Involved in the Clarendon Centre since its development in 1983

Project team introductions



Architects

**FARRER
HUXLEY**

Landscape
architects

Carter Jonas

Planner



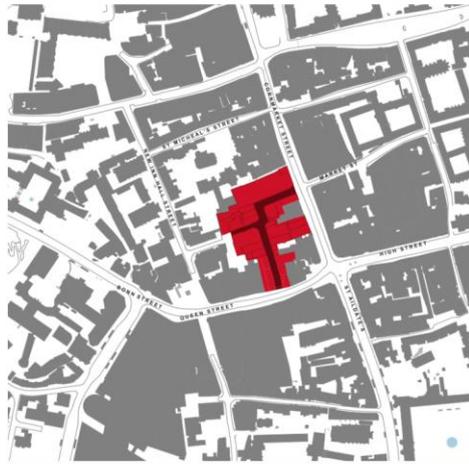
Heritage



Development Intelligence

Community
engagement

Site location



5 Lothbury Property Trust

LOTHBURY Investment Management

The evolution of the site



The Clarendon Hotel, 1910 (above)

Woolworths store, 1957 (below)



6 Lothbury Property Trust

LOTHBURY Investment Management

The evolution of the site

Centre opens in 1984 (below)



Refurbished in 2000 (above)

H&M store opened in 2014 (below)



The need to redevelop

- Dramatic changes in the retail sector exacerbated in Oxford by the opening of the Westgate Centre
- Increasing retail unit vacancies leading to a less vibrant centre
- Reduced rental income being paid to our investors
- Changes to the way we use city centres
- Lack of suitable facilities for other use classes
- Introducing flexible building types that can better adapt to different user demands in the future

Proposals

- Opened-up and improved space, including a public square
- New pedestrian routes to historic Frewin Court
- Publicly accessible landscaped roof garden
- Range of uses:
 - Office space
 - Retail
 - Bars and restaurants
 - Research laboratories
 - Student accommodation

Design

- Reflect characteristics of Oxford's world class city centre
- Respectful to nearby historic and listed buildings
- Active frontages at street level onto Cornmarket Street, Queen Street, Shoe Lane, Frewin Court and the new square
- No longer one large block
- Green oasis at the heart of the development

A new square for Oxford



11 Lothbury Property Trust

LOTHBURY Investment Management

New access to Frewin Court



12 Lothbury Property Trust

LOTHBURY Investment Management

Improved pedestrian links



13 Lothbury Property Trust

LOTHBURY Investment Management

Landscaped roof garden



14 Lothbury Property Trust

LOTHBURY Investment Management

Q&A

- Submit any questions you have in the Q&A box (you will find this at the bottom of the screen)

Consultation

- Thank you for attending
- We would encourage you to submit feedback:
 - Email contact@clarendon-oxford-consultation.co.uk
 - Website <https://www.clarendon-oxford-consultation.co.uk/>

APPENDIX 9 – Consultation feedback

The answers that respondents gave to the six qualitative questions of the feedback form are shown below:

