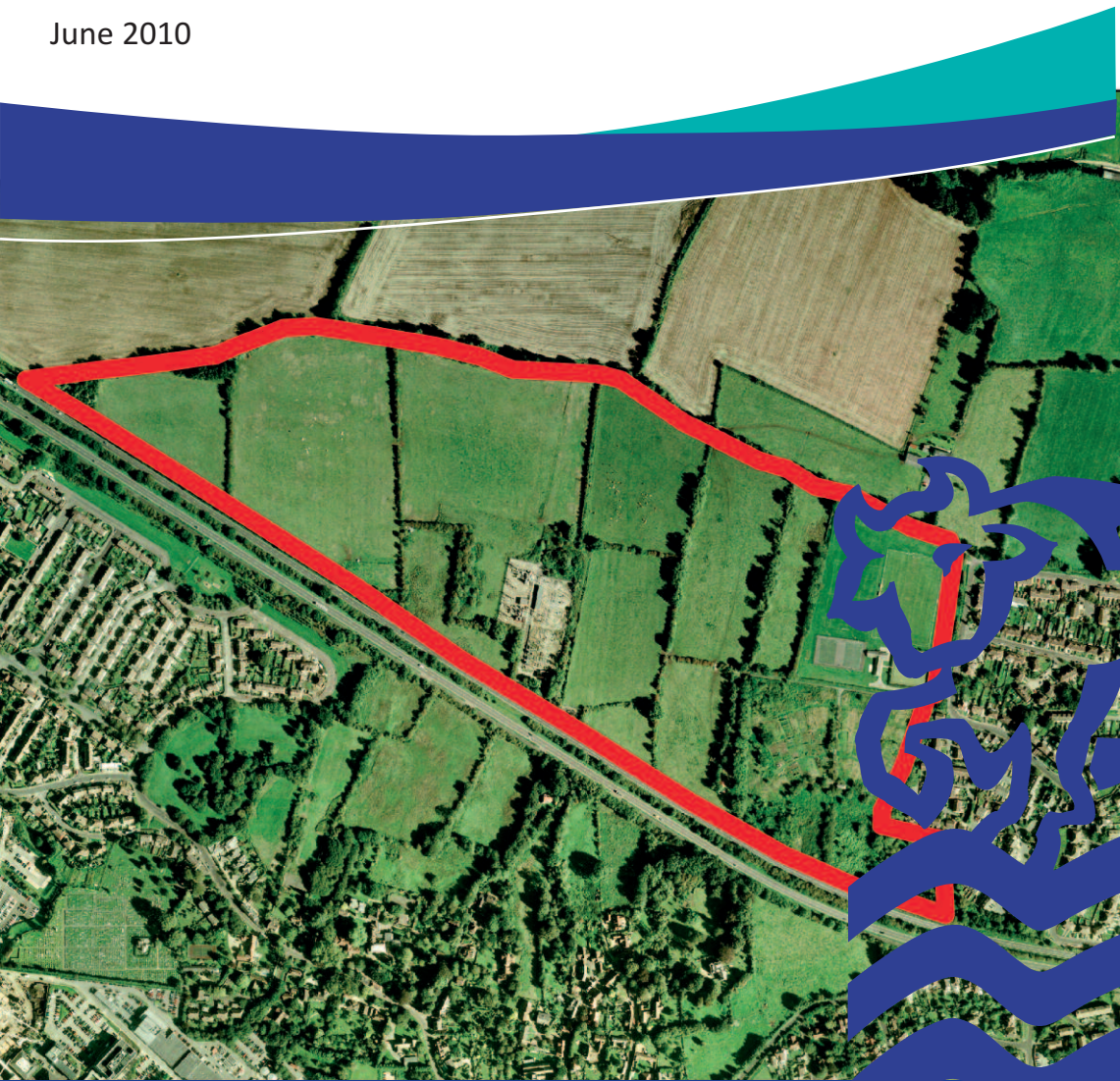


# Barton Area Action Plan

Issues document

June 2010



# Vision

## The new development, and the wider community, in 2026...

In 2026, the development has become a vibrant and successful extension to Oxford because it has been shaped by the community.

