

**Oxmoor Action Plan – Interim Planning Guidance  
– Progress Report**

**(Report by Head of Planning Services)**

**1. INTRODUCTION**

- 1.1 This report is to brief Members on the progress to date in implementing the Oxmoor Action Plan from a land use planning perspective. At the last Cabinet meeting on 29<sup>th</sup> January Members received and acted on a report concerning property matters in connection with the Oxmoor Action Plan.
- 1.2 It is understood that Cabinet wish to receive a report on planning matters even though there is of necessity some overlap in the information being given.

**2. SUPPORTING/BACKGROUND INFORMATION**

- 2.1 The Oxmoor Action Plan was adopted as Interim Planning Guidance by the Cabinet on 9<sup>th</sup> January 2003. This followed an extensive programme of community involvement including a ‘Planning for Real’ exercise funded as part of the wider SRB project for the area. The resulting action plan, dealing with the land use planning aspects of the Oxmoor regeneration initiative, itself was subject to specific public participation between 4<sup>th</sup> November 2002 and 31<sup>st</sup> December 2002.
- 2.2 There was general widespread support for the plan including the statutory partners including the Primary Care Trust, the County Council and the Town Council.
- 2.3 The essential components of the Action Plan are: -
- A neighbourhood centre with new facilities;
  - A better mix of housing
  - Additional and better play and recreational facilities;
  - Environmental Improvements and
  - Safer routes.

The purpose of the Plan is to create a means by which the social and economic life and physical environment of Oxmoor can be improved through the planning process. It’s aim is to be a vehicle through which to deliver these improvements from a variety of funding sources including the re-investment of the proceeds from the sale of land for housing and investment in community infrastructure through planning gain. The implementation of each project to achieve the

above outcomes is by necessity interlinked with each other due to the various ownerships and values associated with the land and in order to maximise the benefits accruing from development to pay for the total improvement package identified in the Plan.

2.4 Five development sites were identified at:-

- Land at California Road,
- Land at Moorhouse Drive,
- Land at Butts Grove Way,
- Land at Sapley Square west
- Land at Sapley Square east,  
see copy of Masterplan – Annex A.

These were generally proposed for housing. Sapley Square west was also proposed as the site for the new neighbourhood centre.

2.5 Additionally, the Plan shows: -

- a new park on the open space at Coneygear Road;
- a remodelled open space corridor along Oxmoor Lane;
- new neighbourhood and doorstep greens;
- priority routes for pedestrian and cycle improvements;
- traffic calming schemes.

All of the sites are in the ownership of the District Council, County Council (CCC), Huntingdonshire Housing Partnership (HHP) and Huntingdonshire Regional College. There is potential for 170 market houses and 80 'affordable' houses. Indicative plans in the Plan show layouts of housing on these sites based on a basic and optimum density of development.

### **3. Progress**

#### **3.1 Neighbourhood Centre – Sapley Square**

An application for planning permission has been approved for the development of the new Health Centre and car parking at Sapley Square and work is due to commence in May this year. A planning application will shortly be made to replace the shopping and community facilities at Sapley Square (including a new bridge across Coneygear Road), which together with the Health Centre will create the new Neighbourhood Centre. The Sapley Square shops are currently owned by HHP. The early development of the site at Butts Grove Way for housing is necessary to compensate for the loss of units at Sapley Square to allow the Neighbourhood Centre to proceed. A gap-funding bid of £2.3 million has been achieved from the Government's Sustainable Communities Growth Area money linked to an additional £1 million for the housing at Butts Grove Way. Some of this joint funding is allocated in the current financial year.

#### **3.2 Housing Site Butts Grove Way**

HHP have made an application for the development of this site with 30 units which is due to be considered by the Development Control

Panel on 12<sup>th</sup> February and if they are minded to approve by the Full Council on 18th February. As a potential Departure to the (albeit out of date) Local Plan the decision must then be referred to GO East before it is issued. The development of this site would also include other elements towards the Action Plan including a new play area and additional landscaping along American Lane. A separate application is being made to extend off road car parking facilities in the vicinity of this development.

### **3.3 Housing Site California Road**

Pre application discussions have taken place with the owners (CCC and the Regional College). It is anticipated that an application will be lodged shortly for housing and an application for a new training centre on adjacent college land.

### **3.4 Other Housing sites**

These include Moorhouse Drive and east and west of Sapley Square. Their development is likely to follow the sites identified above and in the case of Sapley Square not until after the completion of the neighbourhood centre as its implementation will depend on the relocation of the existing Sapley Square shops.

### **3.5 Coneygear Park**

The open space at Coneygear is to be improved in quality terms to provide a more useful recreational area. Proposals are currently being discussed with the community to arrive at a consensus of opinion as to the preferred scheme. Proper crossing points of Coneygear Road and Butts Grove way will enable safe access from various parts of Oxmoor.

### **3.6 Other open space**

The implementation of the neighbourhood gardens and doorstep greens will require considerable resources to engage with the local community and a programme will be considered following the implementation of the new park at Coneygear.

### **3.7 Environmental Improvements**

These are being carried as part of the development of the housing sites and in conjunction with the improvements to the cycle and footpath links below. Small environmental schemes such as the extension of parking areas onto open space are being considered.

### **3.8 Safer Routes**

Improved cycle and footpath links to various parts of Oxmoor are proposed making them safer and more useable. As part of this programme the route from the new Health Centre to Ambury Road is being designed now and work will be completed next financial year.

## **4. RECOMMENDATION(S)**

4.1 The report be noted

## **BACKGROUND INFORMATION**

Oxmoor Action Plan

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