

Presentation for West Area Planning Committee Wednesday 27 November 2019

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Agenda item number, description and page numbers

3. **18/02065/OUTFUL: Oxford North (Northern Gateway) Land Adjacent To A44, A40, A34 And Wolvercote Roundabout, Northern By-Pass Road, Wolvercote, Oxford, OX2 8JR**

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West Area Planning Committee Presentation

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18/02065/OUTFUL

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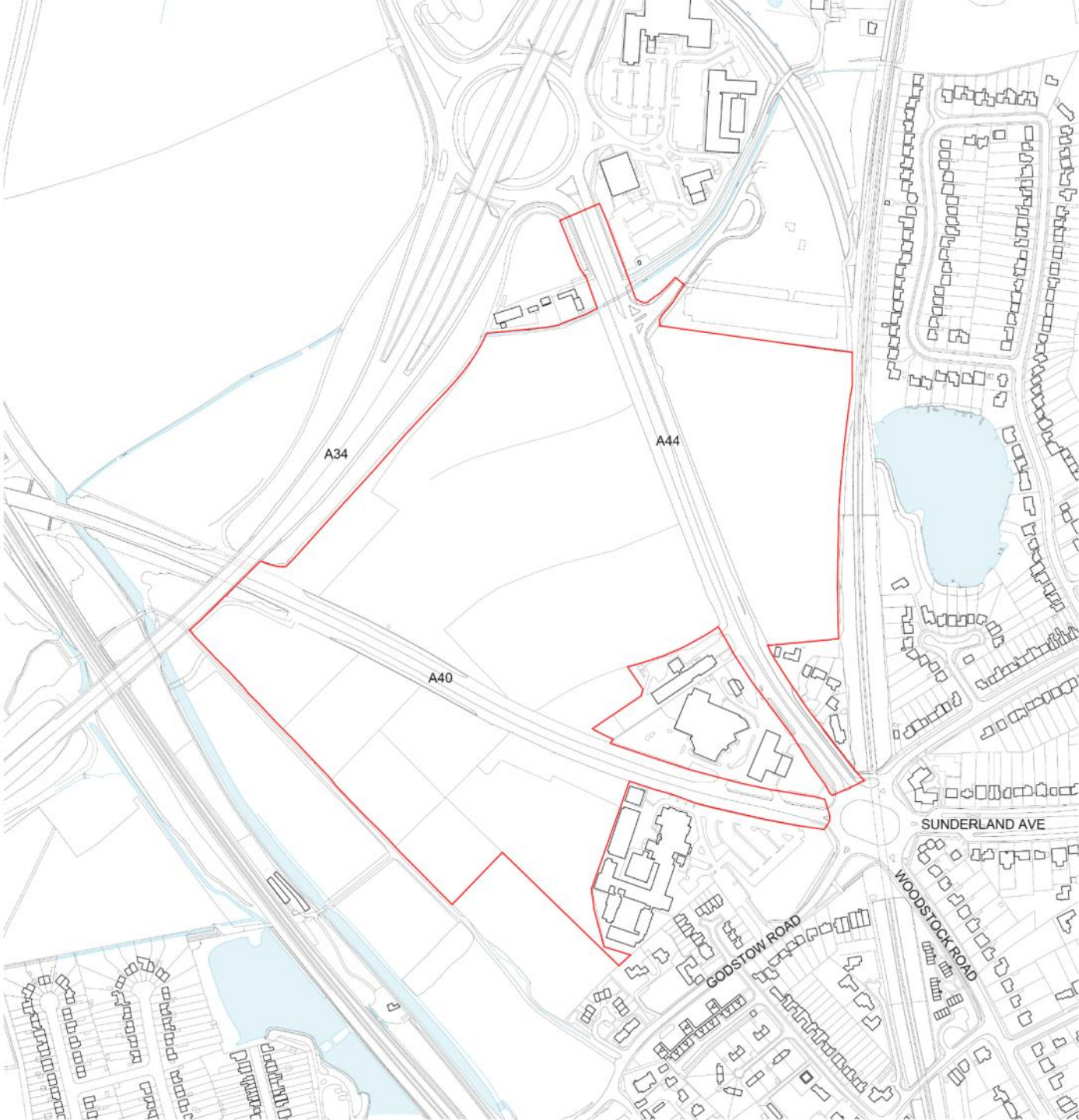
Oxford North (Northern Gateway)

