











## Chapter 9:

### Areas of Change and Site Allocations

A site allocation is a planning policy that describes what type of land use, or mix of uses, would be acceptable on a specific site or whether the site is protected for certain types of development. The purpose of the site allocations is to allocate sites for built development or to maintain a type of built development on a site. Site allocations are important because they give guidance and certainty to developers and landowners and they help local people understand what may happen in their neighbourhood in the future. They provide a positive policy towards redevelopment of the site and help ensure the right type and amount of development happens in the right place, in accordance with the Strategy of this Local Plan and the National Planning Policy Framework.

This chapter highlights Areas of Change within the city, and sets out specific site allocation policies. Site allocation policies are accompanied by a range of icons used to quickly identify key features of the site. These icons are as follows:

<b>Legend of icons/symbols</b>	
	<p><u>10 metre buffer to watercourse</u></p> <p>A site that is adjacent to or includes a watercourse. Opportunities should be taken to protect and enhance the watercourse that is on or adjacent to the site. At least a 10 metre buffer should be retained between the watercourse and the built development.</p>
CH <sub>4</sub>	<p><u>Potentially Contaminated Sites</u></p> <p><i>Red icon:</i> A site that has been identified as having potentially significant contamination issues. Applications will be required to demonstrate that contamination issues can be resolved during the planning application stage and will be required to undertake an appropriate contamination site investigation as part of any secured planning permission.</p> <p><i>Orange icon:</i> A site that has been identified as having potential contamination issues. Applications will be required to undertake an appropriate contamination site investigation as part of any secured planning permission.</p>
	<p><u>Significant noise</u></p> <p>A site that is subject to significant environmental noise from one or more sources. Applications are required to be accompanied by an Acoustic Design Statement on submission.</p>
	<p><u>Potential air quality concern</u></p> <p>A site that has the potential to raise concerns in terms of air quality. Where development is proposed, applicants must demonstrate that necessary mitigation measures are incorporated. However, it is a requirement of Oxford City Council that all the applications for major development in the city submit an air quality assessment, whether or not the poor air quality symbol is present.</p>
	<p><u>Archaeological interest</u></p> <p>A site that has known archaeological interest or potential interest, or is in the City Centre Archaeological Area. Other sites may also require further archaeological assessment and evaluation. Sufficient information should be provided to define the character and extent of known or potential archaeological deposits. Development will not be permitted if the applicant fails to demonstrate that there will be no loss or damage to important historic features or their setting. (A site without this symbol does not necessarily have no archaeological potential. The potential may instead be unclear or unknown. )</p>
	<p><u>Basement development</u></p> <p>A site that lies within an area with potentially high groundwater. Basement development could act as a blockage to groundwater flows and cause groundwater flooding. Where basement development is proposed, applicants will be expected to assess the feasibility of underground development in relation to groundwater flows.</p>

	<p><u>Groundwater recharge</u></p> <p>A site that is on or near the North Oxford gravel terrace and development of which could potentially have an impact on the groundwater flow, as well as the recharge of groundwater to the Oxford Meadows SAC. Development proposals must be accompanied by a hydrological survey assessing the impact of development proposals on groundwater and must incorporate sustainable drainage.</p>
	<p><u>Improving walking and cycling</u></p> <p>A site where opportunities are present to increase connectivity and sustainable movement and transport through improvements to walking and cycling links.</p>
	<p><u>Sensitive to the Cowley Branch Line</u></p> <p>A site that lies on or adjacent to the Cowley Branch Line. Development of this site should not compromise the reopening of this line for passengers which also includes safeguarding land for new stations.</p>
	<p><u>Proximity to railway</u></p> <p>A site that is close to a railway. To eliminate any risk to railway operations and to ensure the safe operation of the railway, applicants must demonstrate that the design of development considers guidance provided by Network Rail.</p>
	<p><u>Site within the Eastern Arc</u></p> <p>A site that is within the geographical area of the Eastern Arc. The Eastern Arc is comprised of the outer wards in the east, south, and south-east of Oxford that the Local Transport Plan 4 has identified as an area where future travel demand will be focused. Opportunities should be taken to enhance pedestrian and cycle links to a future Eastern Arc Rapid Transit (EART) station.</p>