Attractive new buildings, streets and open spaces add to its strong local character, making it a distinctive part of the city. The emphasis on quality and sustainability has made it an example for other new residential communities in the 21st century.

### Question

**Do you agree with this vision?  
How would you amend it?**

Good homes, community facilities and open spaces have made this a desirable place to live, having a positive effect on neighbouring areas. The mix of housing has helped to encourage a balance of residents, with young and old,

families and singles living together in community.

The neighbourhood hub including the new primary school provides a focus for the community providing a range of facilities and services for local people. This complements the facilities provided on Barton and Northway for the benefit of the wider community.

On foot, bicycle and public transport, the area is now well connected with surrounding communities, places of work and the city centre. Pedestrian routes linking open spaces and community facilities are safe and easy to use. The residents of the area add activity and life to the streets and spaces.

## What is planned for the area?



The City Council wants to provide more housing in the city so it produced a Core Strategy to work out where and when this can be built. The key new housing site to the west of Barton will be able to contribute significantly towards addressing the city's housing needs. It has an indicative capacity of around 1000 homes. This document asks for your views on the issues that need to be considered in this project.

## What will this mean for neighbouring communities?

This development provides an opportunity to bring benefits to neighbouring communities. New links will be created to integrate housing on the northern side of the A40 with the rest of the city. New community facilities will benefit new and existing residents and more people living in the area will make it more viable for service providers like the bus operators and local businesses.

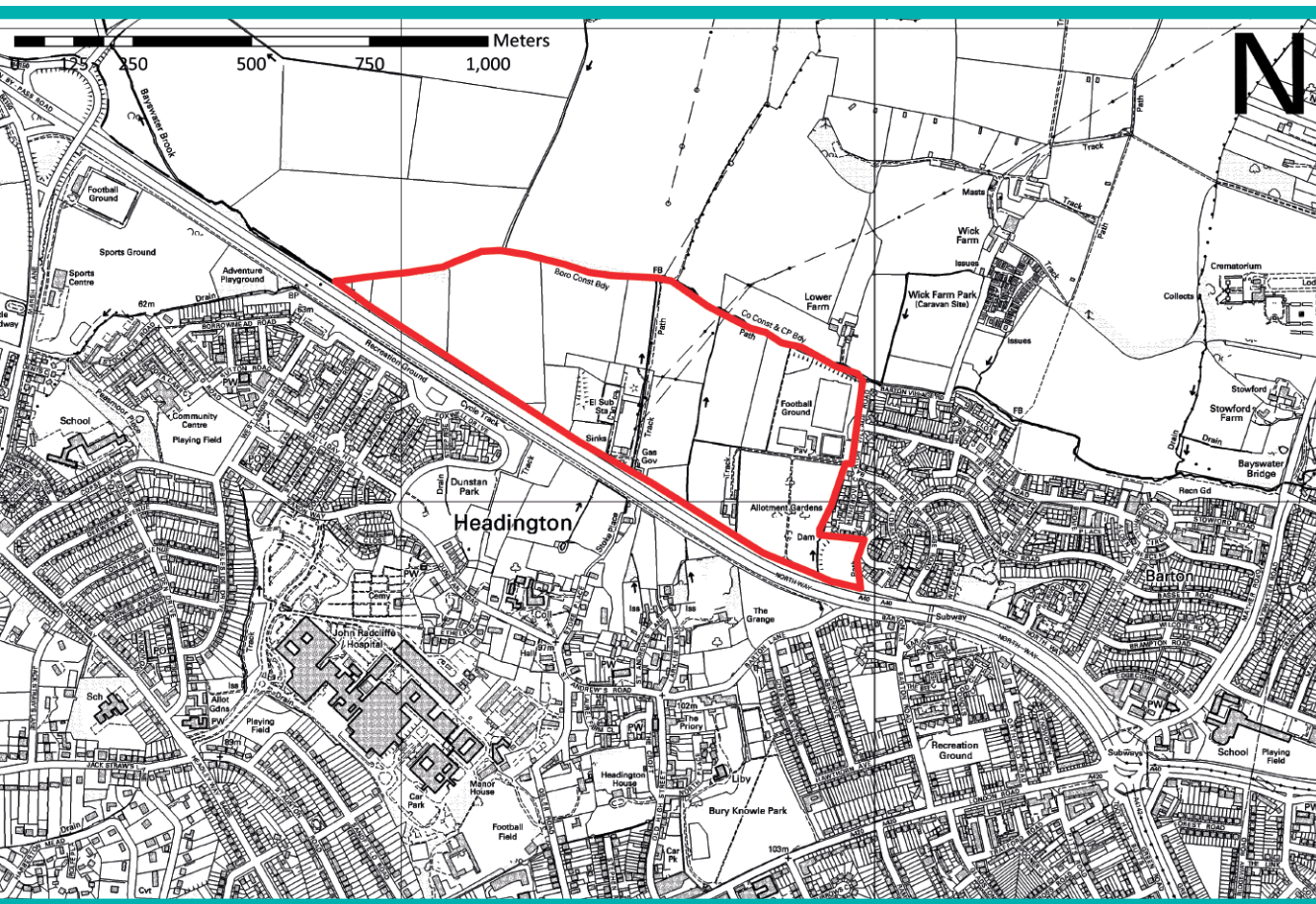
We are very keen to involve the local community in drawing up plans for the area. We want to hear the ideas of as many people as possible so that the best solutions are found, not just for the new residents but for the existing communities too.