**Land adjacent to A44, A40, A34 and
Wolvercote Roundabout**



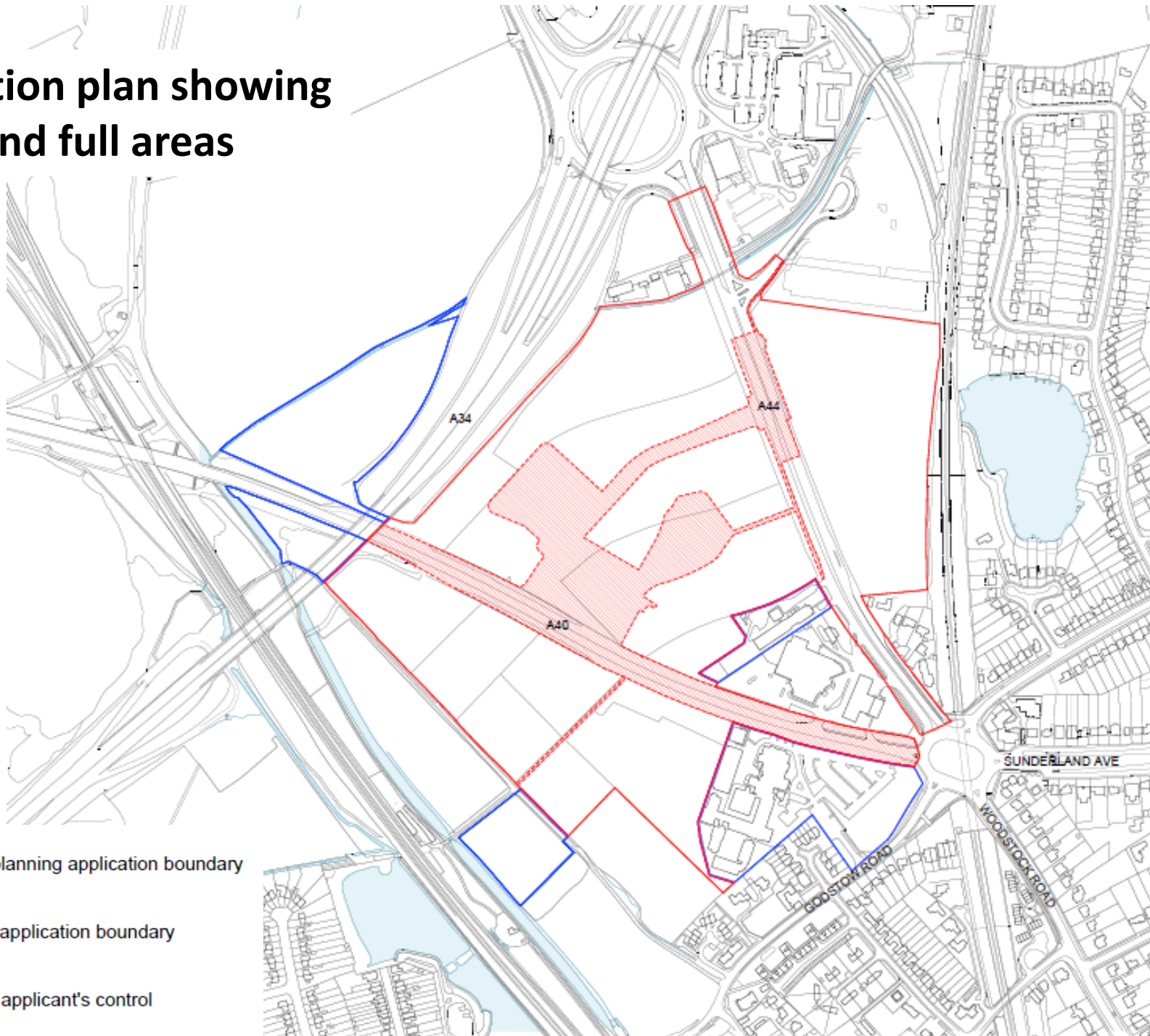
Site location plan

 Outline planning application boundary

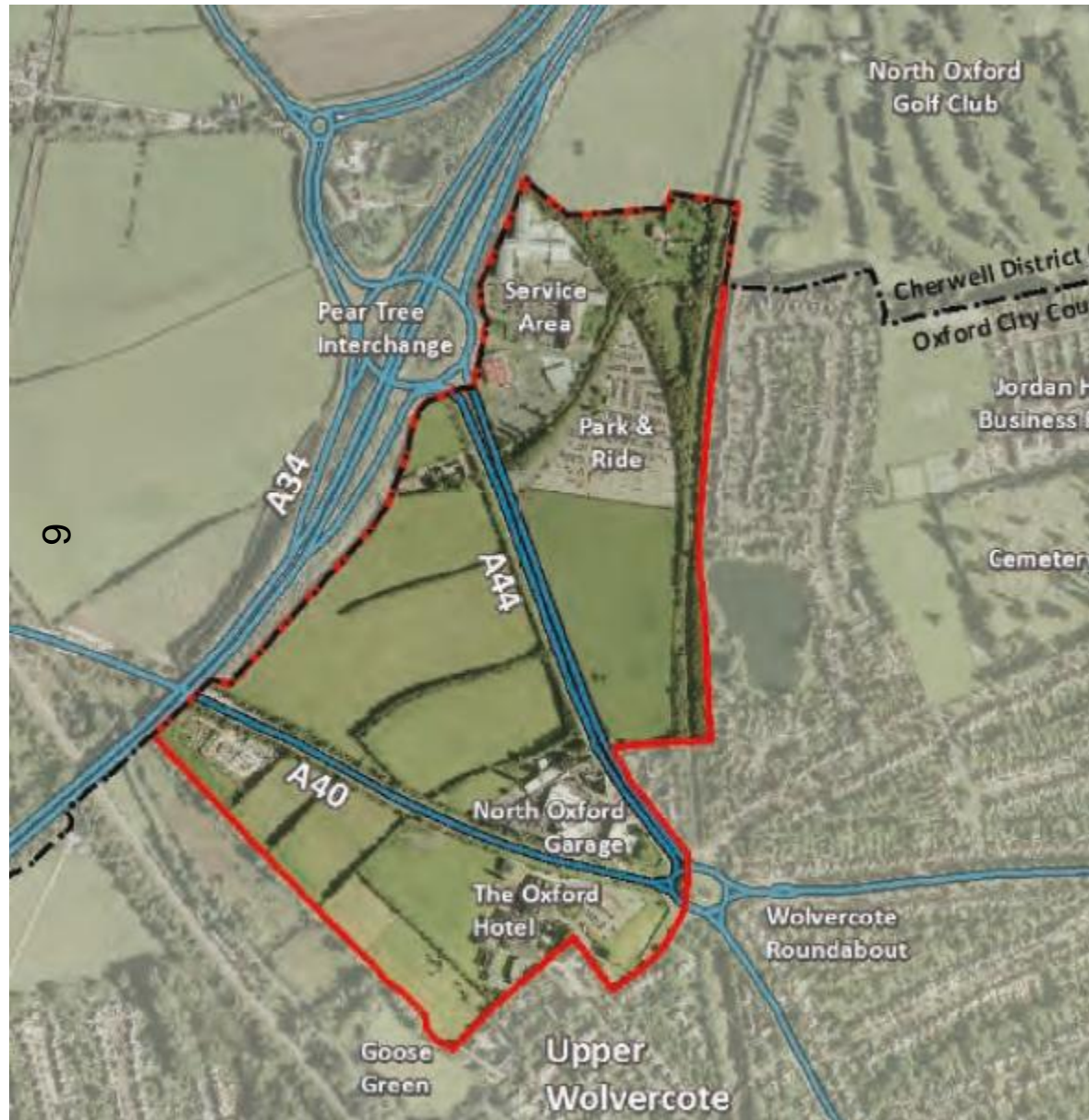


Site location plan showing outline and full areas

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Northern Gateway Area Action Plan (AAP)



East parcel viewed from Peartree Park and Ride



A44 looking north towards Peartree Interchange



Central parcel looking north from A40

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A40 looking west towards Duke's Cut



