

Assessment Sheet

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|--|---|--|
| Site Name: | Northern Gateway | |
| Local Authority Area: | Oxford City Council | |
| Programme: | NAHP Access to Oxford (Department of Transport/RTF) | |
| Deliverability | Short term deliverable and developable sites (2010 – 2015). Identified in emerging Core Strategy. Land owners keen to bring the site forward. | |
| Strategic Linkages: | <p>Site identified in the South East Plan (Regional Spatial Strategy) for economic development.</p> <p>Oxford and Central Oxfordshire is identified as a Diamond for Investment and Growth (Regional Economic Strategy).</p> <p>Identified within the Oxford Employment Land Study.</p> <p>Improvements to the Cutteslow and Woolvercote roundabouts form part of the Access to Oxford Strategy (Regional Transport Funding).</p> | |
| Housing / Affordable Housing | Total number of homes | 200 |
| | No. of Affordable Homes | 100 |
| | % of Affordable Homes | 50% |
| | Tenure Split | 80/20 |
| Economic Development / number of jobs | Construction Jobs | tbc |
| | Permanent Jobs | 1,000 -1,250 to 2016 3,000-4,000 to 2026 (based on Class B floorspace) |
| | Apprenticeships | 3-5% |
| Transport / Green Transport Proposals: | Draft Green Transport Plan produced. | |
| Provision of Social Infrastructure: | Provision of circa 50,000 m ² Class B employment floorspace. 10,000 m ² for emergency services. Hotel Minor retail to support primary uses. | |
| Additionality: | tbc | |
| Catalyst for development / regeneration | Provision of employment floor space to support Oxford's knowledge based economy. | |
| Value for Money | tbc | |
| Lead Responsibility – Authority /Agency (identified contact) / landowner (if known): | <p>Oxford City Council (Planning Authority)</p> <p>Consortium, Goodman</p> <p>Consortium, Kier Properties</p> <p>Landowner, St Johns College</p> <p>Landowner, Worcester College</p> <p>Landowner, Merton College</p> <p>Highways Agency</p> <p>Highways Authority, Oxfordshire County Council</p> | |

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| | Fire Service, Oxfordshire County Council Police Service Ambulance Service | | | |
| Further Comments | Oxford City Councils plans to produce an Area Action Plan for the site once the Core Strategy is adopted. The Area Action Plan will be an appropriate mechanism to consider the transport of the area, linking the development site with the Access to Oxford proposals. | | | |
| Key Risks (further details provided in the attached risk matrix) | The scheme is unviable due to the current economic market | | Ensure constant independent viability assessment | |
| | Infrastructure is not provided when it is needed | | Ensure early engagement with the relevant stakeholders | |

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Additional Notes:

Number of Jobs

| Jobs | Year | | | |
|------|-----------|-------|-----------|-------|
| | 2006-2016 | | 2016-2026 | |
| | lower | upper | lower | upper |
| | 1,000 | 1,250 | 3,000 | 4,000 |

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| | Infrastructure | Scheme Costs | Committed Funding | Expected Funding | Potential Shortfall |
|-----------------------------------|---|-------------------|-------------------|--|---------------------|
| Affordable Housing / Regeneration | Affordable Housing (100 units) | | | Gap funding from HCA if need is proven | |
| Transport / Green Transport | Access to Oxford | | | (RTF) | |
| | Transport | tbc | | 483,750 (S106) | |
| | Car Club | | | | |
| Social Infrastructure | Primary Education | | | 959,040 (S106) | |
| | Secondary Education | | | | |
| | 6 th Form Education | | | | |
| | Community Facilities | | | By negotiation | |
| | Library | tbc | 0 | 38,200 (S106) | |
| | Museum | | 0 | 2,200 (S106) | |
| | Open Space | | | 107,450 (S106) | |
| | Indoor Sport | | | 40,410 (S106) | |
| | Play Area | | | 19,980 (S106) | |
| | Public Art | | | 73,950 (S106) | |
| | Public Realm | | | By negotiation | |
| | Recycling | | | 18,450 (S106) | |
| Additionality | Code for Sustainable Homes Level 6 (CSH6) | 4,000,000 | tbc | tbc | tbc |
| | Low Carbon Energy Scheme | tbc | tbc | tbc | tbc |
| Other S106 | Allotments – off site contribution | | | 1,890 (S106) | |
| Total | | £4,000,000 | | £1,743,430 | |

| Risk Category | Risk Event | Proximity | Severity | Mitigation | Severity |
|---------------|---|-----------|----------|--|----------|
| Planning | Site does not get allocated within the Oxford's Core Strategy | Short | Moderate | Provide a strong evidence base for allocating the site for a residential led scheme | Minor |
| Planning | Delays to the RSS leads to delays to the adoption of Oxford's Core Strategy | Short | Moderate | Display a strong case to PINS that the Core Strategy is robust enough to progress ahead of the RSS | Minor |
| Commercial | Demand for Residential and Commercial floorspace is below expectation | Medium | Moderate | Early, detailed liaison with the market to ensure robust delivery plan | Minor |
| Commercial | The scheme is unviable due to the current economic market | Short | Major | Ensure constant independent viability assessment | Moderate |
| Commercial | Infrastructure is not provided when it is needed | Medium | Major | Ensure early and continuous engagement with the relevant stakeholders | Moderate |