

CHAPTER 10.0

PRE-APP PROCESS,
ODRP + PUBLIC
CONSULTATION.

THE FOLLOWING SECTION HIGHLIGHTS THE CONSULTATION PROCESS WITH WHICH THE DESIGN TEAM HAS ENGAGED IN ORDER TO DEVELOP THE PROPOSALS. THERE HAS BEEN A PROCESS OF DIALOGUE WHICH HAS TAKEN THE FORM OF A FULL PRE-APPLICATION PROCESS WITH OXFORD CITY COUNCIL, TWO OXFORD DESIGN REVIEW PANEL MEETINGS AND PUBLIC CONSULTATION EVENTS.

10.0 | CONSULTATION

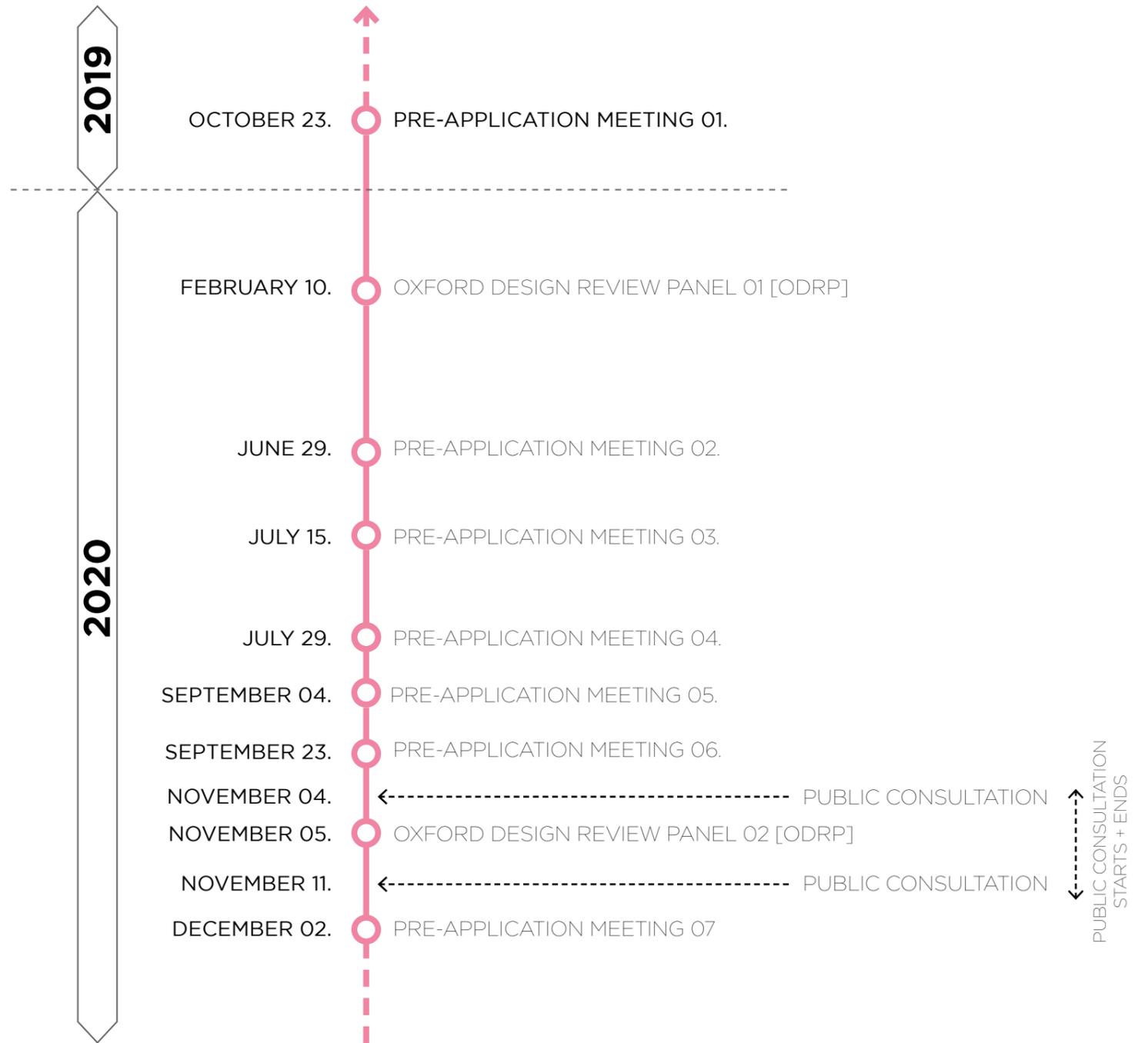
OXFORD CITY COUNCIL PRE-APPLICATION ADVICE MEETINGS

DOCUMENTING THE CONTINUOUS DIALOGUE DURING THE DEVELOPMENT OF THE PROPOSALS.

During the course of the development of the proposals for the redevelopment of The Clarendon Centre Site, there has been a lengthy and rigorous dialogue with Oxford City Council. In addition there has been dialogue with the Oxford Design Review Panel (ODRP).

This dialogue has been undertaken to ensure that the proposals have been developed collaboratively, taking on board advice from both the Council, stakeholders and the ODRP to produce the most suitable design proposition.

The time line on this page provides a snapshot of this process.



Time-line demonstrating the project consultation process.

