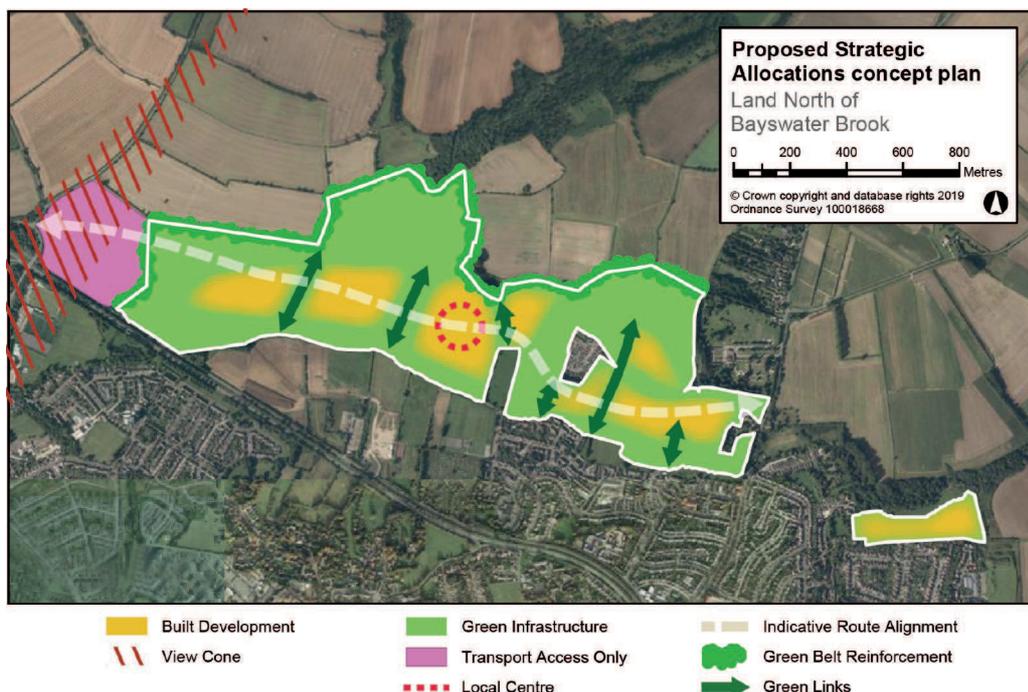


insufficient road capacity to support new, direct road access between the site and the A40 west of the Barton Park site.

4.116 The English Indices of Deprivation 2015 identified the adjoining area of Barton as being within the 20% most deprived areas in England. Barton is identified as a priority regeneration area in the Oxford City Local Plan. Development at Land North of Bayswater Brook has potential to support regeneration aspirations for Barton by increasing the viability of and contributing to the improvement of existing services and facilities and by providing new accessible services and facilities.

4.117 The site is located in an area of archaeological interest, within an area of a known Roman settlement. Deposits include the line of a possible Roman road as well as a number of possible Roman settlement sites. Land North of Bayswater Brook is also immediately adjacent to the site of Headington Wisk Roman Villa. Any surviving aspects of the Headington Wisk Roman Villa site or related high status Roman settlement could be considered to be of similar significance to a scheduled monument.

4.118 The Grade II\* listed Wick Farmhouse Well House is located within the site boundary. This listed building is currently included on Historic England’s Heritage at Risk Register. Development at Land North of Bayswater Brook provides an opportunity to improve the condition of this listed building.



### Policy STRAT13: Land North of Bayswater Brook

Site area: 112ha hectares

1. Land within the strategic allocation at Land North of Bayswater Brook will be developed to deliver approximately 1,100 new homes and supporting services and facilities within the plan period.
2. Proposals to develop Land North of Bayswater Brook will be expected to deliver:
  - i) affordable housing provision and mix in accordance with Policy H9;
  - ii) development densities in accordance with Policy STRAT5;
  - iii) sufficient educational capacity likely to be a 2-form entry primary school including early years provision, appropriate contributions towards an off-site secondary school and Special Educational Needs (SEN);
  - iv) sufficient contributions towards enabling primary healthcare services to address patient growth associated with the development, as set out in the Infrastructure Delivery Plan;
  - v) provision of convenience floorspace that meets the day-to-day needs of the local community only without impacting on the vitality and viability of existing centres in accordance with Policy TC2 – Retail Hierarchy;
  - vi) all necessary transport improvements as set out in the Infrastructure Delivery Plan, which is likely to include:
    - a. provision of high quality pedestrian, cycle and public transport access and connectivity to Oxford City Centre and other major employment locations, particularly the John Radcliffe Hospital and Oxford Science and Business Parks;
    - b. provision of sustainable transport connectivity improvements to overcome severance caused by the A40 Oxford Bypass; and
    - c. provision of all necessary highways infrastructure as set out in the Infrastructure Delivery Plan, which is likely to include a new road access between the site and the A40/ B4150/ Marsh Lane junction, and either a new road link between the site and the A40 between the Thornhill Park and Ride junction and the Church Hill junction for Forest Hill, or significant upgrades to the existing A40 Northern Oxford Bypass road including at the A40/ A4142 Headington