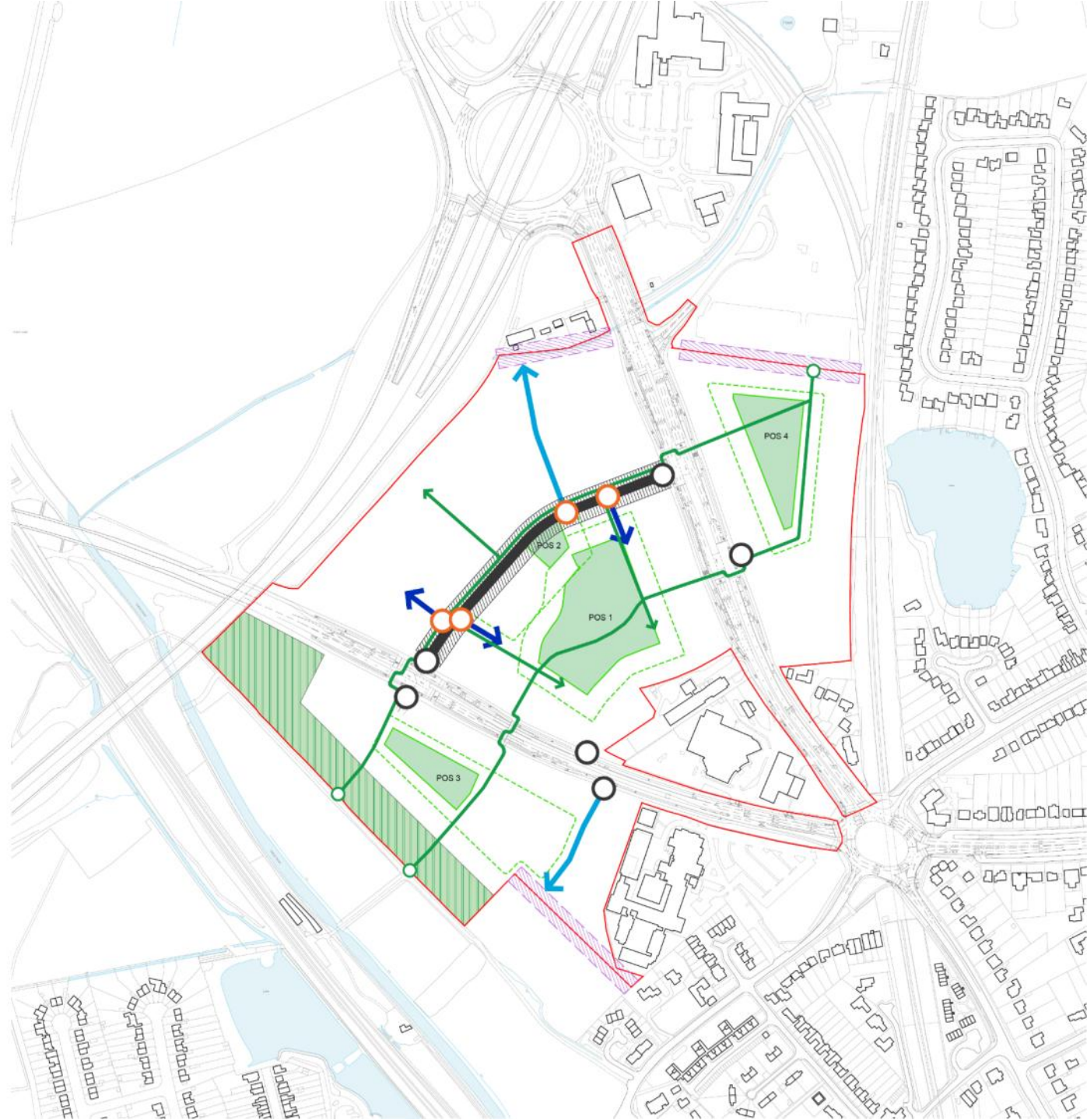
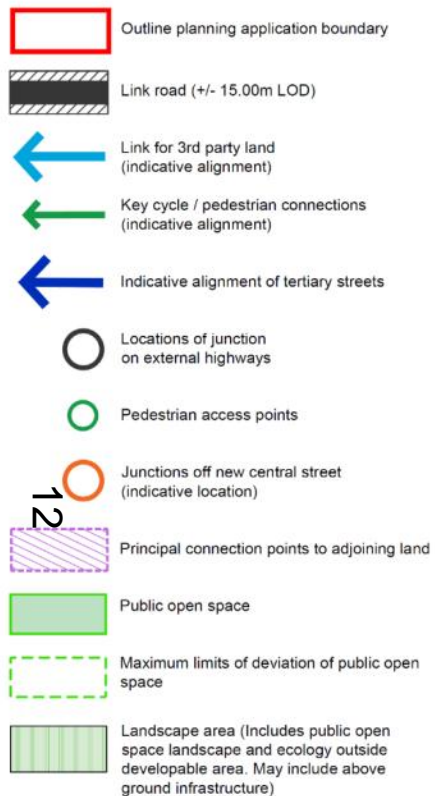
Canalside parcel looking east from Joe White's Lane

