



Westway Place Construction Liaison Group (CLG) – Meeting 1

Venue: Church of St Peter and St Paul, West Way, Botley, Oxford OX2 9LS

Date: 17 April 6.30 pm

Attendees: Grant Nightingale, Stephen Parkinson, Mary Gill, Cllr Dudley Hoddinnott, Cllr David Kay, Cllr Emily Smith, Cllr Debby Hallett, Arthur Howse, Caroline Kellner, Stephen Evans, Jennie Hopkins, Ted Beaver, Alan Stone, Martin Dowie

Project team attendees: Huw Griffiths, Mace (HG); Seamus Keane, Mace (SK); Nick Hodgson, Mace (NH); David McFarlane, SP Broadway – Chair (DM); Del Tester, Origin (DT); Steve Marsh, SDC (SM); Raj Parmar, SDC (RP); Peter Sandercock, SDC (PS); Matthew Antill, Ridge (MA); Sam Wyatt, SP Broadway (SW)

Apologies: Lorna Berrett, Ruth Cameron

Item 1: Welcome and introductions

1.1. DM opened the meeting. Members of the project team and representatives of different organisations introduced themselves.

1.2. DM gave an overview of progress since the December Community Liaison Group meeting and explained the role of the two newsletters and the positive responses to the community artwork project that had recently been organised by Mace, which had received coverage in the Oxford Mail and the Oxford Times.

Item 2: General update since last meeting

2.1. HG gave an update of what had happened since the last meeting, and outlined what was due to be completed ahead of the next update. This was as follows:

- Botley Development Company (BDC) completed the purchase of the site in January 2018.
- The Elms Court / Grant Thornton area was closed at the end of February to commence works for the temporary retail.
- SDC were preparing for the main works.
- A May committee date was being targeted for determination of the S73 application.
- It was envisaged that demolition of Seacourt Hall could commence in May, however discussions were ongoing with NHPC and SHMC to finalise their relocation process and timescales. It was clarified that Seacourt Hall would move across to its temporary premises in the Grant Thornton building, before the existing building would be demolished.
- The new Tesco and Iceland contracts were set to be signed in June.
- The main works would commence after Tesco and Iceland have signed.

2.2. HG said that the toilet issue had been solved, but the bin capacity issue was still to be resolved. HG stressed that the project team were working very hard to *'manage'* the graffiti issue.

2.3. HG said free car parking across the site was being *"worked down"* in order to reduce the timeslot to 1.5 hours, to ensure that people did not use the site as a free car park to enter Oxford. HG also highlighted that part of the west car park would be closed as the scheme progresses to help bring more materials over to the site.

Item 3: Demolition and Construction

3.1. RP gave an overview of the works, which were seven weeks into the temporary relocations, with the main redevelopment set to commence in June to be completed in 2020.

3.2. SM noted that residents may have noticed *"construction activity has ramped up recently"*. SM explained that contract agreements had been formed with tenants and they were just *"tying up loose ends with Tesco and Coop"*.

3.3. A CLG member asked about the relocation of Branches Youth Café, and whether they were happy with their relocation. SK confirmed Branches were happy as their new area would allow them to stay for longer. A CLG member commented that though the space was bigger it was no longer on the ground floor. SK said signs could be provided to the new location and that they would be relocated by the end of June.

3.5. DT mentioned that the new pedestrian crossing on West Way was approved on 12 April. DT said this was intended to go ahead at the beginning of June and would be guided by OCC as to *"when we get a slot"*.

3.6. It was suggested that there would need to be visible car parking signs to let residents know that they have less free parking time. HG confirmed there would be visible signs.

3.7. Regarding relocation timings, HG said Botley Baptist Church would likely be the first to relocate and the Seacourt Hall would follow.

3.8. A CLG member asked if Chapel Way would remain open throughout the construction period. DT explained there would be a *"temporary Chapel Way"* and highlighted this route through the development.

3.9. A CLG member asked if permission had been granted to demolish all of the units at Seacourt Hall. HG confirmed this to be the case.

Item 4: Community Artwork Project

4.1. SK said the unlicensed graffiti did not help Botley, and it was turning into a game of *"cat and mouse"* which was wasting everyone's time. SK explained that to counter this unlicensed graffiti an artistic graffiti group from Oxford had been commissioned, and there had been a significant contribution by Botley School.

HG concurred and said that the extra hoarding that was going up around the site was a “*good opportunity for more artwork*”.

A CLG member suggested that sensory lighting should be installed around the site to deter the graffiti artist.

Another CLG member noted that the authorised graffiti had received a positive response in the community but more should be done to catch the vandal.

HG explained that he understood graffiti provided an opportunity to vent frustration but that it was not acceptable.

4.2. A CLG member commented that the “*street art is brilliant*” but was concerned that one board was unfinished. NH confirmed that the authorised graffiti artists were due to return on Thursday to complete the job. A CLG member suggested that if all hoarding was covered with art the vandal wouldn’t touch it.

Item 5: Current section 73 application

5.1. HG confirmed that Mace had been in discussions with the Council but the S73 decision date was unlikely to be 3 May, and this would lead to further delays.

Item 6: General Questions

6.1. It was highlighted that sub-contractors were often parking on local roads and they needed to be told to move. SM said he had spoken to the supervisors of the sub-contractors and would stress again that they must be parking on site rather than on local roads. HG confirmed that they would have parking enforcement to ensure this did not persist.

6.2. A CLG member asked about the student accommodation and whether conversations had started with any educational facilities. HG confirmed that if possible they would seek a “*direct let*” but stressed that it was too early to confirm whether this was going to be the final outcome.

Item 7: Next steps and future engagement

- 1)** The next CLG to be held on Monday 4 June 2018.
- 2)** Monthly e-newsletters to continue.