## Oxford City Centre

<b>Context</b>
<p>Much of the city centre is covered by the Central Conservation Area and contains the medieval core of the university. The city centre also includes the West End, which is the area of the city centre with the main opportunity for growth (see separate section below). There are opportunities to manage the competing interests in the city centre. This may be possible through a review of the access and transport arrangements (for example by removing unnecessary trips/miles journeyed); providing opportunities to access “town centre uses” in alternative locations (for example providing for more facilities in district or local centres); and reviewing the role of specific streets/areas of the city centre to provide for different needs (for example a restaurant district or tourist focused area) and increasing the public realm and capacity of streets.</p>
<b>Key heritage considerations</b>
<p>The Central Area Conservation Appraisal has identified principal issues in the Central Conservation Area, which are:</p> <ul style="list-style-type: none"> <li>• pressure on public space in the core area streets from pedestrian saturation and buses</li> <li>• lack of accessible squares and greens space</li> <li>• controlled access to green space</li> <li>• uncertain retail future</li> <li>• design of new buildings</li> <li>• managing the setting</li> <li>• conservation area boundary on the western side</li> </ul>
<b>Building heights and density</b>
<p>The city centre is particularly sensitive to high buildings because it is the location of the historic buildings that create the skyline and taller buildings Policy DH2 will be particularly relevant in this location. The city centre does have much higher density development, and is a suitable location for it.</p>
<b>Vision</b>
<p>The Central Conservation Area Appraisal identifies opportunities to enhance the conservation in ways that would sustain the city’s cultural, economic and social prosperity. Planning permission will only be</p>

granted for new development within the area where it can be demonstrated that it takes opportunities to deliver the following, where relevant:

- rebalance the pace within streets from vehicles to pedestrians
- identify sites for a new network of 'micro parks' where people can stop and dwell in streets
- increase public access to existing green spaces
- promote development of opportunity sites in ways which contribute to and celebrate the characteristics of the city that make it so distinctive and special.

## Area of Change: West End and Osney Mead

### **Context**

The West End is the south west corner of the city centre, including Oxford Station. Osney Mead sits on the other side of the river, but with good connectivity to Oxford Station and potential to be better integrated with the city centre via a bridge to the West End. Much of the area is under-utilised and does not reflect Oxford's international reputation or live up to its potential.

The West End Area Action Plan 2007-2016 was adopted in 2008. Developments such as the Westgate Centre and public realm improvements at Frideswide Square and Castle Mill Stream have started to bring improved connectivity and enhance the quality of the area. As Oxford University increases its ownership of land at Osney Mead there is an increased potential to further integrate and enhance this whole area to the south west of the centre and around the station.

### **Key heritage considerations**

There is a great deal of historic interest contained within the West End, which must be given the appropriate level of consideration when new developments are proposed to ensure that the combination of new and old are well designed and the historic features are respected and enhanced. Many historic buildings and street patterns remain in the area and should be used to guide design of new development. The visual impact of new development could add a contemporary element to views of Oxford's historic skyline and existing historic buildings, without destroying their character.

Key considerations are the setting of Listed Buildings, the historic character of the Central Conservation Area in Jericho and Osney, avoiding visual competition to the city centre skyline and in elevated views from the city centre. Osney Mead is particularly sensitive in terms of views, being prominent in the View Cones from Raleigh Park and Boars Hill.

### **Building heights and density**

Development at 15m will create competition in the views from St Mary's. Development at 18m will create competition in the views from Boars Hill. Development exceeding 15m should be very carefully considered and designed in terms of the impact of the height.

As well as avoiding buildings that obscure the skyline, the impacts of lower development on the foreground part of the view must achieve an enhancement of the area.

### **Vision**

Planning permission will only be granted for new development within the area where it can be demonstrated that it takes opportunities to deliver the following, where relevant:

- create high-density urban living that makes efficient use of land
- maintain a vibrant mix of uses
- maximise the area's contribution to Oxford's knowledge economy
- enhance public realm along the waterways
- enhance connectivity throughout the area, including along and across waterways
- enhance the pedestrian and cycling experience
- ensure that the heritage of the area informs and guides new development proposals
- create easy and attractive transport interchange
- reduce car parking

## West End






This site includes a huge variety of buildings and uses including retail, residential, community, cultural and evening economy uses, Oxford and Cherwell Valley College, University of Oxford colleges and offices, community centre, and the city's key areas of public transport provision and interchange, including Oxford Station and Gloucester Green bus and coach station.