Do you have any comments on the proposed public square?
Cafe & restaurant with outdoor seating
Would this have 24 hour access?
Would this be a primary socializing space for the students in the student accommodation?
You need to elaborate on this as from the brief description you put up it is unclear what you mean by this
Very exciting - Oxford needs more city centre space and places for people to sit/meet etc
Looks great
Why does it have to have the open roof? this country gets too much wet, windy, cold weather. Lets have somewhere people can go out of the cold enjoy shopping or eating without feeling the cold. If not would be too much like Westgate with the open section which makes it cold in the bad weather. Lets have plenty of seats in their as well.
Welcomed
Sounds good, though I wonder if it might be a bit starved of light, making a green space a bit problematic? But planned might be fine. Especially with sculpture!
Great proposal: need more such space in the centre as too built up.
Good idea
It is vital to retain the Frewin square. Do not spoil another historic site.
The public square is a good idea, but losing popular retail stores and cafes etc will be at the detriment of our city centre.
yes this is much needed in Oxford
Not needed, Oxford has so much already and areas between houses is never going to be as nice and welcoming as the already natural open areas of the city.
I think a new public area would be a much better use to generate footfall
Yes please
Public? Make it properly public so we can take photographs like in *real* public spaces, without hindrance from security accusing people of being terrorists when a large professional looking camera is presented. If you allow phones and social media allow ALL photography, and do NOT get lazy and accuse as is so easy. Either entirely FORBID ALL photography or entirely ALLOW without limit. IF you want the public to enter and shop and use the space, do not control what they see, what your PR considers 'convenient' or what you feel may or may not present a good image you want to control by members of the press. If you decide to go down the route of control for selective professionals but NOT for members of the public who have far less respect or knowledge, expect to have a very hostile reception if your policy is hostile toward working professionals or anyone who doesn't conform to your world view. If you want the public, let the public roam free, and equally exploit them as you wish to exploit for profit. An argument of privacy is spurious, for controlling the public on mobile phones is far more of an invasion than a few audited and experienced press or professionals. Control your security, control the negative perceptions of anyone with a large camera, control the accusations of terrorism, control your attitudes toward images and do not harass people when they wander around with cameras, and accept a public space is a public space, and policing freedom of expression is not acceptable, while controlling theft and protecting property is. If you do this, and your employees harass people for taking photos unreasonably while exploiting the public for profit, then it would be

considered highly unfair. Your motivations are profit, you're a commercial company, so it's a duality you must appreciate, public is public, that must be seared into your existence.

Would be wonderful. Bonn Square gets very crowded and no seating for the elderly. Bonn Sq is also sloping with dreadful steps, no handrails worth speaking of. A new squarar with specific areas for children and parents as in Westgate and seats for elderly would be wonderful. Gentle music!

Great.

Important

This is a great idea and one I've hoped would happen with inevitable death of the shopping centre here. Really pleased.

Great idea

Can this have seating for cafés please? Can it also be open for pedestrians 24/7 like the Westgate please?

Always good to have meeting places or places to gather. So long as it is accessible and welcoming to all, including the homeless.

Close at night to exclude non residents

Open to the elements is the biggest moan about the Westgate Centre. Those narrow walkways will create wind tunnels. Bad idea. Undercover shopping is why folk go to Reading and Milton Keynes etc.

Sounds good

Needs 24 hour access

Not enough info

Good idea but set in an ugly part of the city. Not sure people will use it

You serious expect people to shop when the weather is bad. People spend more money in enclosed shopping malls than outside in the open air and elements. You should learn from your mistakes regarding the new Westgate. People are sick to death of students taking over space for shops. Also why do you want to put scientific labs in a town shopping centre. People will not feel safe, especially after what happened in China and as oxford university has a history of testing on animals you will be asking every animal rights protester to wreak havoc. Get a grip. In this current PANDEMIC wouldn't it be spending the money on protecting people's jobs and lives then wasting it on consultations firms. Another thing is there are a abundance of office spaces available in oxford that were built over 30 years ago and are still EMPTY.

Broad approval; devil in the detail. Create space for open air theatre - like Creation Theatre

Like this idea, especially if it is open "after hours" allowing foot traffic through these much used routes.

Public square is a good idea.

It needs to be kept as an undercover/indoor shopping area. The new Westgate design is terrible, and freezing cold during the winter. The Clarendon is much nicer as you can escape the cold when shopping.

The covered space is valuable at the moment so this will be missed if the new square is open air.

It will not be very nice in bad weather.

I love the idea of a public square, if this area could be softened through planting (biophilic experience) with plant opportunity (severely lacking in the city cente) it would make the space more attractive for families, who are often hampered by the patience of their younger dependents. A space to stop for a coffee, to let them play would help.

Public square with seating and green space

Outside seating for public use in addition to that of food/drink outlets would be good. Trees, flowers etc to soften the space and some protection from the elements would be beneficial. Will there be public toilets?

