


Oxford Core Strategy Examination Statement of Oxford City Council		www.oxford.gov.uk  OXFORD CITY COUNCIL
C/M8/3	Matter 8 – The Strategic Locations Issue 3 – Barton	

i) What process led to the identification of this area? Why is it considered to be a sustainable location for development?

Land at Barton has long been viewed as a potential opportunity for accommodating growth in the city. In seeking to identify strategic locations for the Core Strategy, the areas allocated as safeguarded land under the Oxford Local Plan 2001-2016 were considered. Land at Barton was safeguarded meaning that it was *“kept free to fulfil its purpose of meeting possible longer-term development needs”* (Policy NE.3 of the Local Plan, CD7/6). At the time of drafting the Local Plan the site was not required to meet the city’s housing targets, however the Local Plan Inspector (CD7/7) considered that its allocation as safeguarded land was apt as additional sites were likely to be required in the future. As such it was only appropriate that this site’s potential was considered through the Core Strategy. Land at Barton is one of very few large-scale sites available within the city to help meet the housing need.

At Preferred Options stage, five different options were presented for the site at Barton (none of which were identified as the “preferred” option). The five options were: to continue safeguarding the site; identify for residential development; hospital and university use; employment use; and commercial/retail use. The clear favourite with respondents was the option of developing the site for residential use with a range of complementary mixed uses. Just over half of all respondents (51% or 199 people) agreed or strongly agreed with this option.

Land at Barton is on the edge of the city both in terms of the developed area and in terms of the city’s administrative boundary. However, as Oxford is a compact city, the site is still close to the city centre (approximately four miles) and to the existing residential community at Barton. Also (with some improvements to the movement network) it is not far to the communities of Northway and Headington or the employment area and public transport hub at the John Radcliffe Hospital. Travel to work census data demonstrates that residents in this part of the city (the three wards surrounding Land at Barton: Barton and Sandhills, Headington, and Headington Hill and Northway) currently show a good modal split with just 40% driving to work (and an additional 5% as car passengers) and 18% travelling by bus and 28% cycling/walking. (See appendix 1 for more details.) It is considered that this can be

improved further through improvements to the pedestrian, cycle and bus networks as part of the development.

Proximity to the regeneration areas of Barton and Northway (CS3) offers significant opportunities for new development at Land at Barton to be a catalyst for regeneration in these areas in addition to providing much needed additional housing.

ii) Are there better alternative sites to this?

This site presents many opportunities and although there are some constraints to development (see point v below) it is considered that these can be addressed to enable successful delivery of this site. The work undertaken in the SHLAA shows that there is insufficient brownfield land to accommodate the level of housing development required by the South East Plan without relying on windfalls.

Notwithstanding the other identified strategic sites in the Core Strategy there are no other sites of a strategic size in Oxford that are more suitable for residential development as determined by the work within the Preferred Options. Southfield Golf Course (East and West) was the only other site of a strategic nature considered for residential and this was considered unsuitable because of the significant ecological and hydrological constraints identified through independent studies.

iii) What land is likely to be available for development?

The entire area of Land at Barton as defined by the safeguarded land policy of the Local Plan measures some 36.4 hectares. This is the area bounded by the A40 to the south, Bayswater Brook to the north and the current extent of housing on Barton to the east.

Within these 36.4 hectares there are parts of the site that would either be unavailable, difficult to develop, or would need to be accommodated within the development. These areas are set out below:

- Area within floodplain adjoining Bayswater Brook – 3.6 hectares
- Area of Barton Fields Allotments – 4.2 hectares
- Area of Barton Recreation Ground – 3.3 hectares
- Area of substation – 3.7 hectares (which may be rationalised by half)

The area around the substation is under the ownership of Scottish and Southern Energy (SSE). Discussions with SSE have identified that a large area around the substation is non-operational and as such they are interested in releasing approximately half of their site for development as part of the wider project. More detailed discussions will follow, through which the mechanism for this will be agreed.

Whilst some of these areas will be unavailable for built development there will be opportunities to accommodate some aspects of the development, such as open space, within these zones. This will help to ensure that the remainder of the site, around 23.5 hectares, can be developed efficiently.

iv) What is the most appropriate scale and mix of uses?