## What is an Area Action Plan?

We will be producing an Area Action Plan (AAP) to set the planning policy framework. It will look at things like what mix of flats and houses there should be and what community facilities will be needed. It will also look at how the benefits can be shared with neighbouring communities.

## Which areas might be included in the AAP?

The map below shows the site. It includes the electricity substation, recreation ground, allotments and nature park. This does not mean that these facilities will be lost, but that in planning the development the whole site needs to be considered in order to provide the best option. Development will be expected to retain the allotments and an equivalent area of open space to the recreation ground, in addition to new public open space for the new residents.



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The boundary of the AAP will be wider to include an area beyond the site. This will define the area that the policies of the AAP will relate to; planning applications inside the boundary will be assessed against them. Inclusion within the boundary does not signify that a property will necessarily be subject to change; the boundary has no impact on land ownerships for example.

In order to get the most appropriate boundary we need to consider where the focus of new development will be; which areas would benefit from regeneration; and which areas would be sensitive to change and need protection. This could include:

- **the development site** – where the majority of new development will happen
- **Barton** –the impact on Barton needs to be considered; Barton may also be able to benefit from regeneration
- **Northway** – the impact on Northway needs to be considered; Northway may also benefit from regeneration
- **Old Headington** – the production of a Conservation Area Appraisal could be linked to the wider project
- **Green Road roundabout** – the impact on the roundabout will need to be considered

## Question

Which areas do you think should be included in the AAP?



## What will the new development be called?

We are keen to get your views on possible names for the new community. There could be benefits of linking the name with existing residential communities or maybe the development is of a scale that justifies its own name.

## Question

What do you think would be a good name for the new development?



# Objectives

for the Area Action Plan

## Question

**Do you think these objectives are appropriate?  
How would you improve them?**

### Objective 1 Deliver a strong and balanced community

This is the focus of the project, we think it is really important that a strong community is created through the development and that it is made up of a range of residents, whether through age, income or size of family for example.

### Objective 2 Facilitate regeneration of neighbouring estates

To just build the new housing on the development site would be a wasted opportunity. We think it is really important to consider neighbouring residential communities and see whether through this development project we can achieve benefits for existing residents too.