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


Parameter plan 1

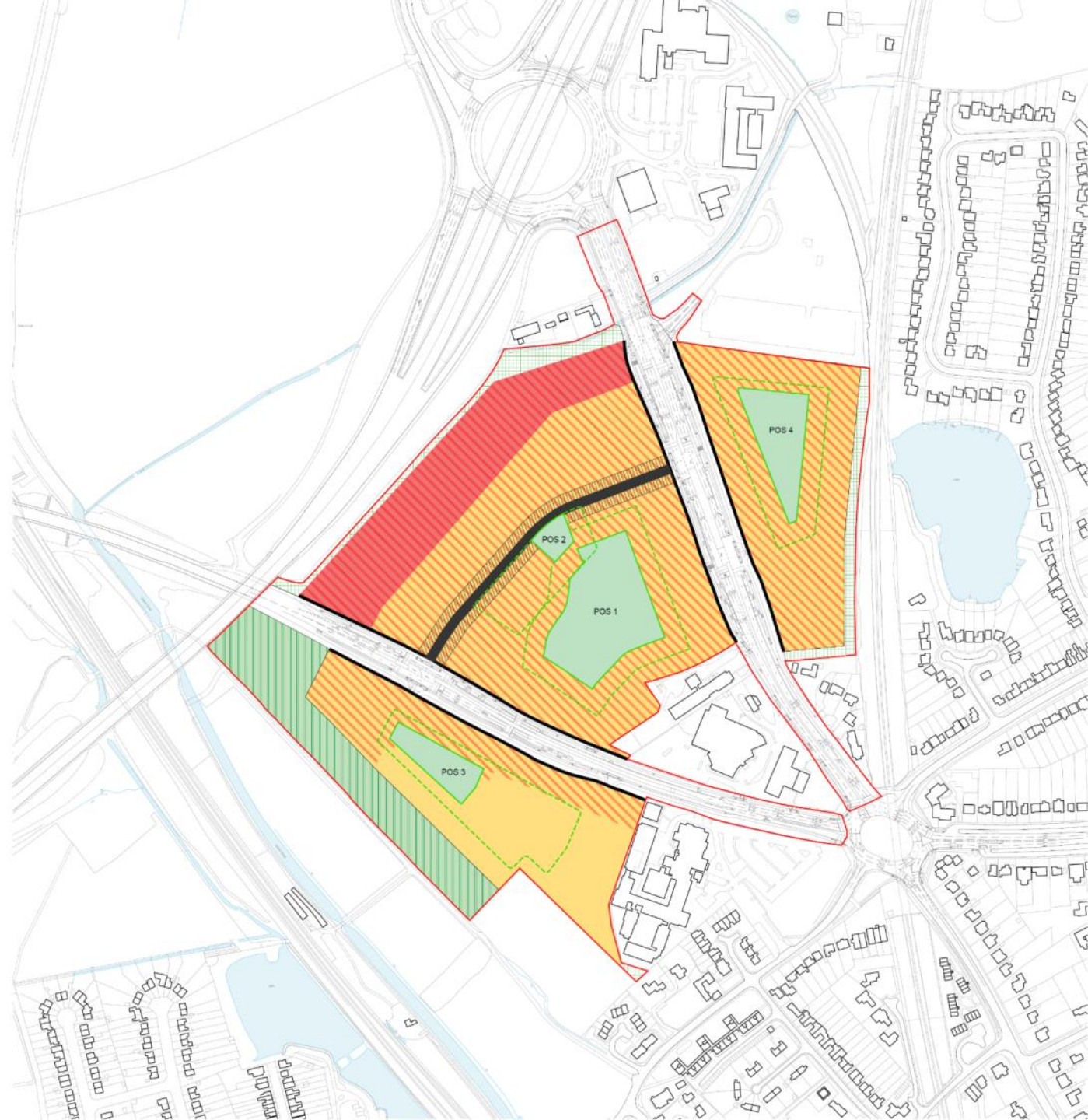