Given the site's proximity to existing residential areas and the JR Hospital it is considered that residential is the most appropriate land use. This fits well with the need to accommodate housing growth within the city over the Core Strategy period. As such Policy CS7 seeks to allocate the site for "*predominantly residential development*". The SHLAA (CD14/1) suggests that Land at Barton could accommodate 800-1200 units and this is reflected in the amended wording of Policy CS7. Further to this, initial work carried out by consultants on behalf of the City Council and the Homes and Communities Agency into the feasibility and viability of the site has supported this scale of development. The consultants assessed six development options, which represent a range of different possibilities for the site. These options delivered a range from 766 dwellings to 1154 dwellings. (See appendix 2 for more details.)

Clearly a development of 800-1200 units will generate the need for a range of supporting amenities and in the interests of sustainable communities Policy CS7 states: "*Planning permission will be granted for 800-1200 dwellings and infrastructure and amenities to support the new community*". The list of key outputs added to through the Proposed Changes to the Submission Core Strategy on page 46 provides more detail on the range of services and facilities that this would involve.

It is considered that the focus on residential development supported by the appropriate infrastructure and amenities is the right balance of uses in this location. These uses will help integrate the new development with the existing communities at Barton and Northway.

v) What potential constraints and potential impacts are there and can these be overcome?

There are constraints to development of this site. Land at Barton has not been developed whilst there were other "easier" options to choose from. As is apparent in the Core Strategy, Oxford no longer has the luxury of such options and so must find ways to develop the more constrained sites. The potential constraints to development at Land at Barton are identified below together with the ways that they can be overcome. It is important to recognise that with the interest and involvement of the Homes and Communities Agency, overcoming these constraints is now more achievable than it would have been previously.

- Access – The site is severed from the rest of the city by the physical barrier of the A40 (with the exception of the shared boundary to Barton). Currently the only access to the site is through the residential streets of Barton and a subway under the A40. The provision of new pedestrian, cycle and bus links between the site and the rest of the city across the A40 would significantly improve the accessibility of the new development, bringing real sustainability benefits and should therefore be prioritised. This would also bring benefits to the existing community of Barton in terms of connectivity with the rest of the city. In addition, if new residents were able to access their homes directly off the A40 this would assist with minimising the impact on existing residents. This could be provided through a new junction onto the A40 (this could be a signal controlled junction, or a left in-left out junction for example). Preliminary discussions with the County Council as the Highways Authority have identified a series of options for accessing the site, in likelihood a combination of these will result in the most satisfactory access solution.
- Noise – The A40 also creates a potential constraint in terms of noise. Preliminary work has indicated that a small strip of the site (less than 10 metres from the eastbound carriageway) falls within the Noise Exposure Category (NEC) D where planning permission is normally refused for residential development. Beyond that there is a strip within NEC C (between 10 and 66 metres) where dwellings would require extensive noise mitigation measures. The majority of the site however falls within categories A and B where residential development is likely to be acceptable. Beyond the usual noise mitigation measures that could be applied in such a case there is an opportunity to reduce current noise levels. The introduction of a signal controlled junction for example, would require the reduction of the speed limit on the A40 from 70 mph to 40 or 50mph and this would bring with it significant benefits in terms of reductions in the size of the NEC D and C zones.
- Flooding – The SFRA (CD14/25) identifies that about 10% of the site area, adjacent to Bayswater Brook, lies within flood zones 2 and 3. Further work will be required to define precisely which parts of this are within flood zone 3b where residential development would be constrained. As such a conservative approach has been taken in considering the entire 10% to be flood zone 3b at this stage. This constraint could in practice become a benefit for the development. Bayswater Brook forms the northern edge of the site, beyond which lies open countryside; it is considered that this strip of land could become an attractive “edge” of the development forming the transition between the built area and the countryside adjacent. It is important to recognise that the calculations for the capacity of the site have excluded this area.
- Landfill – The area currently occupied by Barton Recreation Ground has an element of historic landfill. Initial work has indicated that an element of landfill was used to level the area for the creation of the recreation ground when Barton

was built. Clearly more work will be needed to establish the make-up and volume of the deposited material but there is a range of options for dealing with this constraint. These range from complete excavation and off-site removal; to excavation and sorting with suitable materials remaining on-site and unsuitable disposed of off-site; to retention of the materials with additional clean material coverage; to retention of material with careful management of a suitable use on the area.