- Roundabout. If more detailed evidence indicates that the preferred mitigation is a new link road, land will need to be identified and secured for delivery of this in consultation with the land owners and County Council;
- vii) a schedule of works as agreed with the Council for the repair of the Grade II\* Wick Farm Wellhouse identified on the 2018 Heritage at Risk. This is to be agreed prior to the determination of an application for development. An application for planning permission must be accompanied by an application for listed building consent for the works to the Wellhouse; and
  - viii) a development that ensures that there will be no demonstrable negative recreational, hydrological or air quality impacts on the Sidlings Copse and College Pond SSSI.
3. The proposed development at Land North of Bayswater Brook will deliver a scheme in accordance with an agreed comprehensive masterplan taking into consideration this policy's inclusive concept plan. The masterplan must be prepared in collaboration and agreed with the Local Planning Authority. Proposals will be expected to deliver a masterplan that has been informed by detailed landscape, visual, heritage and ecological impact assessments and demonstrates an appropriate scale, layout and form that:
- i) focuses built development within Flood Zone 1 only, with areas of Flood Zone 2 and 3 preserved as accessible green space;
  - ii) respects listed buildings and structures, both within and surrounding the site, and their settings;
  - iii) ensures appropriate highways and sustainable transport access and permeability across the site, including between Bayswater Road and the B4150 Marsh Lane/A40 junction;
  - iv) provides a permanent defensible Green Belt boundary around the allocation and a strong countryside edge;
  - v) retains and incorporates existing hedgerows and tree belts, particularly where this assists with the creation of a new Green Belt boundary;
  - vi) relates to and connects with adjoining built development and development that is planned within Oxford City;
  - vii) respects and avoids harm to Oxford's historic setting;
  - viii) minimises visual impacts on the surrounding countryside;
  - ix) provides a network of green infrastructure that:

- a. retains and incorporates areas of functional flood plain and existing surface water flow paths;
  - b. protects and enhances existing habitats, particularly those associated Sidlings Copse and College Pond SSSI and the Bayswater Brook;
  - c. connects with adjoining green infrastructure within Oxford City;
  - d. retains and incorporates existing public rights of way and supports movement through the site and into adjoining areas by walking and cycling; and
  - e. provides an appropriate buffer to the Oxford viewcone.
4. An archaeological assessment will need to be undertaken before the determination of any planning application for this site. Following this assessment, a scheme of appropriate mitigation should be established, to include the physical preservation of significant archaeological features and their setting where appropriate.
5. The number and phasing of homes to be permitted and the timing of housing delivery linked to the planned infrastructure need to be informed by further evidence as per the requirements of other policies in the plan including Policy TRANS4. This will be agreed (and potentially conditioned) through the planning application process, in consultation with the relevant statutory authority.

\*As per the Historic England Register of At Risk Heritage Assets - <https://historicengland.org.uk/advice/heritage-at-risk/search-register/list-entry/50140>

## Wheatley Neighbourhood Development Plan

4.119 Wheatley is the only Larger Village which is inset from the Green Belt where a Neighbourhood Development Plan is being prepared. According to current national planning guidance, a NDP can make detailed amendments to the Green Belt boundary where the Local Planning Authority sets the need.

**There are limited opportunities to redevelop existing land within the inset boundary**

- 4.120 The inset boundary at Wheatley is drawn tightly around the built edge of development. There are limited opportunities to redevelop existing land within the inset boundary and the removal of Green Belt would enable new development to take place at this village. The Green Belt Study found that the land immediately adjacent to the eastern built up edge of Wheatley has few essential characteristics of the Green Belt.
- 4.121 The exceptional circumstances for the NDP to release the land at Wheatley are as follows:
- to support the Neighbourhood Development Plan and to ensure that future allocations can be made through the NDP;
  - Wheatley is a Larger Village and benefits from a number of services and facilities and represents an appropriate location for accommodating additional development; and
  - the location of this land is recognised to be positioned between existing residential development to the west and industrial buildings to the east and has limited essential characteristics of the Green Belt.

## Land at Wheatley Campus

- 4.122 The Local Plan proposes to inset Wheatley Campus from the Green Belt. The site is adjacent to the village of Wheatley which is already largely inset from the Green Belt. The existing development within the site has compromised the site's openness and countryside character, and the site is well contained and too close to Wheatley to play any significant role in the setting or special character of Oxford City. The exceptional circumstances justifying a review of the Green Belt through the Local Plan in this area are:
- There are opportunities for the site to be well connected to surrounding settlements, particularly the major urban area of Oxford City, by public transport and cycling;
  - To inset the site from the Green Belt will enable the most efficient use to be made of a partially previously developed site;
  - There are limited alternatives for accommodating additional development at Wheatley other than through Green Belt release; and
  - The redevelopment of the site will provide new homes, helping to meet identified housing needs, including affordable housing needs.
- 4.123 Additional housing here could help sustain current bus service provision on the A40/Oxford corridor and other village facilities. The A40 is a potential barrier to movement by sustainable modes; there will be a need for good cycle and