### Objective 3 Improve accessibility and integration

Access to the new development is going to be one of the trickiest and most important things to get right in this project. The new residents should feel part of the wider city and not isolated on a new estate. Improvements to pedestrian, cycle and bus links could also benefit the existing communities too.

### Objective 4 Encourage a low carbon lifestyle

This new residential area should be designed with the future in mind. It will be important to include features that will encourage residents to adopt a “low-carbon” lifestyle. Things like encouraging a reduction in car dependency and designing buildings to minimise energy and water requirements.

### Objective 5 Introduce design that is responsive & innovative

The design of the new development should respond to the features of the site; making the most of features such as the brook and the countryside edge. We are keen that the design and layout of the new development should be innovative, that we find new ways to do things rather than relying on traditional solutions, and that we learn lessons from the past.

## Objective 1 Deliver a strong and balanced community

### Housing size / type

- The city council have a vision to ensure a good mix of housing ownerships, types and sizes to meet existing needs and the future population as far as possible. Different households require different types and sizes of housing.
- A good mix allows residents to remain in the locality as their housing needs change. This can help build a balanced and mixed community
- Housing should be designed to be flexible to meet the changing needs of the residents without forcing them to move, this is often called “Lifetime homes” (www.lifetimehomes.org.uk)
- It may be possible to plan for some specialist housing that can cater for older people and people with disabilities

### Affordable housing

- Affordable housing for people on the housing register is a key priority for the city council and it is important in creating a mixed and balanced community. Local families waiting for a property and those currently suffering overcrowding would be able to benefit from the provision of more affordable houses
- Current planning policies require that generally a minimum of 50% of new residential development be affordable.
- Given the proximity of large employers such as the hospitals it would be useful to consider the potential for key-worker housing on the site

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## Question

**What types of housing do you think would be helpful?**



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### Community facilities on the development site

- A new primary school will be required as part of the development
- A combined facility could provide a focus for the community – with a school, space for community use and access to healthcare and neighbourhood policing
- Open space provision will be important so the residents have access to areas to walk and play
- New facilities provided (for example any shop) must not undermine those provided elsewhere in the local area, they should be complementary

## Question

**Have the key issues been identified under Objective 1?**

## Question

**What community facilities would benefit both new and existing residents?**

## Objective 2 Facilitate regeneration of neighbouring estates

### Development opportunity sites

- There may be some pockets of land that are currently under-used or neglected that could be brought back into use to benefit the local community or provide additional housing land
- There could be for example, an opportunity to create a new welcoming arrival point to Barton

### Better integration with rest of city

- Development of the site could offer opportunities for improving access between Barton and the rest of the city
- Whilst the positive aspects of the “village” feel of Barton should be retained, the physical separation and limited access opportunities could be improved to benefit existing residents
- Improved bus connections from the development site, through the neighbouring areas to local employment and shopping areas and the city centre beyond could also benefit existing residents

### Access to new facilities in the development

- New community facilities and additional services within the boundaries of the development could also be used by and benefit the residents of neighbouring areas
- New and improved facilities should be located conveniently and within easy walking and cycle distance of the majority of homes

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### Social and community aspects

- There is more to this project than just the physical development and regeneration of the area, there are also many more social and community aspects to making this project a success
- It would be a positive outcome of the development if the new community felt integrated and part of the city
- It will be important to create a sense of place and local distinctiveness for the new residents; need to be careful however that this does not emphasise division between new and existing residents, preventing community cohesion

### Question

Have the key issues been identified under Objective 2?

### Question

What opportunities for improvements are there in the neighbouring communities?