- Electricity infrastructure – The site currently accommodates two substations. One is a local substation serving the locality; the other is a primary substation serving a much wider area. Scottish and Southern Energy own the freehold for this portion of the site. Dialogue with SSE indicates that it would be difficult and very costly to completely remove the substations. However they have identified that a large area of land in their ownership is non-operational and could be released for development. Works could be done to the boundary of the remaining land to minimise the impact of the substations on the new development. In addition there are five overhead power cables traversing the site. SSE also indicates that all five overhead lines could be replaced with underground cables. Because the overhead lines are only 33kV and 11kV, the costs of replacing them with underground cables would not be prohibitive. This would make a significant difference in terms of developing the site.

vi) What happens if they cannot be overcome?

The City Council considers that Land at Barton has significant potential as a site and that the potential constraints to development can be overcome. The City Council and the HCA have commissioned preliminary investigations into the constraints of the site and are confident that even with each of the constraints listed above; this site can be successfully developed to deliver much needed housing. Where constraints cannot be fully overcome it is considered that the design and layout of the development could be carefully configured to work around them and that in some cases (for example the flooding as mentioned above) these features could add to the quality of the development.

Despite all this, in the event that the development potential of the site is severely impacted by one or more of these constraints, the contingency steps that would be taken (in order) would be:

- to re-evaluate and strengthen the mitigation measures put forward;
- to re-consider the phasing programme for the development;
- to consider reducing the overall scale of and vision for the development;

vii) What infrastructure does successful delivery depend upon?

Infrastructure projects that are key to the successful delivery of the site include the following:

- Pedestrian, cycle and bus priority access – from the site into neighbouring communities and on into the rest of the city. This would likely include a new pedestrian and cycle bridge over the A40 with the possibility of the bridge also accommodating buses;
- Vehicular access – from the development onto the A40. This could be through an at-grade signal controlled junction, or a left in-left out junction for example;
- Education – increased provision (either on- or off-site) to provide children and young people of the new development with easy and convenient access to schools and other education facilities;
- Community facilities – increased provision to provide for residents of the new development;
- Utilities – servicing of the new development in terms of water, waste water, electricity and gas for example; and:
- Undergrounding of overhead cables – whilst not necessarily essential to delivery of the site, this would nonetheless have an impact on the success and quality of the place created.

viii) When is development likely to come forward?

The SHLAA suggests that the delivery of 1000 units (the mid-point of the range) at Land at Barton could be phased over a six-year period (which is reflected in the monitoring section of the Core Strategy) as follows:

- 2013/14 – 100 units
- 2014/15 – 175 units
- 2015/16 – 250 units
- 2016/17 – 250 units
- 2017/18 – 175 units
- 2018/19 – 50 units

One strength of this strategic location is that the bulk of the land is in the ownership of the City Council. The City Council have identified the delivery of this site as a corporate priority in recognition of the substantial benefits it would bring to the city. The City Council's partnership with the Homes and Communities Agency to bring this site forward helps to add confidence to the deliverability and timescale involved.

ix) How can this development be integrated into the surrounding area?

