

## FAQs about the development of Diamond Place

**Who owns Diamond Place?** The City Council and the University of Oxford (Ewert Place).

**Does Diamond Place development include Ewert Place?** Yes.

**Are the University and the Council going to produce a joint plan?** This is the intention but we cannot be certain.

**Why is Diamond Place being redeveloped?** The City Council wants to meet their additional housing demand and the University needs more post-graduate accommodation.

**When is Diamond Place going to be redeveloped?** The timescale is unclear but the City Council and the University are drawing up plans now and are keen to build the additional housing in the very near future. The Council has commissioned a development brief from Carter Jonas that will be published soon.

**What is the Council's role in the redevelopment of Diamond Place?** The Council owns half of the site and is the planning authority that will determine what development will be approved.

**What are Oxford University's plans?** The University has entered into a Joint Venture with Legal & General, and say they want to build student housing on their land but the details are unclear at this stage.

**When might the new Health Centre be built at Diamond Place?** This depends on the overall redevelopment programme and on the NHS Clinical Commissioning Group responsible for planning new health centres.

**Will there be parking provided for a new Health Centre and the Community Centre?** Yes, as part of the overall parking plan for the site.

**What will happen to the North Oxford Association (NOA) Community Centre Building?** The building will be replaced by a new community centre on Diamond Place. NOA have been assured by the Council that they will be located in a new purpose built community centre and that the new centre will be available for use before the old one is removed, leased on the same terms.

**What is going to happen to the Ferry Leisure Centre?** This will remain and may be upgraded.

**Will the new Community Centre and the new Health Centre be in the same building?** This is possible but it has not been decided. There are pros and cons in putting these together.

**What type of housing for elderly will be provided?** Housing for the elderly is not part of the Council's current plan but is one of the aims of the Neighbourhood Plan. Consultation on this element of the scheme is one of the reasons we need a Community Plan.

**What role does the Neighbourhood Forum have in the redevelopment?** We are an official consultee who will be formally consulted by the Council. We also want to ensure the community is fully consulted throughout the planning and development of the site.

**What is the Diamond Place Working Group?** It is a subcommittee of the Neighbourhood Forum and also has members co-opted from NOA.

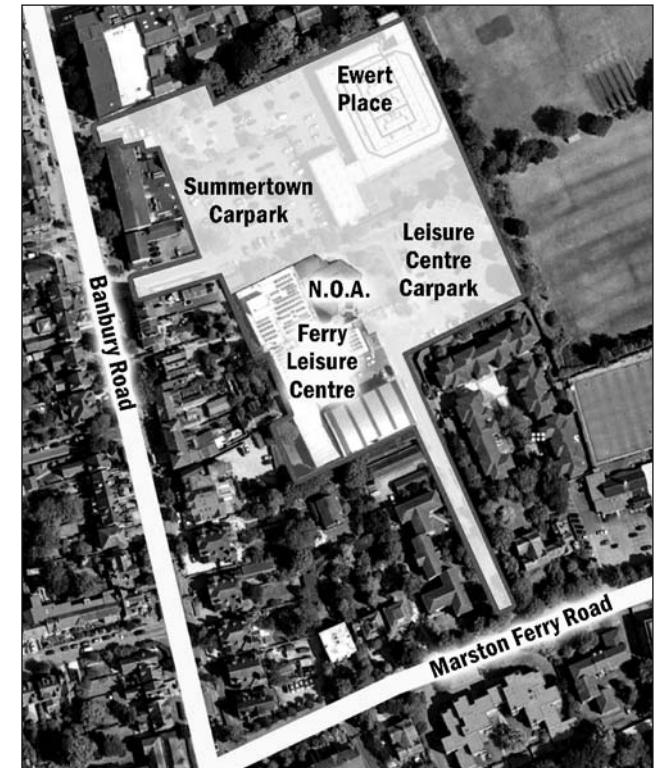
*We need your support for:*

## A Community Plan for Diamond Place

Diamond Place is jointly owned by the City Council and Oxford University, at almost five acres it is one of the largest development sites in our area.

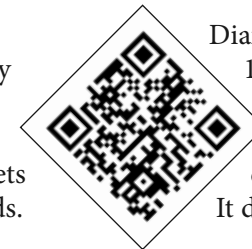
**It is essential that the site is developed as one to create a beautiful place that meets the needs of the community.**

The Summertown & St Margaret's Neighbourhood Forum is aiming to produce a Community Plan for this site that translates the policies in the 2019 Neighbourhood Plan into a vision for Diamond Place.



*The redevelopment of Diamond Place is a huge opportunity for our community and the City of Oxford*

We will work with the community to achieve this, by gathering people's ideas, and gaining support for a high quality development that meets both local and city-wide needs.



Diamond Place dates back to the 18<sup>th</sup> Century when an Inn called Diamond Hall provided hospitality on a dirt track called Banbury Road. It deserves to shine like its name!