## Objective 3 Improve accessibility and integration

### Car access to the new development

- Car access to new homes is important but the potential impact on neighbouring areas and on the A40 and Green Road Roundabout need to be carefully considered
- A balance between ease of access by car with promoting alternative modes of travel is needed
- Levels of car parking and how this is integrated into the layout of the development will need to be considered

### Pedestrian and cycle links and facilities

- To encourage people away from their cars a good network of pedestrian footpaths and cycle links is needed, particularly linking to local centres such as Headington and local employers such as the JR and Oxford Brookes
- Improved and additional links are likely to be required across the A40 which would also provide existing residents to the south with new access routes into the countryside beyond
- Facilities for cycle parking and storage will need to be considered in the layout of the new development and design of new houses

### Bus movement

- Improvements to bus services including good access to Headington and the JR and Oxford Brookes would also encourage a move away from car use
- Additional new residents in the area would be likely to help with the viability and frequency of existing bus services
- New or extended bus routes would help to integrate the new development with neighbouring communities and the rest of the city
- An option might be to provide a bus link across the A40 between the new development and Northway



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### Connections with Barton and Northway

- Connections between the different areas would allow residents to access and share, new and existing community facilities
- New routes through the development would offer existing residents of Barton new options for accessing the rest of the city
- It will be important to consider how to manage the potential increases in traffic to the new development through Barton – there is no intention to allow private car travel between the new development and Northway

### Question

Have the key issues been identified under Objective 3?

### Question

How do you think we can balance the desire to integrate the new development with the wider city with the need to minimise impact on existing residents?

### Question

Do you have any suggestions of how access to the development site can be achieved for different travel modes (e.g. foot, cycle, bus, and car)?



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## Objective 4 Encourage a low carbon lifestyle

### Sustainable buildings

- It will be important to create houses that are sustainable, that meet the “Code for Sustainable Homes”, and encourage a “low-carbon” lifestyle
- There will be requirements to make sure that homes use energy and water efficiently and are economic in their use of other resources such as building materials



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### Area-wide energy scheme

- There is a real opportunity on a development of this size to look more broadly at the energy efficiency issue, on an area-wide scale rather than just on a house-by-house basis
- Providing energy (heat and possibly electricity) through a more centralised system on a development wide basis can be more efficient than each house providing its own

### Orientation

- Orientating houses to make best use of sun light (and shading where appropriate) can minimise the need for electric lighting and heating for example
- The relationships between buildings and the quality of the spaces created between them will also have an impact on this issue

### Sustainable travel

- A network of footpaths and cycleways should encourage residents to consider other, low-carbon options for travel
- Provision of a frequent and reliable bus service would also encourage a move away from private car use
- It will be important to ensure that there is easy and convenient access to a range of local services and facilities so that only short journeys are required

## Question

Have the key issues been identified under Objective 4?

## Question

Do you have any ideas for how we can make it easier for new and existing residents to live low-carbon lifestyles?



## Objective 5 Introduce design that is responsive & innovative

### Character and identity

- The character and identity of the new development should be strongly influenced by the natural assets of the site
- The community hub will also be important for defining the character and identity of the new neighbourhood
- The points of arrival to the development should provide a welcome whilst not emphasising any division between it and the neighbouring communities



### Biodiversity and green spaces

- Biodiversity studies show that there are some pockets of biodiversity value within the site, the design of the new development should maintain and enhance these
- Pockets of biodiversity value should be connected through green corridors which link to the open countryside beyond. The development will need to incorporate new landscaping and planting
- Green corridors through the development could also offer opportunities for open space, pedestrian and cycle routes, sustainable drainage measures and access to the countryside beyond



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### A40 buffer

- An area immediately adjacent to the A40 will be unsuitable for built development because of noise issues; it should be attractively landscaped as part of the scheme
- It will be important to consider the extent to which the development is visible from the A40, there will be a balance between protecting the amenity of residents and making the development visible, open and welcoming

### Building design and layout

- Whilst homes will need to be built at a density that makes efficient use of the land, it will be very important to create a pleasant and enjoyable place to live
- A safe and attractive environment will be created which reduces the opportunity for, and the fear of crime, the principles of “Secured by Design” ([www.securedbydesign.com](http://www.securedbydesign.com)) will be followed
- It will be important that streets are designed to encourage pedestrians and informal uses such as play. The layout and junctions of streets should be easy to “read” to allow convenient navigation and wayfinding
- The urban design principles of the “Building for Life” standard will be used in the design ([www.buildingforlife.org](http://www.buildingforlife.org))
- It would benefit new residents for the infrastructure to be put in place to secure broadband access to new homes

## Question

Have the key issues been identified under Objective 5?