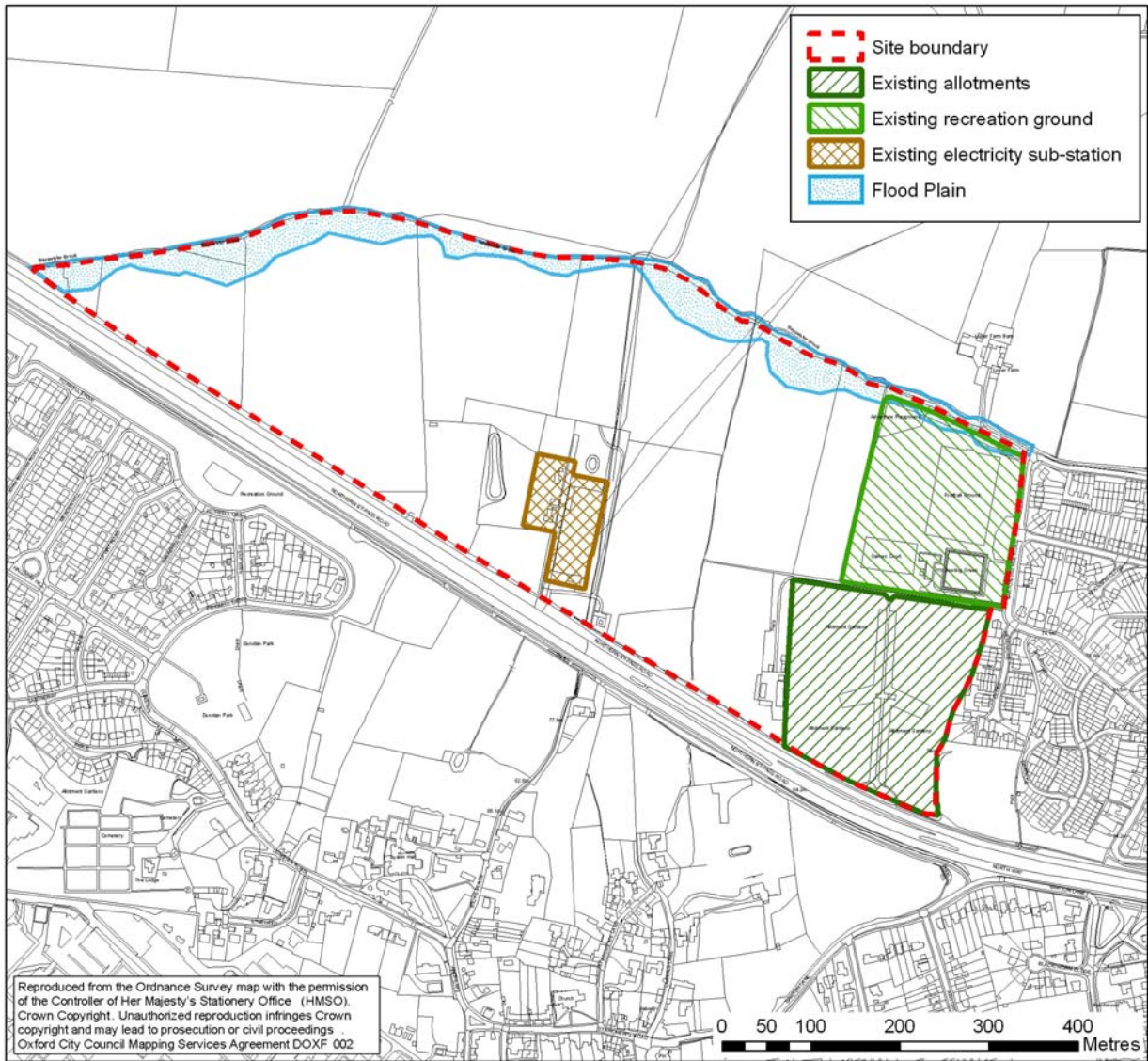
This is one of the key strengths of the chosen mechanism of taking this site forward through an Area Action Plan. The City Council is clear that this site offers benefits much wider than simply providing additional housing, through the regeneration opportunities afforded to Barton and Northway. The AAP will look beyond the boundaries of the Land at Barton site and seek to bring benefits to the existing

communities of Barton and Northway, integrating these with the new community to be created.

The most obvious type of physical integration would be through the proposed access improvements. New pedestrian, cycle and bus links from the development through to Barton and Northway will help with integration. The new development will provide many new potential bus users and good links through to Barton and Northway should help strengthen and improve bus routes to and through the existing communities. New connections with the John Radcliffe Hospital from the site will provide sustainable travel options into the city and beyond as the hospital acts as a bus hub in the local area.

In terms of community integration and creating sustainable communities, the new development will accommodate a range of community facilities and supporting amenities. Facilities such as community centres, schools and local shops can all help to integrate communities. Whilst such facilities will provide for new residents, they will also provide additional choice for residents of the neighbouring communities. This aspect could also work in reverse; the presence of many new residents is likely to help facilities and services already in the surrounding area by increasing their catchments or markets, potentially strengthening existing facilities.

It is considered that the type of development approach proposed and the partners involved is more likely to result in the successful integration of the new development with the surrounding areas than if brought forward through a speculative planning application.