I think public space is important - would like this to be as green as possible with well designed seating, lighting etc

Good idea but good if it can be partially covered to make available all year. Perhaps some area for open air entertainment?

No

For large retail shops and coffee shops - ground floor

If it doesn't affect retail, go for it

There is not much greenery in the mock images shared, I think it could be hugely improved by more nature. there is hardly any in Oxford city centre.

Fine. Only really worthwhile if you think it will get any sun and have facilities that make it attractive for the public to use

non-essential but nice for the workers

Fundamentally supportive. Concerns about homelessness and anti-social behaviour in a secluded space.

A nice idea, it would be great if there could be bee friendly plant boxes and places to sit.

Nice for 3-4 months of the year. The rest of the time it will be too wet / cold to use it.

I do not think we need a new public square, we already have Gloucester Green and Bonn Square, funding should be put into making the city centre streets nicer to walk around (e.g. cleaner, less traffic, more greenery and seating). One of the main problems with the Westgate is that it is freezing in winter, at least the Clarendon in its current form is cosy and fun to visit. Also the new square wouldn't end up being for the actual townspeople, it's just smoke and mirrors to distract from this proposal being Oxford University overrunning more of the city.

Very good idea

It looks an excellent design which will prove to be environmentally friendly for the City of Oxford. Well done to all for all the work they have to put in this project.

In favour. Glad it is child friendly. Keen to hear how anti-social behaviour can be managed

Do you have any comments on the proposed publicly accessible roof?

Yes, with a rooftop bar.

Great idea! Would this be for restaurants or just additional public space?

This sounds good put a couple of bars and restaurants up there and I am sure it will be popular

Also very exciting!

Great idea

If it does not have a big open section anywhere else. Just steps and lift to get up to it.

Welcomed

Everyone likes a view, so yes please.

Not fussed

Also, good idea

No. There is already one at the Westgate. It is intrusive for people who live close by. Not necessary

The roof is a good idea, perhaps the coffee shops etc that are in the ground floor area could be relocated upstairs.

Yes with restaurants etc. Well needed as enables for outdoor seating instead of the city turning roads etc well needed for traffic into cafe area.

All the rooftops that are accessible in Oxford are very popular. More is definitely better

That would be great

Possibly but rest areas only. A garden in the sky. Picnic areas, no food outlets. Water fountains.

Excellent.
Yes, popular choice
This is also a great idea and will attract people in for leisure activities in keeping with the councils strategy for cornmarket.
Also great idea
Great idea. Again can we have cafés and bars up there?
Not interested.
Depends on view quality. Need to regulate for safety and numbers.
Great
Meh
Of it is genuinely publicly accessible
Not enough info
Good idea. Views of the city welcome. People like those sorts of things
Waste of time. Oxford has the highest pollution levels in Europe and you want to encourage people to eat on a roof where pollution rises?
Approval in principle.
Nice idea.
Like the west gate one I think it's a good idea.
Very positive.
The one at the Westgate is attractive.
Great idea- esp. If is planted and part of a wider SUDs offering. Why not capitalize on the city view!?
yes
Yes please. This would be a great addition especially if it includes colourful living plants and greenery, and seating with some protection from the elements, an old bandstand comes to mind. Regarding encouragement of movement when on short breaks from home/office, Can interactive healthy elements be incorporated into the design? Will there be public toilets?
Nice
As above - nice idea but good design essential
Nice idea...
No
Open market area
Love it
yes please
Sounds nice. Much of central Oxford isn't accessible to the public on a day to day basis.
non-essential
Absolutely. The 'spires of Oxford' should be capitalised on as much as possible.
Yes, to compete with the Westgate
This sounds like a popular idea, and follows in the Westgates steps. I would prefer access to this not be through a restaurant, but if it can't be done for financial reasons possibly having it as a community space, if it is high enough and you can see lots of historic places it would be good to have some interpretation boards that explain what the buildings are and like the history of Oxford from particular points of view.
For what purpose?
In theory this is a good idea, however Oxford City Centre is a conservation area and the proposed plans appear to show multi-storey buildings. After the Roger Dudman Way development marred

views from Port Meadow, I imagine the roof would become the only place you could actually see the dreaming spires...