## Question

What design features do you think would make the new development a desirable place to live?

# Constraints

## Access

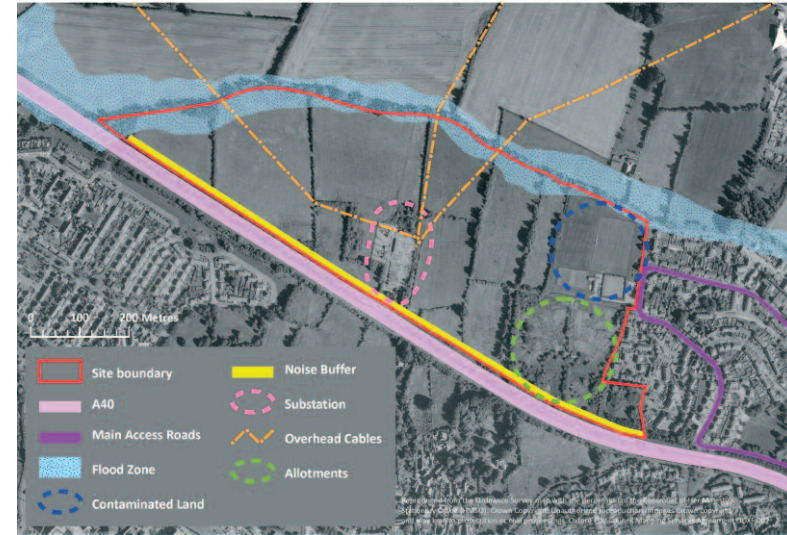
- No access from the A40 but through Barton along Fettiplace Road and Barton Road
- No pedestrian or cycle crossings of the A40 although there is an underpass further to the east joining Barton to Headington

## Ecology and biodiversity

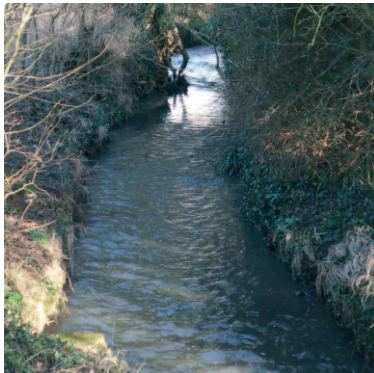
- Site is mainly semi-improved grassland with some hedgerows, woodland, scattered trees and scrub
- No evidence of reptiles, water voles or bats but some of badgers using the site

## Flooding

- Approximately 8% of the site (adjacent to Bayswater Brook) is located in Flood Zones 2 and 3a which means there is a risk of flooding
- Remainder of the site is within Flood Zone 1 which means there is low risk



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## Contaminated land

- Recreation ground was created by levelling the area using landfill; this is considered a 'moderate to high' contamination risk

## Noise

- A small portion of the site adjacent to the A40 will be too noisy for residential development
- Within a strip of land beyond that, dwellings will require noise mitigation

## Services and utilities

- It will not be possible to relocate the Headington Primary Substation
- Overhead electricity cables will need to be re-sited. There are also sewers, mains and cables around the edges of the site

## Archaeology

- There are relatively few known archaeological sites in the area
- There is potential to find Saxon remains and medieval and post-medieval agricultural features

## Impact on neighbouring areas

- Potential impacts such as increased traffic and disturbance during construction will need to be considered

## How can I get involved?

We are still at the beginning of a long process; there will be many opportunities to get involved and comment on the details as they start to emerge. We very much welcome your feedback as we are keen that we get the details of this project right and to make the most of the opportunities it offers.