Appendix 1 – Travel to work data

Census 2001 Data – Anticipated Base percentage Journey to Work movements by Land at Barton Residents
(calculated as the average observed movements from the three wards surrounding Land at Barton
of (i) Barton and Sandhills, (ii) Headington, and (iii) Headington Hill and Northway)

Ward Name	Total	Home	Bus	Taxi	Car Driver	Car Pass	M' cycle	B' cycle	Foot	Other
Headington	15.8%		1.1%		3.9%	0.7%	0.1%	2.4%	7.5%	0.1%
Carfax	11.1%		6.7%	0.1%	1.5%	0.4%	0.2%	1.7%	0.5%	0.1%
Barton and Sandhills	10.0%	6.7%	0.3%		1.6%	0.5%		0.2%	0.6%	
Lye Valley	4.5%		0.3%		2.7%	0.4%	0.2%	0.8%	0.1%	
Churchill	4.9%		0.5%		1.4%	0.1%		1.2%	1.7%	
Holywell	4.1%		1.5%		0.7%	0.2%	0.1%	1.3%	0.3%	
North	2.9%		0.9%		0.9%	0.1%		0.9%	0.1%	
Quarry and Risinghurst	1.4%		0.1%		0.6%		0.0%	0.1%	0.5%	
Kidlington North	1.4%		0.1%		1.1%	0.1%	0.0%			
Littlemore	1.5%		0.2%		0.9%	0.1%	0.0%	0.1%	0.2%	
Cowley Marsh	1.6%		0.3%		1.1%	0.0%	0.1%	0.1%		
Jericho and Osney	2.4%		0.6%		0.9%	0.1%		0.6%	0.1%	
Cowley	1.4%		0.3%		0.6%	0.1%	0.0%	0.2%	0.1%	
Summertown	1.5%		0.4%		0.6%	0.2%	0.0%	0.3%	0.1%	
North Hinksey and Wytham	1.2%		0.3%		0.7%		0.0%	0.1%	0.1%	
Blackbird Leys	0.9%		0.0%		0.5%	0.1%	0.0%	0.2%		
St Clement's	1.1%		0.4%		0.4%		0.0%	0.1%	0.1%	
St Mary's	1.1%		0.4%		0.5%	0.1%	0.0%	0.1%		
Headington Hill and Northway	4.2%		0.2%		1.4%	0.2%	0.0%	0.5%	1.7%	0.1%
Abingdon Fitzharris	0.6%		0.2%		0.5%		0.0%			
St Margaret's	1.2%		0.2%		0.5%	0.1%	0.1%	0.4%	0.0%	
Marston	0.8%		0.1%		0.2%			0.2%	0.3%	
Eynsham and Cassington	0.6%				0.5%	0.0%	0.0%			
Rest of Oxford City Council	2.0%		0.2%		1.1%	0.1%	0.1%	0.2%	0.3%	
Rest of West Oxfordshire DC	1.5%		0.1%		1.2%	0.1%				
Rest of White Horse DC	4.0%		0.5%		3.1%	0.2%	0.1%	0.1%	0.1%	
Rest of South Oxfordshire DC	4.3%		0.5%		2.9%	0.4%		0.2%	0.1%	0.1%
Rest of Cherwell DC	2.6%		0.1%		2.0%	0.2%		0.1%	0.2%	
Rest of Other Destinations	9.4%		1.5%		5.7%	0.4%	0.1%	0.2%	0.4%	0.2%
Total	100%	6.7%	17.9%	0.5%	39.7%	5.0%	1.4%	12.4%	15.1%	1.4%

Notes: Totals may differ slightly, due to rounding

Appendix 2 – Capacities of indicative options

Option A – Retain Barton Recreation Ground and Barton Fields Allotments in current position. Access the site through Barton via the Green Road Roundabout.

OPTION A (Ha) **18.63** Retain sports pitches and allotments; access only through the Barton estate to the Green Road Roundabout

OTHER

2F entry primary school combined with neighbourhood centre

2.20

2.20

LAND AVAILABLE FOR HOUSING

16.43

HOUSING

Tenure	Type	Style	Description	Size (m2)	%age Mix	Area	Density	No. Units
Market	Flat	3/4 Storey	1 Bed 1 Bath 2 Person	51	2.5%	0.31	65	20
Market	Flat	3/4 Storey	2 Bed 1 Bath 3 Person	66	2.5%	0.31	65	20
Market	Flat	3/4 Storey	2 Bed 2 Bath 4 person	77	2.5%	0.31	65	20
Market	House	Terraced	2 Bed 4 Person	81	10.0%	1.37	60	82
Market	House	Terraced/Semi	3 Bed 5 Person	93	17.5%	2.88	50	144
Market	House	Terraced/Semi	4 Bed 6 Person	116	7.5%	1.38	45	62
Market	House	Terrace (3 Storey)	3/4 bed 5/6 Person	116	2.5%	0.40	50	20
Market	House	Semi/Detached	4 Bed 7 person	130	2.5%	0.50	40	20
Market	House	Detached	5 Bed 7 Person	153	2.5%	0.57	35	20
Affordable	Flat	3/4 Storey	1 Bed 1 Bath 2 Person	51	7.5%	0.95	65	62
Affordable	Flat	3/4 Storey	2 Bed 1 Bath 3 Person	66	5.0%	0.65	65	42
Affordable	Flat	3/4 Storey	2 Bed 2 Bath 4 person	77	0.0%	0.00	65	
Affordable	House	Terraced	2 Bed 4 Person	77	5.0%	0.84	50	42
Affordable	House	Terraced/Semi	3 Bed 5 Person	93	25.0%	4.58	45	206
Affordable	House	Terraced/Semi	4 Bed 6 Person	106	5.0%	0.93	45	42
Affordable	House	Semi	4 Bed 7 person	106	2.5%	0.44	45	20

