

To: City Executive Board

Date: 9th October 2013

Report of: Head of City Development

Title of Report: BARTON AND NORTHWAY REGENERATION STRATEGY

Summary and Recommendations

Purpose of report: To approve the Barton and Northway Regeneration Strategy. The development of the land at Barton provides an opportunity to contribute to the regeneration of the wider Barton / Northway area.

The Delivery Plan sets out the 'indicative financials' of the projects and programmes that will be expected to be delivered through the City Council's main stream funding and that of our partners alongside any direct benefits brought forward by the new development.

Key decision: No

Executive lead member: Councillor Bob Price

Policy Framework: The Barton and Northway Regeneration Strategy provides the framework for implementing the Corporate Plan and contributing to a vibrant, sustainable economy; housing needs and the promotion of strong and active communities. Policy CS3 (Regeneration Areas-Barton) in the Core Strategy and key Policies in the Area Action Plan that include BA.8 (housing); BA.9 (affordable housing); BA14 (delivery) and BA20 (economic opportunities).

Recommendation(s): That City Executive Board:

1. To approve the Barton and Northway Regeneration Strategy. The development of the land at Barton provides an opportunity to contribute to the regeneration of the wider Barton / Northway area.
2. To approve the Delivery Plan which sets out the 'indicative financials' of the projects and programmes that will be expected to be delivered through the City Council's main stream funding and that of our partners alongside any direct benefits brought forward by the new development.
3. Authorises the Head of City Development to make any necessary editorial changes, updates and or corrections to the document prior to publication, in consultation with the Board Member.

Appendix 1: Barton and Northway Regeneration Strategy

Appendix 2: Risk Assessment

Appendix 3: Initial Equalities Impact Assessment

Introduction

1. City Executive Board is asked to approve the Barton and Northway Regeneration Strategy together with the Delivery Plan which sets out the 'indicative financials' of the projects and programmes that will be expected to be delivered through the implementation of the Strategy. The strategy itself is however not a formal Development Plan Document but provides evidence to show how the regeneration of the Barton and Northway areas are currently and will take place in the future. The document highlights key projects and programmes that will benefit the wider Barton and Northway area and the opportunities presented through the development of the Land at Barton to contribute to the regeneration of the area.

Spatial Planning context

2. The Regeneration Framework for Oxford to 2026 (April 2009) provided the wider context for the regeneration of Barton and Northway. More recently the key aims and objectives of the present Corporate Plan 2013-2017 seek to support a vibrant, sustainable economy; meet housing needs and promote strong and active communities.
3. The adopted Core Strategy allocated the 'Land at Barton' as a strategic location for mainly residential development. Policy CS7 provides for between 800 and 1,200 homes with supporting infrastructure, including a primary school, public open space and access improvements. The Core Strategy confirmed that the land would be brought forward for development through an Area Action Plan.
4. The Barton Area Action Plan (AAP) was therefore prepared to provide the framework to guide future development and change associated with the new residential-led development. The spatial vision sets out the high aspirations for the land at Barton and its surroundings and recognises that opportunities to comprehensively plan for a new community and to use the development to stimulate regeneration of existing areas are rare in Oxford. The development of the land at Barton offers an important opportunity to bring maximum benefits to Barton, Northway and Oxford as a whole.
5. Amongst the key objectives of the AAP was the importance of delivering strong and balanced communities and bringing wider regeneration of neighbouring estates. In relation to regeneration the successful implementation and delivery of the AAP will be measured by being able to show how the opportunities presented by the new development can be used to ensure that existing neighbouring communities in Barton and Northway will benefit from the changes.

6. An outline planning application has now been submitted to the City Council as the Local Planning Authority by Barton Oxford LLP, which is a new joint venture between the City Council and Grosvenor Development Ltd. This will comprise some 885 new homes, as well as new leisure facilities, green space and services. The application is intended to be considered by East Area Planning Committee on 24th September 2013.