OXFORD DESIGN REVIEW PANEL (ODRP)

The ODRP has been established by Oxford City Council in partnership with the Design Council (CABE). A summary of the function of the ODRP which is provided on it's website is as follows:

The process of a design review is an independent and impartial review and evaluation process which is conducted by a number of built environment experts.

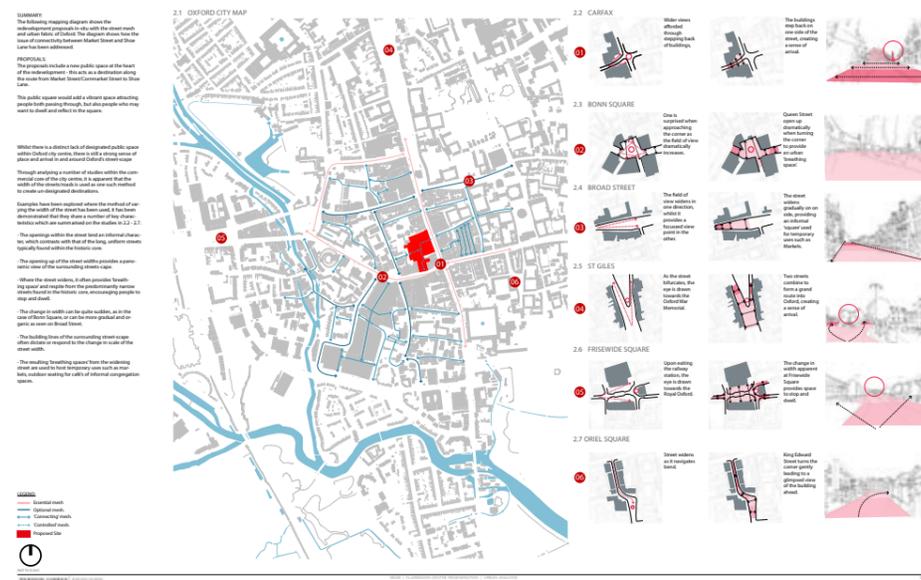
It is considered an essential facet of the planning process and is encouraged by Oxford City Council to be undertaken for all major development proposals before a planning application is submitted.

The purpose of the ODRP is to promote high quality design. The role of a design review in achieving this aim is highlighted in the National Planning Policy Framework (NPPF). The ODRP operates under nationally accepted Design Review principles and practice guidance which is published by CABE.

The proposals for The Clarendon Centre regeneration have been reviewed on two occasions at workshops by the ODRP. These meetings have provided a constructive dialogue which has been used to inform the development of the design proposals.