100.0% 16.41

822

Option B – Relocate Barton Recreation Ground elsewhere on the site and retain Barton Fields Allotments in current position. Access the site through an at-grade junction on the A40 Northern Bypass Road and secondary access through Barton.

OPTION B (Ha) Relocate sports pitches and retain allotments; access through an at-grade junction on the A40 and secondary access through Barton **21.82**

OTHER

2F entry primary school combined with neighbourhood centre 2.20
2.20

LAND AVAILABLE FOR HOUSING 19.62

HOUSING

Tenure	Type	Style	Description	Size (m2)	%age Mix	Area	Density	No. Units
Market	Flat	3/4 Storey	1 Bed 1 Bath 2 Person	51	2.5%	0.37	65	24
Market	Flat	3/4 Storey	2 Bed 1 Bath 3 Person	66	2.5%	0.37	65	24
Market	Flat	3/4 Storey	2 Bed 2 Bath 4 person	77	2.5%	0.37	65	24
Market	House	Terraced	2 Bed 4 Person	81	10.0%	1.63	60	98
Market	House	Terraced/Semi	3 Bed 5 Person	93	17.5%	3.44	50	172
Market	House	Terraced/Semi	4 Bed 6 Person	116	7.5%	1.64	45	74
Market	House	Terrace (3 Storey)	3/4 bed 5/6 Person	116	2.5%	0.48	50	24
Market	House	Semi/Detached	4 Bed 7 person	130	2.5%	0.60	40	24
Market	House	Detached	5 Bed 7 Person	153	2.5%	0.69	35	24
Affordable	Flat	3/4 Storey	1 Bed 1 Bath 2 Person	51	7.5%	1.14	65	74
Affordable	Flat	3/4 Storey	2 Bed 1 Bath 3 Person	66	5.0%	0.77	65	50
Affordable	Flat	3/4 Storey	2 Bed 2 Bath 4 person	77	0.0%	0.00	65	
Affordable	House	Terraced	2 Bed 4 Person	77	5.0%	1.00	50	50
Affordable	House	Terraced/Semi	3 Bed 5 Person	93	25.0%	5.44	45	245
Affordable	House	Terraced/Semi	4 Bed 6 Person	106	5.0%	1.11	45	50
Affordable	House	Semi	4 Bed 7 person	106	2.5%	0.53	45	24
						100.0%	19.59	981

Option C – Relocate Barton Recreation Ground elsewhere on the site and retain Barton Fields Allotments in current position. Access the site through a left in, left out junction onto the A40 Northern Bypass Road and a bus bridge to Northway with secondary access through Barton.

OPTION C Relocate sports pitches and retain allotments; access through a left in, left out junction and a
(Ha) **21.02** bus bridge to Northway with secondary access through Barton

