

## Assessment Sheet

Site Name:	Barton Land (including regeneration of Barton and Northway estates)	
Local Authority Area:	Oxford City Council	
Programme:	NAHP P&R	
Deliverability	Short Term – 2010 - 2015 Site allocated in the emerging Oxford Core Strategy for residential led mixed use scheme.  Oxford City Council is the main landowner	
Strategic Linkages:	Strategic – key element in New Growth Point delivery  Local – identified in the emerging Oxford Core Strategy.  Shared Themes – will act as a catalyst for regeneration for the neighbouring estates as well delivering affordable housing	
Housing / Affordable Housing	Total number of homes	Circa 1,000
	No. of Affordable Homes	Circa 500
	% of Affordable Homes	Up to 50%
	Tenure Split	80% social rent 20% intermediate rent
Economic Development / number of jobs	Construction Jobs	tbc
	Permanent Jobs	tbc
	Apprenticeships	tbc
	No direct permanent employment floorspace to be provided.	
Transport / Green Transport Proposals:	New bus and pedestrian/cycle bridge or other crossing of the A40 required to integrate the site with the existing community.  New and improved access for car traffic would also be required.	
Provision of Social Infrastructure:	New Primary School Health and Community facilities Indoor play area and open space	
Additionality:	Intention to create an exemplar low carbon scheme. Desire to achieve ode for sustainable homes level 6 (CSH6) Improvement to existing allotments to reduce food miles	
Catalyst for development / regeneration	Will act as a catalyst for regeneration for the neighbouring communities of Barton and Northway.	
Value for Money	tbc	
Lead Responsibility – Authority /Agency (identified contact) / landowner (if known):	Oxford City Council HCA Scottish & Southern Electricity	

	The majority of the land is in Oxford City Council's ownership with the exception of the sub station and associated land which is owned by Scottish and Southern Electricity.		
Further Comments	Work has been started on an Area Action Plan for the site. Major work is being undertaken to set up a delivery vehicle in order to deliver the development in a timely way. Site is deliverable within the short term.		
Key Risks (further detail provided in the attached risk matrix)	Sufficient funding for up front infrastructure to unlock the site not available		Early discussions with HCA / County Council / Highways Agency

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Notes:

**Potential Phasing of the Site:**

Housing Type	Number of Housing Units	Year		
		2010-2015	2015-2020	2020-2030
Total Homes	1,000	350	650	Site complete
Affordable Homes	500	175	325	Site complete

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	Infrastructure	Scheme Costs	Committed Funding	Expected Funding	Potential Shortfall
Affordable Housing / Regeneration	Affordable Housing (NAHP) (500 units)	Gap funding from the HCA if need is proven			
	Regeneration of existing Barton & Northway (P&R)	tbc	0	tbc	tbc
Transport / Green Transport	Transport	6,000,000	0	2,418,750 (S106)	6,000,000
	Car Club	tbc	0	tbc	tbc
Social Infrastructure	Primary Education	15,400,000 (land) 7,000,000 (build)		4,795,200 (S106)	17,604,800
	Secondary Education		0	?	
	6 <sup>th</sup> Form Education		0	?	
	Health		0	?	
	Community Facilities			By negotiation	
	Library		0	191,000 (S106)	0
	Museum		0	11,000 (S106)	0
	Open Space	tbc	0	537,250 (S106)	
	Indoor and play area				
	Relocation of Sports pitches	500,000		301,950 (S106)	
	Barton Pavillion	1,600,000	180,000 (S106 incl. interest)		
	Improvement to the Allotments	tbc	0	9,450 (S106)	tbc
	Public works of art	tbc	0	369,750 (S106)	tbc
Additionality	Code for Sustainable Homes Level 6 (CSH6) (above CSH4)	20,000,000	0	0	20,000,000
	Low Carbon Energy Scheme	tbc	0	tbc	tbc
Site Specific Infrastructure	Underground cables	500,000	0	Developer funded	tbc
	Screen Substation	50,000	0	Developer funded	tbc
	SUDS	1,000,000	0	Developer funded	tbc

	A40 Landscaping	200,000	0	Developer funded	tbc
	Public Realm Dowry	tbc	0	tbc	tbc
	Landfill Remediation	tbc	0	tbc	Tbc
	Waste and Recycling	tbc	0	92,250 (S106)	0
<b>Total</b>		<b>87,250,000</b>	<b>180,000</b>	<b>36,726,600</b>	<b>50,604,800</b>

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Risk Category	Risk Event	Proximity	Severity	Mitigation	Severity
Planning	Delays to the RSS leads to delays to the adoption of Oxford's Core Strategy (assuming CS is adopted)	Short	low	Display a strong case to PINS that Core Strategy robust enough to progress ahead of the RSS.	Minor
Planning	Site does not get allocated within the Oxford Strategy	Short	Moderate	Provide a strong evidence base for allocating the site for a residential led scheme	Minor
Legal / Regulatory	SSE do not dispose of land surplus to requirements	Short	Moderate	Enter into early discussions with SSE	Minor
Commercial	Demand for residential units is below expectation	Medium	Moderate	Early, detailed liaison with market to ensure robust delivery plan	Minor
Financial	Sufficient funding for up front infrastructure to unlock the site not available	Medium	Major	Early discussions with HCA / County Council / Highways Agency	Minor