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Council led joint venture on council-owned land

**Mark Jaggard,
Spatial & Economic Development Manager**



- **Establishing a joint-venture**
- **A strong policy basis**
- **Processes to ensure good design**



Barton Park Oxford

EFFECTS OF THE PROPOSED DEVELOPMENT ON LANDSCAPE AND CULTURAL HERITAGE



Figure 1. Aerial photograph (circa 2007) showing site boundary

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Challenges

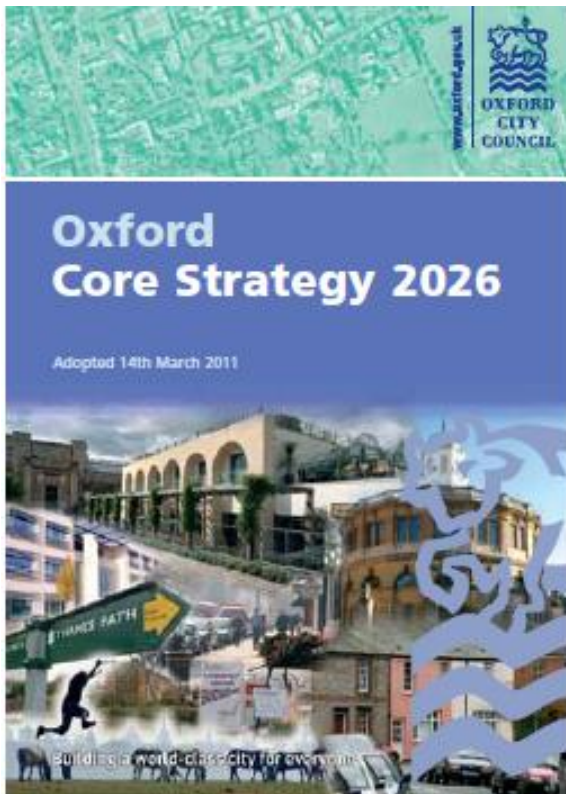
- **Landlocked on the ‘wrong’ side of the A40 Northern By Pass**
- **Adjacent to an existing post war housing estate - the main access could not be taken through it**
- **Contamination**
- **Substantial infrastructure costs = site unviable with 50% affordable housing**
- **Initial discussions with HCA and SEEDA were positive about investment**
- **Abolition of SEEDA and changes in HCA funding regimes post 2010 required the Council to re-think**



Delivering the site - planning

- Core Strategy 2026 allocates the site as a Strategic Development Site for 800 - 1200 homes
- Barton Area Action Plan sets out greater detail

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Oxford Core Strategy 2026



Barton AAP



Delivering the site

Option appraisal – looked at all options

- Developing the site ourselves
- Development Manager
- Investment Partner

Soft market testing of the options – real concern about the OJEU process



Choosing a JV Partner

- The chosen route to development was a joint venture with an investment partner
- City Council contributes the land; the partner provides the capital and expertise
- Competitive process, outside OJEU
- Council objectives were:
 - Retain control of the site
 - Attractive financial package
 - Delivery
 - Quality



Establishing Barton Oxford LLP

- **Grosvenor Development Ltd (GDL) selected as JV partner, on the basis of the knowledge, financial package and experience of similar developments**
- **Shared our vision for the site, in relation to quality and community cohesion, and similar values and concerns about reputation**
- **Long term investment**
- **Joint 50/50 Board set up**
- **Special project team of Council officers from Planning and Corporate Assets to work with GDL**
- **Our aim was to be an active partner; a genuinely joint project**

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GDL Bid Document

March 2011

Vision

Planning Strategy

Uses and delivery

Implementation plan and delivery strategy

Structure of joint venture and heads of terms

Funding proposal

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Our Vision

A garden suburb designed for the needs of the 21st century

A perfect blend of high quality urban living that is in harmony with its natural surroundings

An integrated and vibrant neighbourhood, with a strong sense of place and clear identity

A successful, sustainable, mixed-use community by delivering high quality buildings and public spaces



Outline Planning Permission

- Up to 885 homes; 40% for social rent
- Community 'hub' including a new primary school
- Retail provision, potential hotel
- New pavilion, sports fields, MUGA and LEAPs
- Linear Park, community garden and greenways



Dutch Study Trip July 2012



Paving - smaller paving units, creates a big difference to the character of spaces, more intimate



A40 Edge - hedging and avenue trees provide permeable green screen rather than a solid barrier



Play - simple play spaces, timber structures used to create a natural feel



Parking - public parking courts, communal parking in addition to one parking space on plot



Play - smaller play spaces incorporated into public realm, parking courts become informal play areas and spaces to meet

- Tour involved Houten (cycle town) and Amersfoort
- Lessons for Barton
- Issues on Community, Connectivity, Character, Climate Proofing and Collaboration



Water - permanent water feature / drainage in principal public spaces



Landscape - generous use of hedging and tree planting, all of which is well maintained demonstrating civic pride



"the car is the guest"



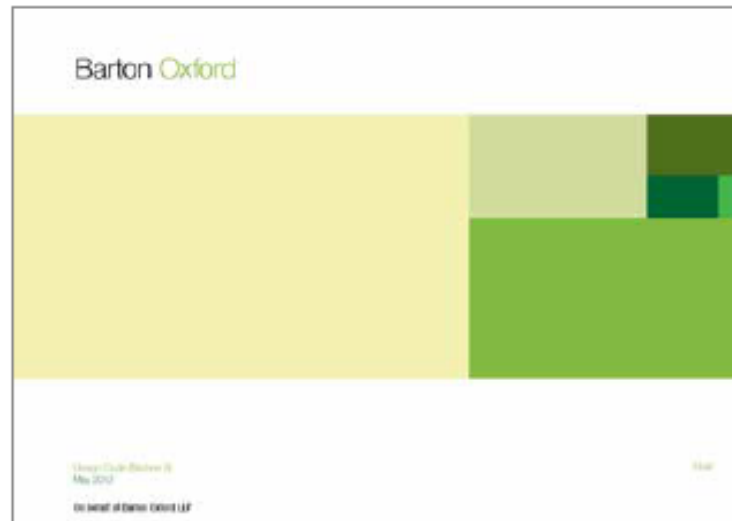
Outline Planning Permission October 2013



Development Specification



Parameter Plans + Illustrative Masterplan



Design Code

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**OXFORD
CITY
COUNCIL**



Illustrative Master Plan

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Strategic Infrastructure

- Reserved matters for strategic infrastructure granted in February 2015
- Responsibility of the JV
- Spine road and access across the A40
- Foul and surface water / SUDS
- Linear park and greenways

Commenced May 2015



Start on site May 2015



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Housing Development process

- **The JV is not a housebuilder!**
- **JV sell serviced plots**
- **Rigorous selection process; builders required to demonstrate their commitment to the design principles**
- **Hill chosen for the first 237 homes**
- **Reserved matters for phase 1 submitted December 2015**
- **Planning Committee due March 2016**
- **Hill takes over their plot in Summer 2016**



Phase 1 Hill



Architects



Pollard
Thomas
Edwards

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Barton Park Oxford Phase 1



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Healthy New Towns
Barton Park
Grosvenor

February 2016



BARTON
PARK
— OXFORD —




GROSVENOR



Barton Park as an NHS Healthy New

Town

How Barton Park can add value as an NHS Healthy New Town

1. Barton as a pilot scheme to monitor how the built environment can impact health and well-being
2. Opportunities for surrounding communities to benefit from NHS partnership at Barton Park
3. Improving healthcare delivery at Barton Park





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Questions?