Very good idea

If there is one that will be fine

in favour. I am sure it will offer a beautiful vista of the spires

Do you have any comments on the propped mix of uses on the site?

Yes, mixed use of retail; cafe & restaurant with offices spaces

Excellent, but does it really need further College space/student accommodation? Central offices are squeezed out because of the Colleges!!

Makes sense

No I don't think it has a place in there

Important for the future

Fantastic to see an innovation mix going in here

Only as I indicated above.

Welcomed

Ok

Nice, contemporary idea: like it!

Apart from the square and the view, very little for Oxford's residents to benefit from.

A mix of Affordable accommodation For younger Oxford residents.and small indépendant retailers is what is needed.

It's a shame to lose some of the most popular retailers currently on site. The stores here are far more accessible than the westgate.

Good, city entres can only survive if people can easily travel there, meet there, work there and live there.

The site has been sad and underused for some time. Diversification is key for regeneration

A necessity I think

Very much the way to proceed. Dentists, chiropodists places other than nail bars! Good food as opposed to fast food..

As necessary.

Appropriate

I do not think there should be shops. There is an oversupply in the city centre already and leisure activities are aligned with council strategy. Having more space for people living in Oxford to work here, and taking the pressure off student rentals is also a great idea.

Yes. But not office space, attractive leisure, eg Oxford theme crazy golf.

Concern for noisy parties below disturbing residents if square open at night.

Shut gates at night.

Great

Realistic, retail isn't working

Needs some genuinely affordable housing for key workers

No, we don't need labs in the city centre, oxford uni has plenty of other spaces and similarly uni accommodation can go elsewhere

Yes. Better than single use which is part century

Ridiculous

Good idea. But what about some residential as well.

Understand requirement for all uses specified, but mix ratio must be right. Consideration should be given towards permanent homes (flats) as most developments currently seem to favour student accommodation over local people.
Mix of uses are not relevant to each other, its either a university research area, or an office. Seems like it's made to be a new area for oxford university rather than a proposal for everyone living/working close by. What would this place have to offer to the public? That is not already offering in Westgate?
Good to have more office space and research lab space
Well, it already is a mixed-use site! I work at Oxford school of English, which is based there.
Makes sense to create a 24 /7 space
yes
Mixed use is important to help the sustainability and diversity of the city centre. Will there be an opportunity for subsidised spaces for community groups to meet? Will there be opportunities for creativity? Such as public art or gallery. Will there be family-friendly spaces, especially for those with young children?
Ok
Good idea
No
Small shops for new local designers to sell their products - electronic goods, clothing, accessories etc.
Please keep it retail
not sure why we need yet more student accommodation in the city centre...more public space would be beneficial to everyone.
Don't really mind. Makes it less likely to be empty all the time, I suppose.
Sick to death of studnt accomodation everywhere but no affordable housing for teachers etc
Reservations about student behaviour (of the few who ruin it for the majority) in the student accommodation, but fundamentally supportive.
Only for retail, food and office space
If it helps the area get used more and stop it looking so vacant then it might be a good idea. But current designs for new student accommodation is quite isolating and it would be a shame for this development to follow those footsteps.
Office accommodation needs post-COVID will be much reduced. Think ahead
Strongly opposed. The city centre should serve the townspeople not the University, if more accommodation is built in the centre it should house Oxford's homeless and low-income populations.
Very well balanced.
in favour

Do you have any comments on the proposed design?
Modern design and create a better pedestrian link
Contemporary where possible. be bold!
Didn't show any specific design elements that stood out
Looks nice
Looks good so far
Hopefully it will be sympathetic
Didn't find any designs, just an overall plan view. Perhaps a problem with doing this on a phone?