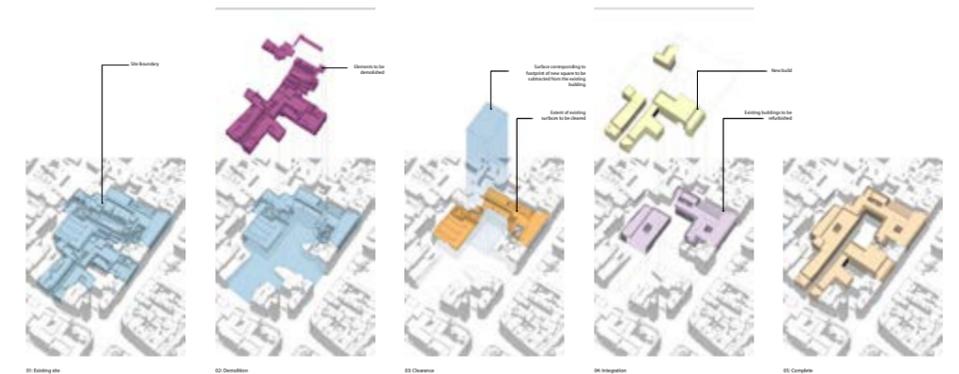
2.0 OXFORD'S STREET STRUCTURE

THE Juxtaposition of Informal Open Spaces, Building Types and Forms



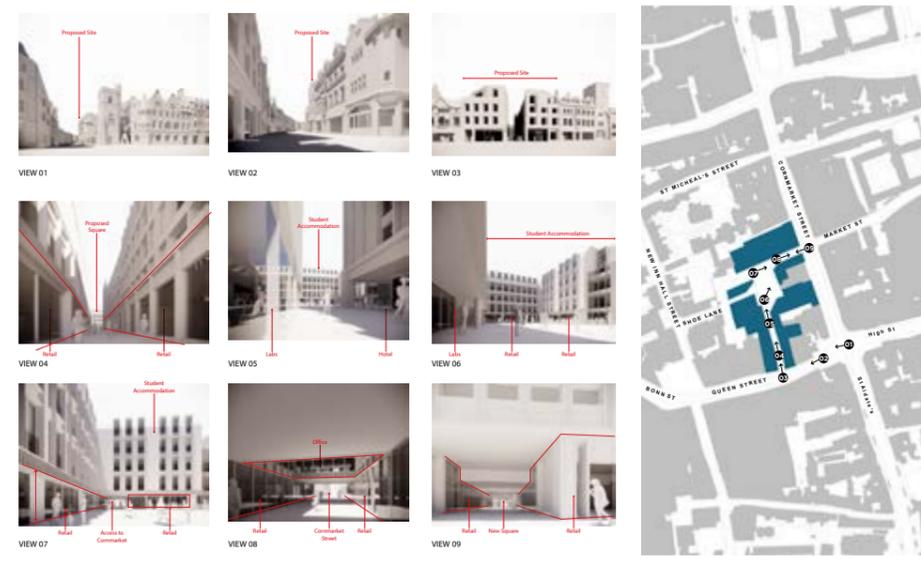
10.0 SITE STRATEGY

ANALYSIS OF RETAINING EXISTING BUILDINGS



17.0 SPATIAL JOURNEY

CARFAX TO CORNMARKET ST



21.0 ELEVATIONAL STUDIES

BAY SECTIONS / ELEVATIONS / PLANS



A selection of some of the boards presented at the first ODRP meeting

10.2 | CONSULATION

VIRTUAL PUBLIC CONSULTATION EVENTS

CONSULTATION STRATEGY

The following excerpt from consultation strategy has been set out by Development Intelligence:

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 including:

- Early Engagement.
- Website
- Consultation publicity (including: newspaper adverts, community newsletter, display boards, Facebook advertising).
- Virtual Presentation.

For further details of the Consultation please see the 'Statement of Community Involvement' report prepared by Development Intelligence which accompanies this planning application.



A website was set up for the consultation process.



The website provides detailed information about the proposals.

PRESENTATION

Lothbury Investment Management held a virtual presentation on Wednesday 4th November, when members of the public could hear from, and ask questions of, the project team.

Click on the video player below to view the presentation.



Two virtual consultation events were held for the public to find out about the proposals and to ask questions/provide comments.

A contact form was provided on the website for the public to submit questions and comments about the project.