Access and circulation



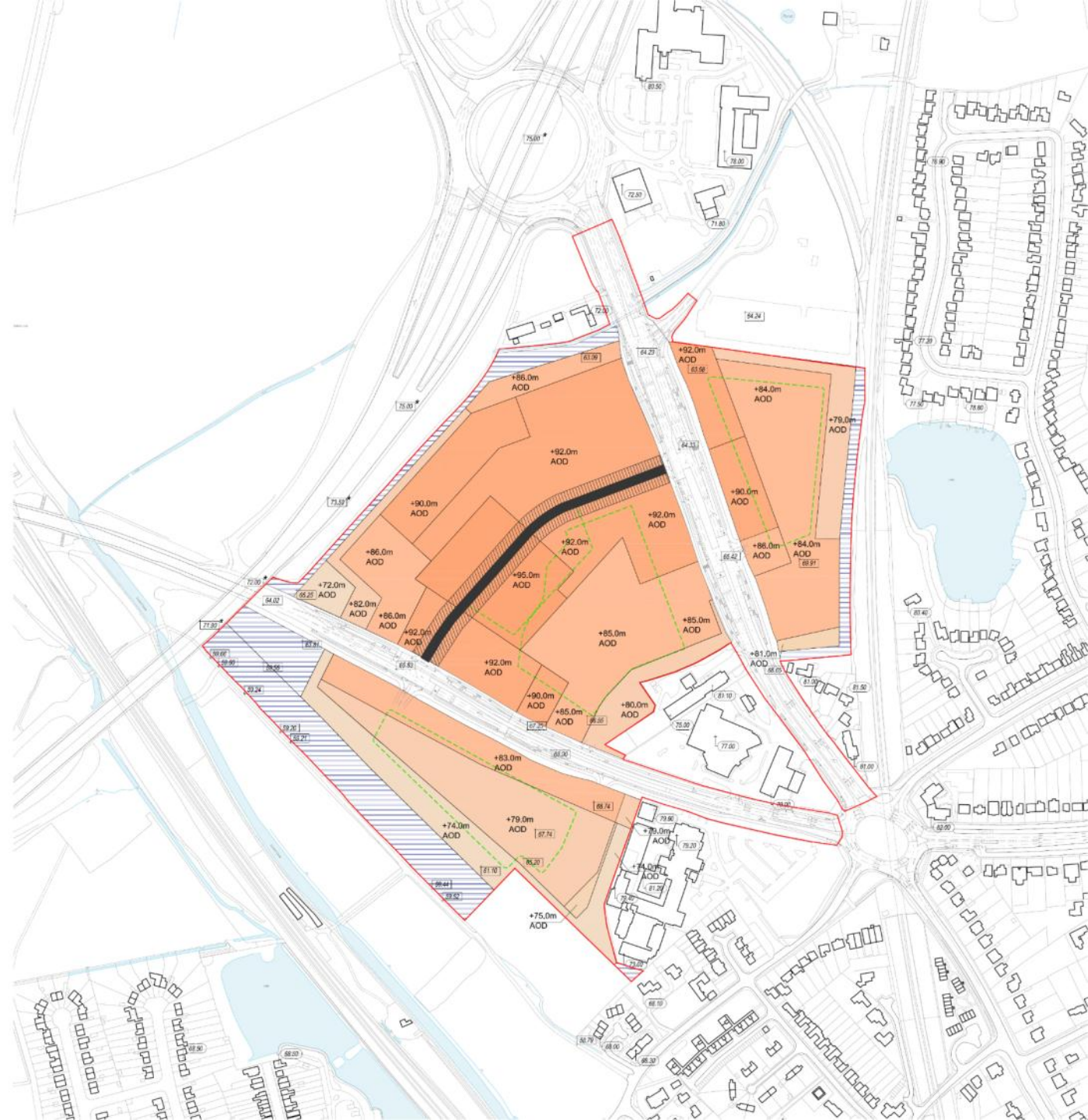
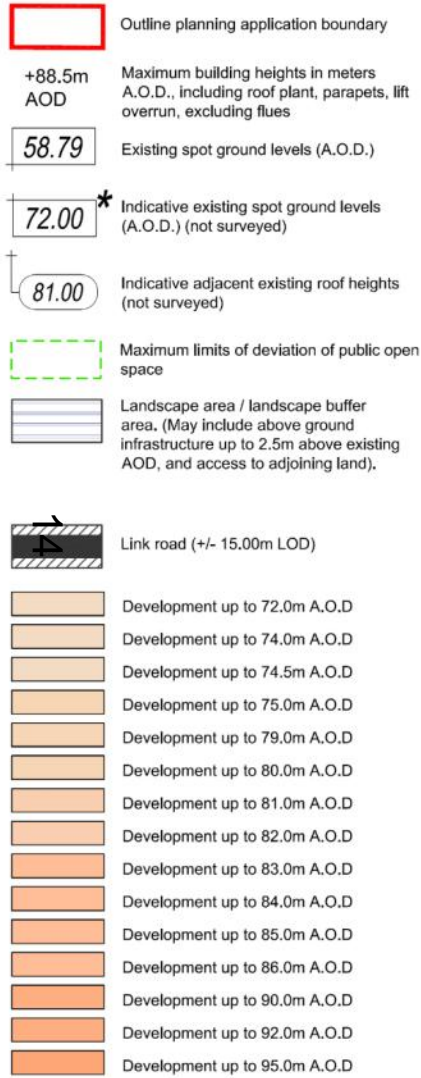
Parameter plan 2