A "green oasis" sounds good. Should be environmentally sustainable too. Architecture shouldn't be too modern: some design elements of historic Oxford should be integral to the overall appearance.
Needs adjusting to meet me ideas.
Generic
Something that fits in with older buildings in oxford not an eyesore like the Westgate. More like the new but historic looking buildings that have been built by the university.
The introduction of a square and green space is a good idea.
Looks boring, try to bring life into the city with something extraordinary with curves and colour.
I couldn't see the design. Please could this be emailed out
Make it as open and accessible as possible
Clean lines are easier to maintain. Shrubs and Oxford city wonderful hanging baskets.
Must be in keeping architecturally.
Not very clear from these plans and would like to see more. Hopefully the square will be generously sized as that is definitely lacking in the city centre.
Good in principle. Consider further decorative features to soften harsh lines
Flawed
Hard to tell what the design will look like surely it couldn't be worse than the current monstrosity
It is what it is
Not enough info
Needs to be more modern
Again ridiculous. Are you going to protect the Coach and Horses PUBLIC house as it's a listed building and has a hist dating back to when William Shakespeare stopped over on his way to London.
Reuse of existing materials; redevelop with as little impact on surrounding areas. Incorporate as many environmental measures , like passive heating, solar, rain water capture for non drinking uses.
High quality traditional look in keeping with Oxford would be preferable to the previous designs which have followed current fashion and soon looked dated.
Undercover and warm!!! Not open air like the Westgate.
It looks a bit cold. The Westgate Centre is already wildly out of keeping with the old city, so I have my doubts about this proposal.
Needs to be inclusive and a welcoming space for all members of oxfords popln.
make it friendly architecture not Stalinins architecture. Too many areas in Oxford have a 'keep out' this is for University card holders only' ambiance
The above designs look like a wind tunnel of concrete building blocks without any character or essence of the historical architecture of the City. This looks like a missed opportunity to visually enhance the area rather than continue with the bland new builds.
Very keen that the design of the exterior is sympathetic to the historic nature of the city center
Well thought out, with a long term view taken
Design needs to fit with historical look of the city but should also be contemporary. They also need to be of sufficient quality that stands test of time.
No
Simple and clean design
Not obviously from this proposal
looks cold and a bit closed in, could be claustrophobic a bit.
Happy for something contemporary inside and would welcome something on Cornmarket that enhances the street and respects the heritage of the city centre. The old hotel looked quite nice. Not

sure if it's just the phone, but I didn't see any designs on the website so that would be good in order to comment further.
the usual boring modern facades etc. Let's hope it's not as cheap and nasty as the Botley development
Great.
Not a fan of the accommodation
I can't see any plans of design I think it's because I'm on mobile. But it would be nice if it could follow a lot of the historic designs around the center of Oxford rather than having something that's too modern. Historic England have done some work recently on historic high streets and how Heritage can bring positive economic shift to an area I'd suggest having a look at that if you haven't already.
Bland and boring. Tall buildings make it feel oppressive.
Opposed, the design should fit with existing buildings to preserve Oxford's classic beauty, not to modernise it.
Excellent.
In favour

Do you believe these proposals will enhance the vibrancy of the city centre?
It will draw locals and tourists. Improve all the area including Corn Market Street
Yes
Yes
Possibly
Probably not
Yes
Absolutely
Very much so
Possibly.
Yes
Well, it's heading downhill at the moment, so it's certainly a possibility.
Yes
Possibly
No
Not the ones that you have laid out NO it would be making Oxford city centre into even more of a campus.
I understand the ever growing need for student accommodation but this is not the right setting for it. It's not as safe for them in mixed use buildings it's also not as public friendly with areas naturally having to be cordoned off to public access to make it safer for the students. It's a lose lose situation.
Only ensured added parking and easy of access will do this. The city council is strangling the city by having various part cut of by water, road closures etc. But its very good if people move back into the city centre as that will help covered market etc.
Yes
Yes
Yes, absolutely whole heartedly. At present much of its centre is depressed. Anything which gives attractive free space without only a shopping surround would be welcome.
To some extent.
Yes
Yes I do. Strongly.