This document has been written to introduce the project to a wide audience. It has tried to highlight some of the opportunities that exist and the issues that will need to be considered. If you have any comments on anything you have read here we would be glad to receive them. You can do this by completing and returning the questionnaire or by completing it online at: [www.oxford.gov.uk/barton](http://www.oxford.gov.uk/barton) by 23rd July.

## What will you do with my comments?

We will use your comments when we draw up the preferred options for the AAP. The Preferred Options document will be published in November 2010 when there will be another opportunity to comment on the emerging plans. In turn, those comments will be used when we produce the Draft AAP in around May 2011.

## How can I keep in touch with progress?

If you would like to be kept informed of progress towards the AAP you will find regular updates in the following locations:

- In the City Council's "Your Oxford" magazine
- In the local press
- In the regular column in "Hands on", the Barton Community Newsletter
- On the noticeboards located at Barton and Northway Community Centres and at the Roundabout Centre
- On the City Council's website: [www.oxford.gov.uk/barton](http://www.oxford.gov.uk/barton)

You can also register for email or letter updates by joining our consultation database at: [www.oxford.gov.uk/consultation](http://www.oxford.gov.uk/consultation) or by phoning: **01865 252847**.

## When will it be built?

The City Council are very keen that development of the site at Barton, together with any other works in the neighbouring communities happens quickly because of the great need for additional houses in the city. We will be doing everything we can to keep this project moving so that building can begin on site in around 2013. It could take around 5 years to develop the site.

# Your say

Please return to the Planning Policy Team, Oxford City Council, Ramsay House, 10 St Ebbe's Street, Oxford OX1 1PT **by 23rd July**.

## Introduction and background

**Which areas do you think should be included in the AAP?**

**What do you think would be a good name for the new development?**

## Vision and objectives

**Do you agree with this vision? How would you amend it?**

**Do you think these objectives are appropriate? How would you improve them?**

## Objective 1 Deliver a strong and balanced community

**Have the key issues been identified under Objective 1?**

**What types of housing do you think would be helpful?**

What community facilities would benefit both new and existing residents?

**Objective 2** Facilitate regeneration of neighbouring estates  
Have the key issues been identified under Objective 2?

What opportunities for improvements are there in the neighbouring communities?

**Objective 3** Improve accessibility and integration  
Have the key issues been identified under Objective 3?

How do you think we can balance the desire to integrate the new development with the wider city with the need to minimise impact on existing residents?

Do you have any suggestions of how access to the development site can be achieved for different travel modes (e.g. foot, cycle, bus, car)?

**Objective 4** Encourage a low carbon lifestyle  
Have the key issues been identified under Objective 4?



Do you have any ideas for how we can encourage new and existing residents to live low-carbon lifestyles?

**Objective 5** Introduce design that is responsive & innovative  
Have the key issues been identified under Objective 5?

What design features do you think would make the new development a desirable place to live?

Do you have any other comments?

Name:

Address:

Postcode:

Email:

Organisation (if applicable):

Please tick here if you would like to be notified of the next stages in preparing the Area Action Plan

The following details will help us to understand the range of people who have responded:

Age:  Under 18  18-24  25-44  45-60  Over 60

Gender:  Male  Female Are you disabled?  Yes  No

What is your ethnic group?

**Data Protection:** Please note that your response will be made available for inspection by the public in paper form at the Council's offices, or other locations as appropriate for the purpose of facilitating public access. However, if you would like your personal details other than your name and non-specific address (e.g. Oxford) to be obscured please tick this box   
The City Council fully endorse and adhere to the principles of data protection as enumerated in the Data Protection Act 1998.



### Planning Policy Team

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If you would like a copy of this leaflet in a different language or in large print or would like further information, please contact the Planning Policy Team.

Translations available

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