Land use

-  Outline planning application boundary
-  C3 Residential including parking and landscaping
-  Mixed use: B Employment; C3 Residential; C1 Hotel; D1 Non-residential institutions; A1 to A5, including parking and landscaping
-  B Employment; C1 Hotel; D1 Non-residential institutions; A1 to A5, including parking and landscaping
-  Frontage to A40 and A44
-  Link road (+/- 15.00m LOD)
-  Public open space
-  Maximum limits of deviation of public open space
-  Landscape area. (Includes public open space landscape and ecology outside developable area. May include above ground infrastructure)
-  Landscape buffer area. (May include above ground infrastructure and access to adjoining land)



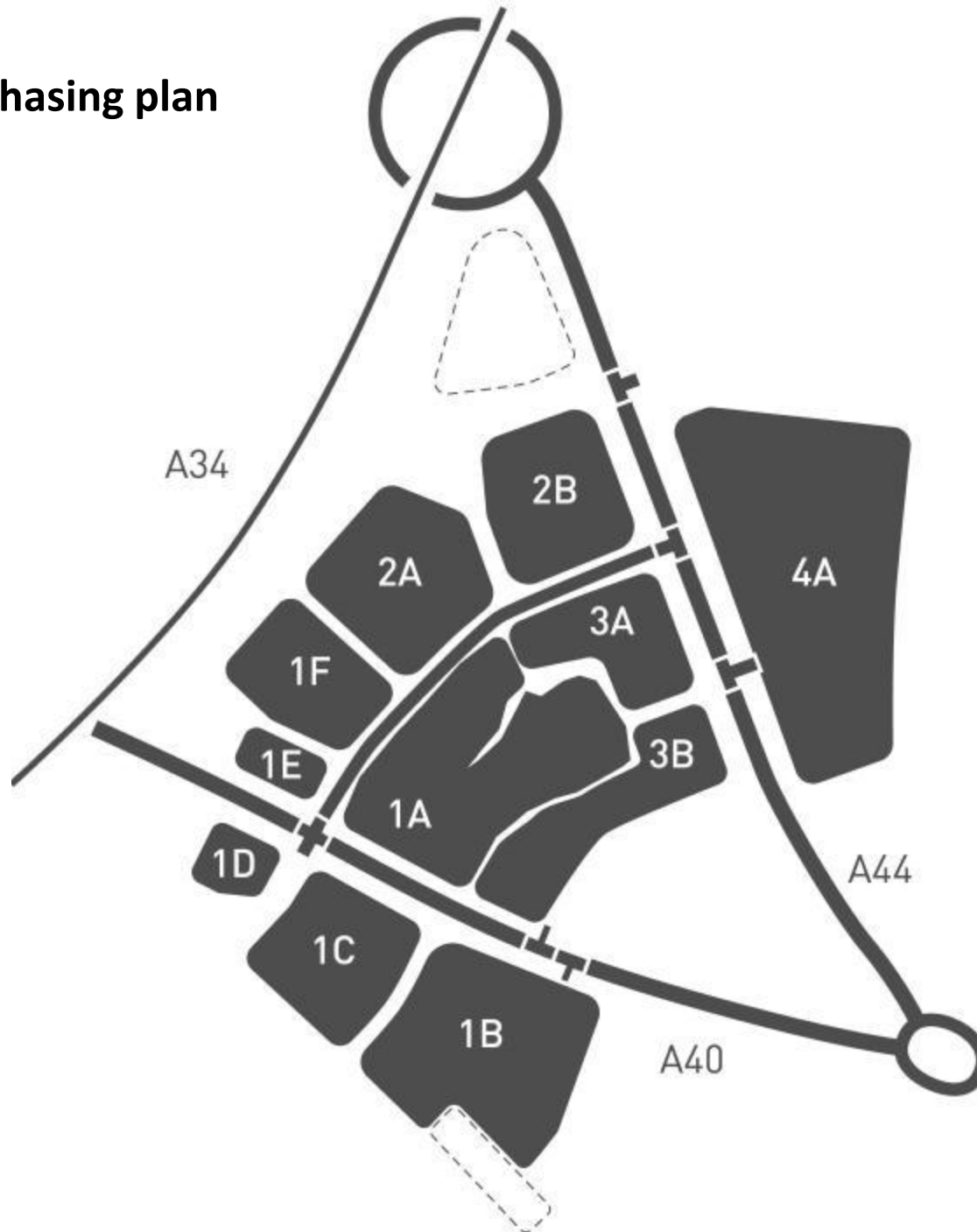
Parameter plan 3 Building heights



**Illustrative masterplan
(surrounding context masked)**



Indicative phasing plan



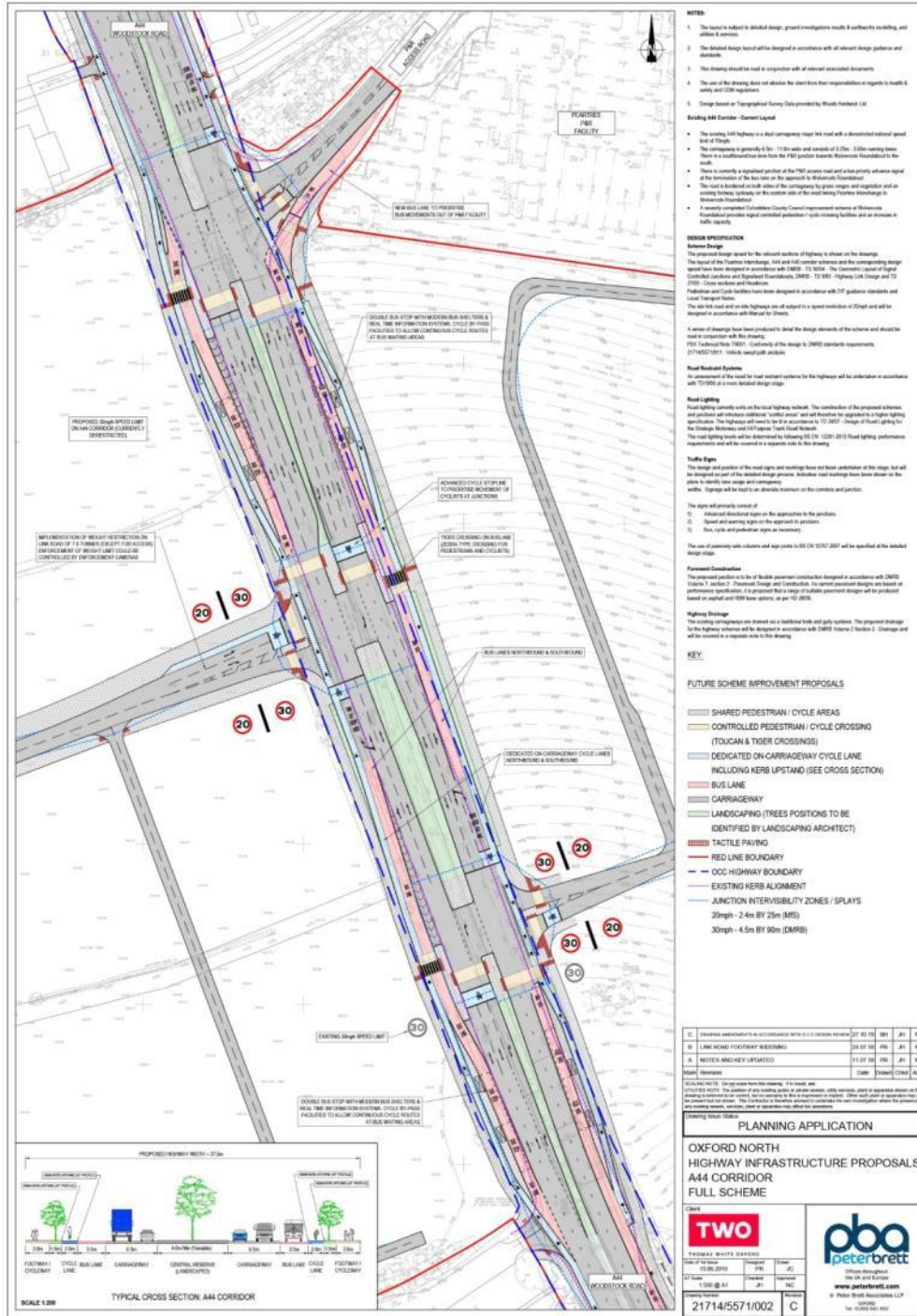
The map shows the Market Square area in York, with the proposed pedestrian route highlighted in blue. The route starts at the bottom left, goes up through The Green, and then turns right towards Eastside Park. Key locations labeled include The Market Square, The Green, Eastside Park, The Central Street, Residential Square, Canal Side, A40, and A44. A dashed line indicates the route's path.