**This is your opportunity to influence the Plan.**

**There are many ways to get involved, please see your options overleaf.**

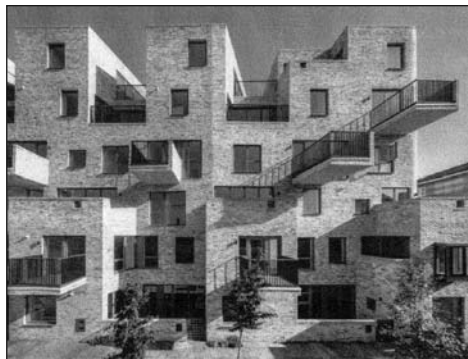
For more info please visit: [www.summertownstmargaretsforum.org.uk](http://www.summertownstmargaretsforum.org.uk)

## What was proposed for Diamond Place in the Neighbourhood Plan?

The current plan includes:

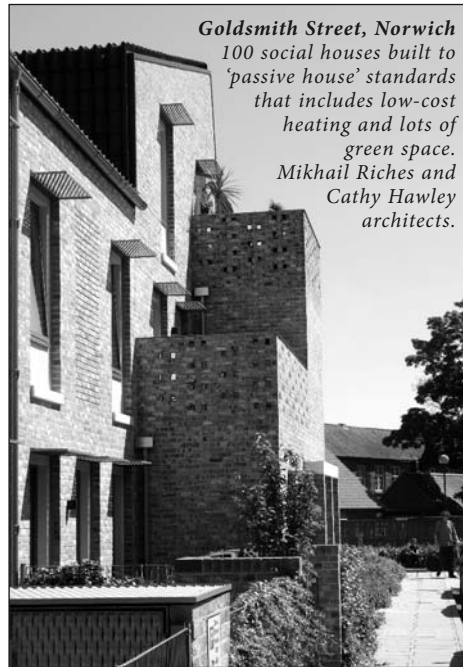
- A new Health Centre
- A mix of housing of which 50% would be affordable (80% of which will be social rent), including some housing for the elderly
- A new Community Centre
- Green public open space
- Car parking for the centre of Summertown

The Council's Local Plan for Oxford 2020 and the Diamond Place Supplementary Development Document (SPD) 2015 drawn up by the Council contain many of these elements. The task now for the community is to ensure that all these are delivered as promised, and in a well-designed scheme.



**95 Peckham Road, London**

*This picturesque six story development of social housing provides private outdoor space, many street-facing front doors, picture windows and a sense of individual houses.*  
Peter Barber Architects.



**Goldsmith Street, Norwich**  
*100 social houses built to 'passive house' standards that includes low-cost heating and lots of green space.*  
Mikhail Riches and Cathy Hawley architects.

### Our Goal

We will urge the owners of Diamond Place, Oxford University and the City Council, to work together to create an overall integrated plan. They have the ability and the responsibility to create a high quality community sensitive development.

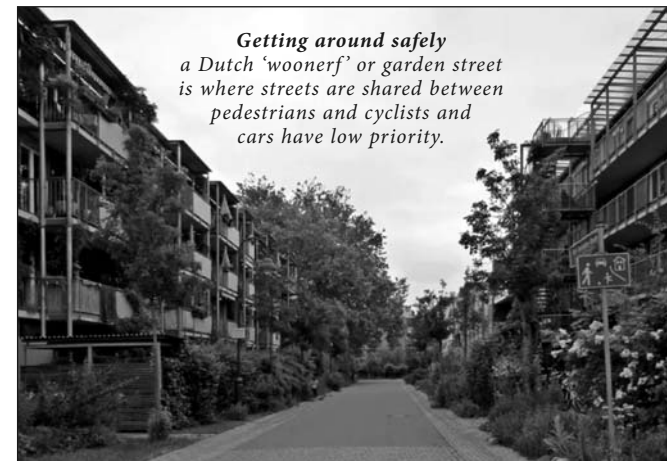
The University will share the benefits of the leisure centre, a new health centre, a community centre, the Summertown shops and the nearby bus routes. We will expect the University to recognise its responsibilities by contributing towards these community benefits.

**The objective of the Community Plan campaign is to press for a development of Diamond Place based on a holistic and potentially award winning 21<sup>st</sup> century design.**

The development needs to have:

- Low carbon building designs
- Public green spaces with trees helping biodiversity
- Low energy costs for new housing
- Sustainability
- Safe walking and cycling
- Cycle storage and parking
- Good connectivity with the rest of Summertown and Cherwell School
- Public toilets
- Liveable Streets

Our aim is to constructively contribute to the development of Diamond Place by creating an image of what Diamond Place could look like based on the Neighbourhood Plan.



**Getting around safely**  
*a Dutch 'woonerf' or garden street is where streets are shared between pedestrians and cyclists and cars have low priority.*

The Community Plan for Diamond Place is a project of the Summertown & St Margaret's Neighbourhood Forum.

For more info please visit our website: [summertownstmargaretsforum.org.uk](http://summertownstmargaretsforum.org.uk)

Get in touch by email: [sstmnf.secretary@gmail.com](mailto:sstmnf.secretary@gmail.com)

### How you can get involved

- Sign the Petition to support the campaign for Diamond Place
- Attend Forum consultation events
- Invite us to speak at your local meeting
- Speak to your local organisations and neighbours about the campaign
- Feed your ideas into the Neighbourhood Forum and the Diamond Place working group of the Forum

### What will the Community Plan look like?

The plan will give examples for the elements of a good place in a document containing;

- A design Statement
- Best Practice Models
- Sustainability Proposals
- 'Mood' descriptions including desirable detailing