Content of the strategy

7. The purpose of the Barton and Northway Regeneration Strategy is therefore to provide an over-arching strategic statement that clearly shows how the opportunity for the development of the land at Barton will be used to act as a catalyst to bring positive physical, economic and social regeneration benefits to the wider Barton and Northway areas. The Delivery Plan sets out the projects and programmes together with estimated costs that will be expected to be delivered through the City Council's main stream funding and that of our partners alongside any direct benefits brought forward by the new development.
8. The Barton Regeneration Strategy has been developed by consultants (AECOM) who have sought to maximise the regeneration potential arising from the new development and clearly show how the Barton Oxford LLP, City Council, County Council and partners can work together to use this opportunity as a catalyst to contribute to the wider regeneration of the Barton / Northway area. The priorities and aspirations of the local community have been developed through the partnership working by the City Council's Communities and Neighbourhoods Team in consultation with the communities. These key priorities and outcomes are set out in the two existing Area Regeneration Plans for both Barton and Northway, which have significantly influenced the development of this strategy.
9. The document sets out the broad policy context and links to existing strategies and then summarises the regeneration challenges faced by existing residents in the Barton and Northway area. It then goes on to provide an assessment of the existing key community assets and regeneration initiatives that are currently underway including the Barton Neighbourhood Partnership, which brings together some 37 different groups and agencies; together with the recently formed Northway Neighbourhood Partnership.
10. A summary is provided of the key physical elements of the new Barton development, which comprise 885 new homes with some 40% social housing, a new community hub, sports facilities including a new Community Sports Pavilion, sports pitches and children's play area, a new food superstore, linear park and allotments. It is estimated that the new development would create up to 208 permanent FTE jobs, and further indirect employment. Almost 40% of these jobs would be generated from the new food superstore. The development is also expected to create more than 100 full-time jobs during the period of construction.

11. The emerging regeneration strategy has been developed from:
- the challenges, existing initiatives and priorities identified;
 - input from previous discussions with residents, community groups, the Barton Oxford LLP, Oxford City Council, Oxfordshire County Council and key partners; and
 - areas where it is considered that the Barton development can make a difference to physical, economic and social regeneration outcomes.
12. The development of the strategy, potential projects and activities are discussed within the context of the five key regeneration objectives, which align with the priorities within the existing area regeneration plans. These comprise the following objectives:
- Housing and Living Environment
 - Leisure and Community Facilities
 - Community Development
 - Education, Employment and Training; and
 - Health and Wellbeing
13. Within the context of these regeneration objectives a range of projects and programmes have been explored, such as:
- creating new jobs for local people and maximising opportunities for construction jobs through the development of skills / training / apprenticeship programmes
 - expanding adult learning and associated services;
 - improving health and social care services, such as the enhancement of the Bury Knowle satellite clinic; and
 - opportunities for new infill housing development from within the City Council's housing stock on Barton and Northway;
 - relocation opportunities for occupants of existing homes;
 - new open space and developing new pedestrian and cycle linkages;
 - prospects for developing Low Carbon initiatives;
 - providing new leisure and community facilities and potential for improving existing facilities
 - developing a new community engagement strategy and the potential for establishing a Community Development Trust
 - providing additional green spaces and leisure facilities; together with improving facilities for allotments
14. The Delivery Plan then seeks to bring together and link some of these key existing projects, larger co-joined schemes and new projects and programmes. This highlights the range of physical, economic and social benefits that are likely to bring positive regeneration benefits for the wider Barton and Northway area. The Delivery Plan identifies the projects and programmes together with the proposed outcome and then provides

details on estimated costs, ownership, potential funding opportunities and time frame for delivery.

15. The Delivery Plan therefore provides the opportunity to allow existing and future projects and programmes to be aligned to funding sources, which would include principally Section 106 contributions from the LLP partnership and or future Community Infrastructure Levy (CIL) contributions from other developments in the neighbourhood area together with City Council and partners main stream funding programmes.
16. Discussions between officers and the LLP partnership on the outline planning application and the content of the Section 106 agreement have reached an advanced stage. It is therefore expected that according to the present timetable it is likely that outline planning permission should be granted in principle before the CIL implementation date. A CIL contribution will only therefore be received if planning permission is granted after this date. The strategy and its delivery plan provides a context for assessing how and where future funding arrangements can best be targeted and where LLP contributions secured from the new development could best assist in the delivery of regeneration objectives that will positively benefit the wider Barton and Northway area.

Next steps

17. The Barton and Northway Regeneration Strategy sets out the projects and programmes that will be expected to be delivered through the implementation of the strategy. The strategy provides evidence to show how the regeneration of the Barton and Northway areas is currently and will take place in the future. The document highlights the physical, economic and social benefits projects that will benefit the wider Barton and Northway area and how the opportunities presented through the development of the land at Barton will contribute towards this regeneration.
18. The outline planning application has been submitted and discussions between officers and the LLP about the terms of the Section 106 Agreement have now been concluded. At the time of writing this report the application has not been determined however it is expected that it will be considered for determination by East Area Planning Committee on the 24th September and a decision reached. If Committee are minded to approve the application, subject to a legal agreement, then the full terms of the Section 106 Agreement negotiated with the LLP will need to be incorporated into the Delivery Plan and amended accordingly. This will provide the opportunity to review the alignment of these projects with other funding streams, assess the feasibility and viability of identified projects and programmes, to provide a sound basis for the further stakeholder and wider community engagement.
19. The Delivery Plan provides a list of existing and emerging projects and programmes that will also need to be further refined and developed

through additional consultation with residents and key stakeholders. The key to the success in implementing and delivering these projects will be working in partnership with the LLP and key stakeholders who will be involved in the particular projects and programmes to meet the relevant regeneration objectives; and the active engagement with the local community.