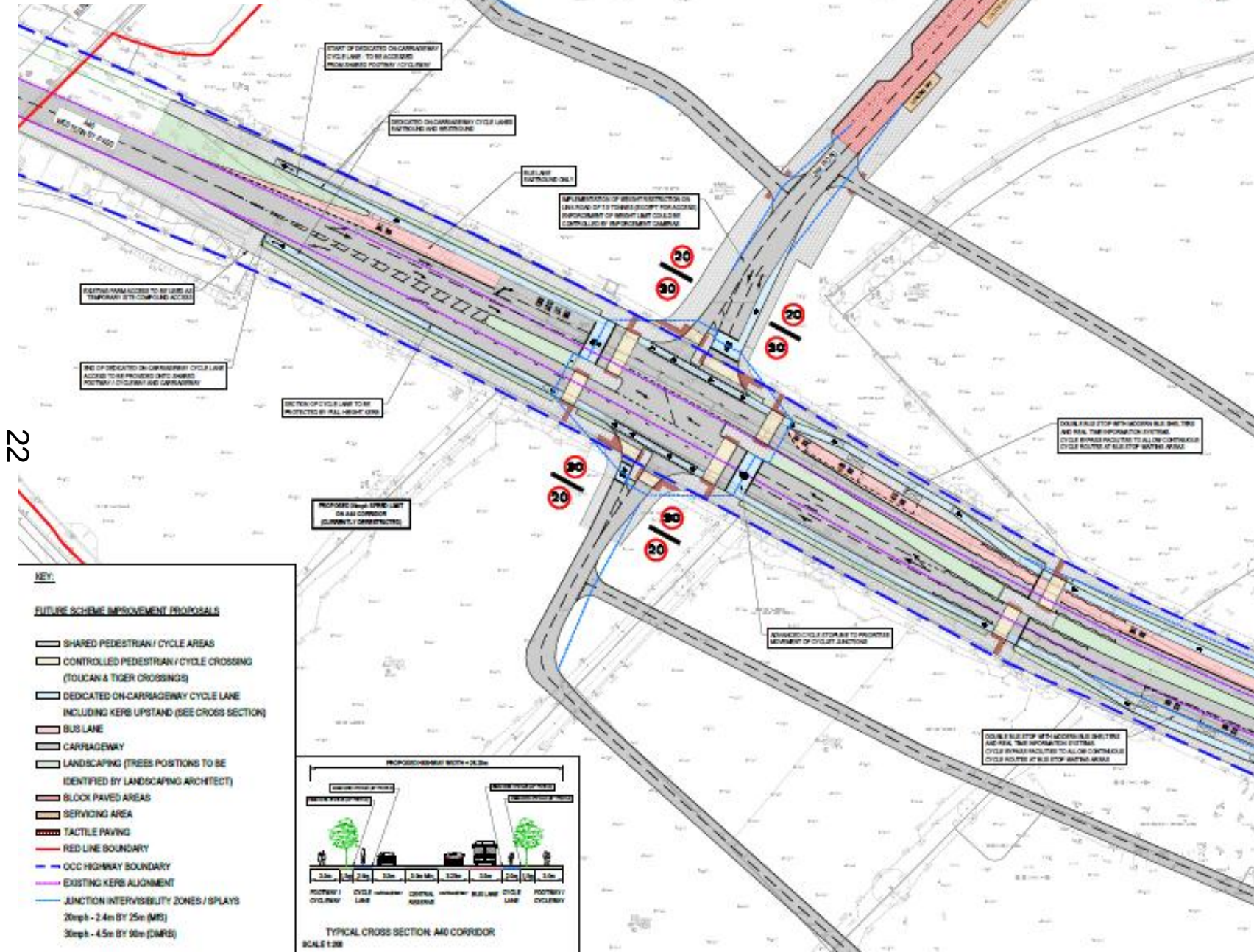




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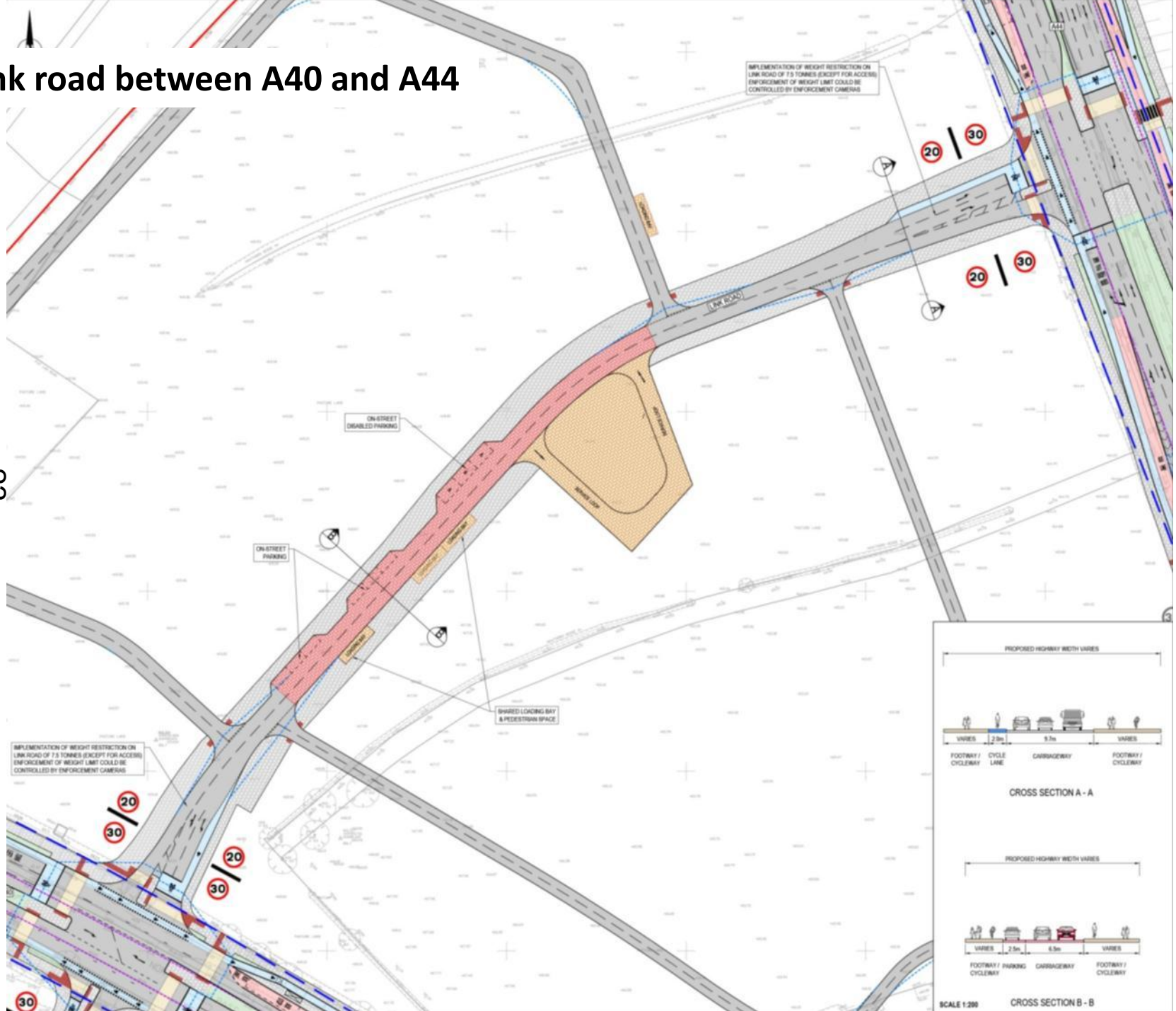