OTHER

2F entry primary school combined with
neighbourhood centre

2.20

2.20

LAND AVAILABLE FOR HOUSING

18.82

HOUSING

Tenure	Type	Style	Description	Size (m2)	sq ft	%age Mix	Area	Density	No. Units
Market	Flat	3/4 Storey	1 Bed 1 Bath 2 Person	51	549	2.5%	0.37	65	24
Market	Flat	3/4 Storey	2 Bed 1 Bath 3 Person	66	710	2.5%	0.37	65	24
Market	Flat	3/4 Storey	2 Bed 2 Bath 4 person	77	829	2.5%	0.37	65	24
Market	House	Terraced	2 Bed 4 Person	81	875	10.0%	1.57	60	94
Market	House	Terraced/Semi	3 Bed 5 Person	93	1001	17.5%	3.28	50	164
Market	House	Terraced/Semi	4 Bed 6 Person	116	1250	7.5%	1.56	45	70
Market	House	Terrace (3 Storey)	3/4 bed 5/6 Person	116	1250	2.5%	0.48	50	24
Market	House	Semi/Detached	4 Bed 7 person	130	1400	2.5%	0.60	40	24
Market	House	Detached	5 Bed 7 Person	153	1650	2.5%	0.69	35	24
Affordable	Flat	3/4 Storey	1 Bed 1 Bath 2 Person	51	549	7.5%	1.08	65	70
Affordable	Flat	3/4 Storey	2 Bed 1 Bath 3 Person	66	710	5.0%	0.72	65	47
Affordable	Flat	3/4 Storey	2 Bed 2 Bath 4 person	77	829	0.0%	0.00	65	
Affordable	House	Terraced	2 Bed 4 Person	77	829	5.0%	0.94	50	47
Affordable	House	Terraced/Semi	3 Bed 5 Person	93	1001	25.0%	5.20	45	234
Affordable	House	Terraced/Semi	4 Bed 6 Person	106	1141	5.0%	1.04	45	47
Affordable	House	Semi	4 Bed 7 person	106	1141	2.5%	0.53	45	24

100.0% 18.79

941

Option D – Retain Barton Recreation Ground in current position and relocate Barton Fields Allotments elsewhere on the site. Access the site through a left in, left out junction onto the A40 Northern Bypass Road and a bus bridge to Northway with secondary access through Barton.

OPTION D Retain sports pitches and relocate allotments; access through a left in, left out junction and a bus
(Ha) **21.53** bridge to Northway with secondary access through Barton

OTHER	
2F entry primary school combined with neighbourhood centre	2.20
Allotments located within development	4.00
	6.20
LAND AVAILABLE FOR HOUSING	
	15.33

HOUSING									
Tenure	Type	Style	Description	Size (m2)	sq ft	%'age Mix	Area	Density	No. Units
Market	Flat	3/4 Storey	1 Bed 1 Bath 2 Person	51	549	2.5%	0.29	65	19
Market	Flat	3/4 Storey	2 Bed 1 Bath 3 Person	66	710	2.5%	0.29	65	19
Market	Flat	3/4 Storey	2 Bed 2 Bath 4 person	77	829	2.5%	0.29	65	19
Market	House	Terraced	2 Bed 4 Person	81	875	10.0%	1.28	60	77
Market	House	Terraced/Semi	3 Bed 5 Person	93	1001	17.5%	2.68	50	134
Market	House	Terraced/Semi	4 Bed 6 Person	116	1250	7.5%	1.29	45	58
Market	House	Terrace (3 Storey)	3/4 bed 5/6 Person	116	1250	2.5%	0.38	50	19
Market	House	Semi/Detached	4 Bed 7 person	130	1400	2.5%	0.48	40	19
Market	House	Detached	5 Bed 7 Person	153	1650	2.5%	0.54	35	19
Affordable	Flat	3/4 Storey	1 Bed 1 Bath 2 Person	51	549	7.5%	0.89	65	58
Affordable	Flat	3/4 Storey	2 Bed 1 Bath 3 Person	66	710	5.0%	0.58	65	38
Affordable	Flat	3/4 Storey	2 Bed 2 Bath 4 person	77	829	0.0%	0.00	65	
Affordable	House	Terraced	2 Bed 4 Person	77	829	5.0%	0.76	50	38
Affordable	House	Terraced/Semi	3 Bed 5 Person	93	1001	25.0%	4.27	45	192
Affordable	House	Terraced/Semi	4 Bed 6 Person	106	1141	5.0%	0.84	45	38
Affordable	House	Semi	4 Bed 7 person	106	1141	2.5%	0.42	45	19

100.0%	15.30	766
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Option E – Relocate Barton Recreation Ground and Barton Fields Allotments elsewhere on the site. Access the site through an at-grade junction on the A40 Northern Bypass Road with secondary access through Barton.