As long as not office space!
Yes
I doubt it. The city centre is dead, but to tourists and people who like to spend lots of money on throw away, designer items.
Yes
Who knows
Yes
Yes
No it's just for oxford uni at the end of the day.
Not sure. City centres will be dead after pandemic. People will go shopping where they can park. Without office workers not sure how city centres will recover. I don't see it happening
Oxford is a dead ghost town. People shop outside of the area because the council charges too much for parking. Oxford are also anti car so why encourage people to shop in a city that doesn't want them?
yes
They could
The center has a mix of different things going on, it's quite inconsistent. This proposal can change the vibrancy, but it would still be inconsistent with the shops, restaurants, souvenir shops that are nearby.
No.
Yes
Frankly, no.
It has the potential to be if landscape architecturally led.
Absolutely the old clarendon is an eye sore
Vibrancy needed
Development of the Clarendon Centre has the potential to enhance the city centre but currently looks quite cold and really not a welcoming place to relax.
Not necessarily - it needs to add to the attractiveness of Oxford got visitors. Currently traffic and parking issues keep people away. Ridiculously high rents are prohibitive to businesses - there should be scope for small businesses to exist here. Rather than more student accommodation why not have *genuinely* affordable housing for first time buyers?
Possibly if done well and if the mix encourages interaction. For example, in King's Cross there is an art school and high tech companies, I think this helps create a vibrant buzz. So look to bring in a mix of uses.
No
Attract my young customers
No
They could do, yes. I like the idea of connecting to Frewin Court.
no, but they won't damage it either
The Westgate has radically changed the city centre and not all for the better. It has made the Clarendon Centre appear significantly dated and sad. It would be great to see an update to limited space.
yes
I think it's a proactive step and not prohibitive unlike current measures by the council. I think it was help to manage what stores and operate in the retail space after the construction phase is over and ensuring that the frontage stays 'nice'.
No.

No, I believe they will increase the number of people who drive into the city, increasing gridlock and pollution on arterial and central routes. It will also make the centre even more crowded and unattractive.

Yes, Definitely 100%

Yes

the return to medieval lanes is intriguing, as is the potential for a small and intimate family friendly open space. Frewin Court has been hidden away for too long.

Do you have any additional comments?

No

You need to put shops in there like Sports Direct and Poundland and I can guarantee you the place will be packed. We had both in the Westgate before but since the redevelopment they are both gone and are greatly missed by many. You need to cater for a wider variety of shoppers and currently Oxford doesn't really have shops in town to cater for the less fortunate. Also consider sticking a subway in the project I bet many would like to see that in town too.

Thanks to everyone working on this exciting project and good luck!

Really pleased to see this

Do not try to make it like Bicester Village.

A closed shopping centre is nowadays considered to be old fashioned

Provide socially rented flats for Key Workers rather than students.

There's a common lack of creativity in terms of usage; nothing for local residents and their families. If you want to lure people to town, you need to come up with something better than this. Explore what you can do for families.

Affordable small apartments and affordable rentable places for young Oxford people so that they can stay local is what is needed. Places for small local business to rent at affordable rents and some art spaces. this is what would make the city more vibrant not student accommodation, more research space or more expensive restaurants and bars.

Please don't do what the westgate did. I come and shop in the Clarendon because it's warmer. It's too cold in the westgate because of the open air nature of it. The likes of hm and tk maxx And body shop who are all doing fantastic things as companies towards sustainability etc, you have these great retailers within the Clarendon and they are far better in service and choice than any other alternatives elsewhere. Please don't Push them out for this. It's not what we want as residents. The rooftop and labs sound a fantastic idea as replacement for the office spaces etc that are outdated and unused etc now.