20. The successful regeneration of Barton and Northway is closely aligned with the key aims and objectives of the Corporate Plan that seek to support a vibrant, sustainable economy; meet housing needs and promote strong, active communities. It would therefore seem appropriate for future Service Plans from each department to be reviewed in the future to assess the individual contribution being made to regeneration and in particular in Barton and Northway. The majority of the projects and programmes in the Delivery Plan will require a joint-working arrangement with key partners including through the Oxford Strategic Partnership (OSP).
21. It is proposed that the implementation of the Delivery Plan will therefore take place through these joint-working arrangements and consultation with the local community through established Forums such as the Barton Neighbourhood Partnership and the Northway Partnership in addition to other organisations, such as the Barton Community Association, together with the LLP Barton Partnership. At the end of the first year a progress report will be prepared to monitor and review the work completed, which could be presented to the Oxford Strategic Partnership (OSP).

Climate change / environmental impact

22. A Sustainability Appraisal and Strategic Environmental Assessment (SEA) have already been produced to support the Barton Area Action Plan to identify whether the AAP would have any significant environmental impacts and is available to view on the City Council's website. More recently a Strategic Environmental Assessment (SEA) Combined Screening and Scoping Report have been produced by consultants acting for the LLP as evidence to support the recent planning application for the new housing-led development. The Environmental Assessment has been critically reviewed by officers and these findings considered when the planning application is determined.

Equalities impact

23. Consideration has been given to the public sector equality duty imposed by Section 149 of the Equality Act 2010. Having paid due regard to meet the objectives of that duty and of the Barton Regeneration Strategy the view is taken that the duty is met. An initial equalities impact assessment has been carried out and is contained in Appendix 3.

Financial implications

24. The Barton Regeneration Strategy was prepared by consultants AECOM who had undertaken consultation with LLP, City Council and key local stakeholders and residents groups. This work was funded from the Spatial Planning and Economic Development budget.
25. The Delivery Plan contained within this document provides the framework together with 'indicative financial' costs for seeking funding from Section 106 Agreements and or future CIL contributions from new developments; key projects and programmes in the Barton and Northway area. In addition it includes schemes which are already in the Council's Capital Programme and schemes which have yet to be considered by Members in the Budget planning process to give an overview of the overall regeneration spend in this area. All schemes within the Delivery Plan must receive approval as part of the Council's normal budget setting process.

Legal implications

26. The strategy itself is not a formal Development Plan Document but provides evidence to show how the regeneration of the Barton and Northway areas are currently taking place and proposed in the future. As such it highlights how these projects and programmes together with the direct benefits from the development of the land at Barton will bring wider regeneration benefits that contribute towards the delivery and implementation of key policies within the Core Strategy and Barton AAP.

Risk assessment

27. A risk assessment has been undertaken, which is set out in the Risk Register attached as Appendix 2. All risks have been mitigated to an acceptable level.

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List of background papers: No

Appendix 2 Risk Register

| Risk ID | Risk | | | | | | Corporate Objective | Gross Risk | | Residual Risk | | Current Risk | | Owner | Date Risk Reviewed | Proximity of Risk (Projects/Contract Only) |
|----------------------------------|--------------------------|--------------------|--|--|---|-------------|---------------------|------------|---|---------------|---|--------------|---|------------------------|--------------------|--|
| Category -000- Service Area Code | Risk Title | Opportunity/Threat | Risk Description | Risk Cause | Consequence | Date raised | 1 to 6 | I | P | I | P | I | P | | | |
| | Strategy not implemented | Threat | Risk that the strategy is not implemented or delivered | LLP and or partners do not provide infrastructure and or funding | Positive benefits from new development not realised | 22.08.13 | 1, 2, 3 | 3 | 1 | 2 | 1 | 3 | 1 | Michael Crofton Briggs | | |

| Risk ID | Risk Title | Action Owner | Accept, Contingency, Transfer, Reduce or Avoid | Details of Action | Key Milestone | Milestone Delivery Date | %Action Complete | Date Reviewed |
|---------|--------------------------|------------------------|--|-------------------|---------------|-------------------------|------------------|---------------|
| | Strategy not implemented | Michael Crofton-Briggs | Reduce | | | | | |
| | | | | | | | | |

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