OPTION E Relocate both sports pitches and allotments; access through an at-grade junction on the A40
(Ha) **25.53** and secondary access through Barton

OTHER

2F entry primary school combined with neighbourhood centre 2.20

Allotments located within development 4.00
6.20

LAND AVAILABLE FOR HOUSING **19.33**

HOUSING

Tenure	Type	Style	Description	Size (m2)	sq ft	%'age Mix	Area	Density	No. Units
Market	Flat	3/4 Storey	1 Bed 1 Bath 2 Person	51	549	2.5%	0.37	65	24
Market	Flat	3/4 Storey	2 Bed 1 Bath 3 Person	66	710	2.5%	0.37	65	24
Market	Flat	3/4 Storey	2 Bed 2 Bath 4 person	77	829	2.5%	0.37	65	24
Market	House	Terraced	2 Bed 4 Person	81	875	10.0%	1.60	60	96
Market	House	Terraced/Semi	3 Bed 5 Person	93	1001	17.5%	3.40	50	170
Market	House	Terraced/Semi	4 Bed 6 Person	116	1250	7.5%	1.62	45	73
Market	House	Terrace (3 Storey)	3/4 bed 5/6 Person	116	1250	2.5%	0.48	50	24
Market	House	Semi/Detached	4 Bed 7 person	130	1400	2.5%	0.60	40	24
Market	House	Detached	5 Bed 7 Person	153	1650	2.5%	0.69	35	24
Affordable	Flat	3/4 Storey	1 Bed 1 Bath 2 Person	51	549	7.5%	1.12	65	73
Affordable	Flat	3/4 Storey	2 Bed 1 Bath 3 Person	66	710	5.0%	0.74	65	48
Affordable	Flat	3/4 Storey	2 Bed 2 Bath 4 person	77	829	0.0%	0.00	65	
Affordable	House	Terraced	2 Bed 4 Person	77	829	5.0%	0.96	50	48
Affordable	House	Terraced/Semi	3 Bed 5 Person	93	1001	25.0%	5.38	45	242
Affordable	House	Terraced/Semi	4 Bed 6 Person	106	1141	5.0%	1.07	45	48
Affordable	House	Semi	4 Bed 7 person	106	1141	2.5%	0.53	45	24

100.0% 19.29 **966**

Option F – Relocate Barton Recreation Ground and Barton Fields Allotments elsewhere on the site. Remove Headington Primary Substation. Access the site through Barton via the Green Road Roundabout.

OPTION F Relocate both sports pitches and allotments and remove substation; access only through the
(Ha) **29.28** Barton estate to the Green Road Roundabout

OTHER	
2F entry primary school combined with neighbourhood centre	2.20
Allotments located within development	4.00
	6.20
LAND AVAILABLE FOR HOUSING	23.08

HOUSING										
Tenure	Type	Style	Description	Size (m2)	sq ft	%age Mix	Area	Density	No. Units	
Market	Flat	3/4 Storey	1 Bed 1 Bath 2 Person	51	549	2.5%	0.45	65	29	
Market	Flat	3/4 Storey	2 Bed 1 Bath 3 Person	66	710	2.5%	0.45	65	29	
Market	Flat	3/4 Storey	2 Bed 2 Bath 4 person	77	829	2.5%	0.45	65	29	
Market	House	Terraced	2 Bed 4 Person	81	875	10.0%	1.92	60	115	
Market	House	Terraced/Semi	3 Bed 5 Person	93	1001	17.5%	4.04	50	202	
Market	House	Terraced/Semi	4 Bed 6 Person	116	1250	7.5%	1.91	45	86	
Market	House	Terrace (3 Storey)	3/4 bed 5/6 Person	116	1250	2.5%	0.58	50	29	
Market	House	Semi/Detached	4 Bed 7 person	130	1400	2.5%	0.73	40	29	
Market	House	Detached	5 Bed 7 Person	153	1650	2.5%	0.83	35	29	
Affordable	Flat	3/4 Storey	1 Bed 1 Bath 2 Person	51	549	7.5%	1.32	65	86	
Affordable	Flat	3/4 Storey	2 Bed 1 Bath 3 Person	66	710	5.0%	0.89	65	58	
Affordable	Flat	3/4 Storey	2 Bed 2 Bath 4 person	77	829	0.0%	0.00	65		
Affordable	House	Terraced	2 Bed 4 Person	77	829	5.0%	1.16	50	58	
Affordable	House	Terraced/Semi	3 Bed 5 Person	93	1001	25.0%	6.40	45	288	
Affordable	House	Terraced/Semi	4 Bed 6 Person	106	1141	5.0%	1.29	45	58	
Affordable	House	Semi	4 Bed 7 person	106	1141	2.5%	0.64	45	29	
							100.0%	23.05	1154	