

Review of Public Facilities Provision at Land North of Bayswater Brook

The premise of the package of public benefit is two-fold, firstly in that it will increase the sustainability of the facilities and amenities which are already planned to be provided at the Barton Park development and secondly that by seeing Elsfeld and Barton Park in a joined up way a complementary public benefit package can be provided with the Elsfeld development which enhances provision rather than replicating provision.

Schooling – Research re 2FE Primary School (and review of secondary school needs)

What are Barton Park providing?

Plans have been revealed for a 1.5 form entry primary school (315 pupils) to open in September 2020, however the school is being safeguarded for an increase in capacity up to 420 places (2 form entry). Community Schools Alliance Trust (CSAT) have recently been appointed as sponsor for the school, and the Academy Trust comprises of two other schools that are both within vicinity of our site; Bayards Hill Primary in Barton and Cheney Secondary School in Headington.

Current Provision and Capacity in the locality

Oxford City:

Total primary pupil numbers 2017/18 – 9,580

Total primary capacity 2017/18 – 11,078.

Forecast demand for primary places at end of Pupil Place Plan 2022/23 – 9,417

Total secondary pupil numbers 2017/18 – 6,345

Total secondary capacity 2017/18 – 7,535

Forecast demand for secondary places at end of Pupil Place Plan 2022/23 – 7,766

Wheatley (the site falls within this ward for the purpose of the OCC Pupil Place Plan assessment):

Total primary pupil numbers 2017/18 – 1,354

Total primary capacity 2017/18 – 1,610

Forecast demand for primary places at end of Pupil Place Plan 2022/23 – 1,389

Total secondary pupil numbers 2017/18 – 1,040

Total secondary capacity 2017/18 – 1,330

Forecast demand for secondary places at end of Pupil Place Plan 2022/23 – 1,067

The above statistics show that both the wards of Oxford City and Wheatley currently have over-provision for both primary and secondary places. The level of capacity at **primary level** in the locality is only going to be increased by the primary school at Barton Park in addition to the current provision which is Bayards Hill Primary in Barton.

At **secondary level**, provision in the local area will be enhanced by the Swan School which will be operational from September 2019. Therefore, it would appear that capacity at secondary level will be satisfactory.

The forecast figures above were confirmed prior to the allocation of Bayswater, so doesn't take into account the demand that will arise from the development. However, we know that the number of prospective pupils arising from the at least 1,100 units as well as 885 units at Barton Park is likely to have a considerable impact on future demand, and further primary provision in addition to Barton Park's primary school is understandable to be required due to the scale of development and lack of any new school provision proposed thus far in the locality.

2 Form Entry Primary School at Bayswater

The Infrastructure Delivery Plan states that it is expected that the development will need to include the provision of a 1 x 2 form entry primary school including early years (estimated cost - £10m), as well as contributions to off-site secondary school (est. £9m) and SEN (£600,000). This brings total estimated costs in the IDP for education infrastructure to circa £20m, for just 1,100-unit allocation.

We have explained that a 1,100-unit development would usually merit a 1FE primary school, however we have safeguarded 2.2ha for a primary facility which would be a sufficient land parcel for a 2FE school. SODC had no issues with this.

Health Care Funding

What are Barton Park providing?

In the outline planning app, it was announced by Grosvenor that it is not intended to provide healthcare facilities at Barton Park due to existing provision at Barton Surgery located at the Barton Neighbourhood Centre.

In the S106 for Barton Park, it states that there is an agreed sum of £20,000 to be paid to OCC as social and health care contribution. This seems like a minimal cost for 885 units, especially when compared against our requirements of circa £1m to provide a new GP surgery for only 200 more units.

Our current expected funding requirements

We are expected to deliver sufficient contributions towards enabling primary healthcare services to address patient growth associated with the development. This is set out in the Infrastructure Delivery Plan, as a contribution towards GP provision, estimated cost at £950,400.

There is currently a lack of information regarding the funding requirements for provision arising from housing developments. It may be worth meeting with Oxfordshire CCG to discuss this further to understand what exactly will be required and the different sources and structure of funding that will be associated.

Our stance towards Health Care Provision

Our preference is to provide facilities on-site as this would complement our sustainable transport visions for the scheme because on-site provision of facilities would reduce the need for car trips. A

catchment area of Barton Park, Barton and our 1,100-units could well be a viable case for on-site provision of health care facilities to be accepted.

Another factor that works in our favour is that we have experience of developing a Healthy New Town.

Retail/Community Facility – Review of likely required facility provisions

What are Barton Park providing?

Outline permission for 2,500 sqm retail floorspace for the 885 homes application, with up to 2,000sqm of this being a food store.

This food store is designed to be an ‘anchor’ store that will limit car dependency to amenities in order to achieve sustainable residential development. A 2,000sqm food store is intended to address the needs of both the new and existing local population as there is currently a lack of food provision in the local area. However, this provision is designed to complement, rather than compete, with existing convenience stores locally, yet regain trade from existing superstores in Oxford, Kidlington and Wheatley. Our understanding is that this food store will be occupied by Co-op.

The remaining 500sqm of retail floorspace will be allocated to retail units (A1-A5; shops and retail outlets).

In terms of other community facilities, Barton Park is providing a room within the community hub of Primary School and sports pavilion (max of 360m²).

What we know?

The premise for this local centre was set out in the Barton Area Action Plan (adopted 2012) and was proposed as a complement to the district centre in Headington and neighbourhood centres in Barton and Northway. The local centre should have a place-shaping role.

In the recent meeting with SODC, the only comment they had to make regarding retail facilities was that any retail provision needs to complement other local centres in the locality. This ties in with the Barton Area Action Plan that the local centre needs to become a place-shaping influence.

Our requirements

The only requirement listed in the STRAT13 policy for the allocation is that we will be expected to deliver provision of convenience floorspace that meets the day-to-day needs of the local community without impacting on the vitality and viability of existing local centres. Going into more detail, the IDP points that we need to provide community facilities in the shape of a library and a community hall.

Our angle

Our scheme, directly adjacent to Barton Park, will benefit from the food store being delivered at Barton Park. However, with a cumulative development of circa 2,000-units, it is likely that a local centre of our own would be beneficial as the provision at Barton Park of 500sqm for A1-A5 retail is unlikely to be sufficient. Providing a local centre on-site can incorporate both retail and a community

hall, and would also allow the scheme to become more sustainable as car dependency would be reduced.