What will happen to the current office buildings in Frewin Court - both used by thriving environmental organisations

This city is built on yellow stone but if you look at covered market, Jericho and dowley in particular there is a clear culture of adding color that I would hope you can ad. There is no need to make all buildings beige, brown and light yellow. Think of the most popular places in Oxford, they all vibrate with color.

Any shops and cafes MUST be independents not chain stores or cafes and priority to local people

Looking forward to seeing more detailed plans for the architecture.

It needs a leisure attraction or its just another castle quarter / Westgate roof eating zone. Leisure over retail and eating.

Can we have bus departure time screens like the Westgate please?

I would like to see an indoor, warm shopping centre.

Opportunity to work with OPT and OCS. Displays re history of site. Pictures online are much lighter than boards on site which makes them much more attractive. On site ones look a bit threatening as Queen St entrance Looks narrower and one makes central block on main square look very dark.

I have concerns about the length of time this will take and the impact on Cornmarket of another major building project

Design needs to be robust in terms of potential need for uses at ground floor to change, particularly from retail

Need more info about the non-university benefits. Nothing I'm reading sounds appealing.

Offices??? I and everybody I know are not coming back to offices. My employer is going to empty them in the new year. Nobody wants offices. I don't know anybody who will return. Not good idea. Outdated idea. Failure expected

Stop this ridiculous plan now, return the money you were paid because with another lockdown coming the people on the 4 poorest estates will need help. Not another shopping mall. If it ain't broke dont fix it.

I would like to know exactly how much of what is already there is going to be demolished.

One thing Oxford builders/Council do not seem to take in is that this is a place where it RAINS often and IT IS COLD. WE need public spaces where people can still meet and shop out of the miserable weather that characterizes Oxford. Please take a leaf out of Canada and Sweden, US etc where there are attempts to create safe, clean, warm, friendly INDOOR public spaces. The new WESTGATE disappoints as it seems to have been very cleverly designed to funnel in all the major winds of the universe during the cold season I am sure they won a prize for that design feature.

One of the current benefits of the Clarendon Centre is protection from the rain and wind. It is a sanctuary to escape from the elements when walking/shopping in the city centre. Is it possible to include covered walkways and some undercover public space? As lovely as the 'open walkway' idea is, for a large part of the year it rains, or at least relentlessly drizzles. If spaces have some protection from the elements, they can be used more. Unlike Boon Square for instance. How 'green' is this project? Are there sustainable energy plans?

In what ways will Lothbury ensure the new mixed uses, including those living, working or using this site, will recycle more, minimise waste and actively work towards a more sustainable future?

How will the recent purchase of North Bailey House affect the proposed redevelopment of the Shoe Lane aspect?

Would love to see the physical structure of the design echo some of the historical styles of the immediate area use of Oxford stone etc

Please give some thought to making this a genuine feature of Oxford which enhances the city rather than another faceless, anonymous, unaffordable appendage.

No

Please don't do this

The deliveries aren't great at the moment, with lorries reversing in a public area. Something that improves the situation, while acknowledging that it's a tricky site to get to. Avoiding car parking would be good. The space feels a bit cramped in there at the moment, so giving a bit more space above our heads would be good.

Car parking? additional supporting infrastructure?

Happy to see this plan. While not the exclusive responsibility of this project, efforts need to be made by every stakeholder to address the homelessness and anti-social behaviour that occurs in the city centre. Be part of the solution.

I would want to see independent/local shops supported. The last thing we need is more high-end retail chains that aren't accessible to most people.

It would be good to encourage small local start ups to occupy the space without the extortionate Oxford rents. Oxford needs local business, there are too many chains and student accommodation pushing up the price for local people to live or start a business.

It is hard to see what is proposed from the current artist's impressions.

We should be funding community development e.g. housing for the homeless and green spaces, we should not be funding Oxford University and chain businesses that do not serve the residents of Oxford

The project should be given the green light to go ahead.

Concerned around the number of vehicle movements along New Inn Hall Street in the period.
Intrigued re the interplay between the centre and the proposed ZEZ.