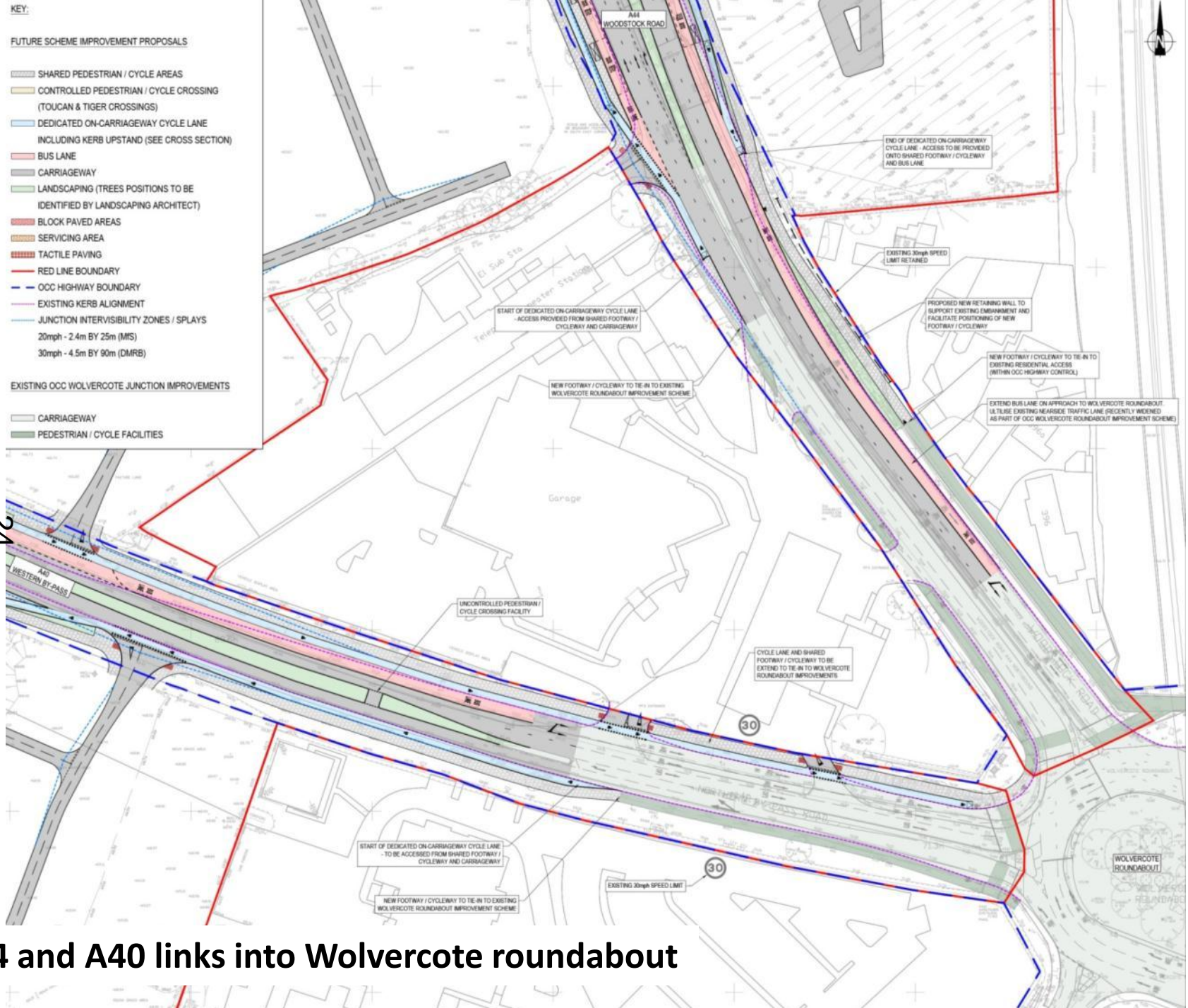
A40 full scheme



Link road between A40 and A44

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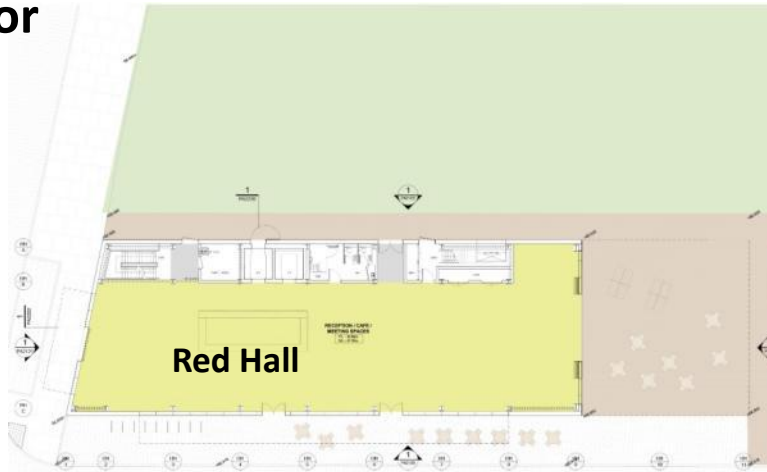
Extent of detailed application

1. A40 transformation
2. Link road between A40 and A44
3. Temporary junction onto A44
4. Temporary paths to Canal and Park+Ride
5. Workplace buildings and Red Hall
6. Majority of central landscape
7. Temporary car and cycle parking



Phase 1A buildings

Ground floor





Summary of scenarios discussed in Committee Report (to 24.09.19 WAPC) paragraphs 10.62 to 10.67

	Scenario	Costs	Affordable Housing %	Tenure split social rent : intermediate	Benchmark land value (BLV)	Profit on cost	Viable?
A	JLL version of Savills baseline	Savills/G&T	25%	80:20	£12,400,000	11.76%	
B	JLL baseline with lower C&B costs	JLL/C&B	25%	80:20	£12,400,000	18.56%	
C	JLL baseline with lower BLV and 70:30	JLL/C&B	35%	70:30	£628,000	22.61%	
D	JLL baseline with higher BLV and 70:30	JLL/C&B	35%	70:30	£12,400,000	18.01%	
E	JLL baseline with lower BLV and 80:20	JLL/C&B	35%	80:20	£628,000	19.71%	
F	JLL baseline with higher BLV and 80:20	JLL/C&B	35%	80:20	£12,400,000	15.06%	
G	JLL baseline with lower BLV and 80:20	JLL/C&B	50%	80:20	£628,000	12.02%	
H	JLL baseline with higher BLV and 80:20	JLL/C&B	50%	80:20	£12,400,000	8.97%	

Extract from JLL report to the Council: impact of costs and values inflation on profit on cost

Scenario	Viability Position (Developer's Return) Reported to Planning Committee on the 24 September 2019	Developer's Return with Inflation and Growth
Scenario G <i>(land value of £0.628 million, 50% Affordable Housing)</i>	12.02% on cost	7.17% on cost
Scenario E <i>(land value of £0.628 million, 35% Affordable Housing)</i>	19.71% on cost	13.17% on cost

Indicative scheme showing cycle connection to Oxford Parkway

- Site
- Cherwell District Council boundary
- Oxford City Council boundary
- Water body/course
- Built form
- Green spaces
- Network Rail line
- Existing dedicated cycle route
- Potential future connection
- Proposed key route
- Proposed cycle premium and cycle super routes (OCLP proposed)



Energy sharing loop