To ensure that the development makes the best use of the site and is well designed the design code should be followed. It is expected that the site will be developed as part of a comprehensive regeneration plan for the area. With a number of different landowners within the site this would help delivery and ensure that piecemeal development does not prejudice the overall aim of a comprehensive regeneration of the site.

Sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether an upgrade to the sewerage network is required. Up to three years lead in time could be required to undertake any such works.

Residential development at sites in West End in Flood Zone 3a has been justified through the sequential test. A Strategic Flood Risk Assessment Level 2 was undertaken for three specific sites: Fire Station, Rewley Road; the Island site and; the Oxpens site. This was to assess part b) of the Exception Test. The SFRA Level 2 considered that the development proposed was appropriate. Additional mitigation and/ or analysis may be required to demonstrate compliance with part b) of the Exception Test at the planning application stage for the Island site and the Oxpens site. This is to be undertaken through a site-specific flood risk assessment supporting the planning application. The site specific flood risk assessment must demonstrate how the development will be safe otherwise planning permission will not be granted.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create through the redevelopment of sites in the West End, upgrades to the network are likely to be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

Policy SP1: Sites in the West End	
Planning permission will only be granted for new developments that follow the framework set out in the West End Design Code.	
Planning permission will only be granted for redevelopment of the station and Becket Street Car Park if it improves the station for passengers and creates a strong sense of arrival to Oxford, and is in accordance with the Oxford Station SPD.	
Planning permission will only be granted for development on Oxpens where it enhances Oxpens Field to create a high quality open space, includes new high quality and well-located public realm, creates an active frontage along Oxpens Road, enhances connectivity to Osney Mead and is in accordance with the Oxpens SPD.	  
Planning applications for the Island Site and Oxpens site must be accompanied by a site-specific flood risk assessment and development should incorporate any mitigation measures.	

## Osney Mead

Site area:	17.4 hectares/42.99 acres
Ward:	Jericho and Osney
Landowner:	A number of landowners own various plots. The University of Oxford is the largest landowner
Current use:	Industrial Estate
Flood Zone:	FZ 3b

The site comprises the Osney Mead Industrial Estate. Surrounding land uses are agriculture, residential and employment. Access is from Ferry Hinksey Road and Osney Mead.

The estate is a Category 2 Employment site. It is in a central location that offers one of the few opportunities for a range of employment uses in the city, particularly in such an accessible location close to the train station. It is important that its

role in creating a diverse employment base is maintained, as the site is an important part of Oxford's employment land supply. The site is not intensively used, and changes in technology and use of space and the type of employment mean that the employment function could be provided in a smaller space, as well as being enhanced. There is significant potential to intensify uses of the site and introduce new uses. There should be no loss in the number of jobs in B use classes at the site. The largest landowner at the site is the University of Oxford. The site presents an excellent opportunity to create an innovation park in a central location close to the core of the university, that will contribute to Oxford's role in the knowledge and high-tech economy. Academic uses linked to this could also be located at the site to maximise the benefit of linkages between academic research and innovation.

Although currently separated from it, a new link across the river should be provided to integrate the site with the city centre. It will also connect the site with the new student development next to Oxpens. Therefore, if the connection is in place, the site should begin to function as an extension of the city centre. It would therefore be suitable for residential use that may include student accommodation and employer-linked housing or market housing. Delivery of housing should support and complement the employment function of the site.



The site is suitable for medium high density development that is low to medium rise. Osney and Botley is characteristically low rise and also the site is sensitive in terms of views. It is within the High Building Area and view cone. The High Buildings Technical Advice Note shows that buildings of 15m will create competition in views out from St Mary's Tower. Buildings at 18m will create competition in the view from Boars Hill. The Assessment of the Oxford View Cones Study 2015 also shows that low-rise development is in the foreground of key views into historic core. Any negative impact on views into or out of the historic core must be avoided.

New high-quality public open space should be created on the site. The relationship and connection between the site and the canal and river should be improved. The site is adjacent to the River Thames and pedestrian and cycle access from the site to the tow path should be retained. Footpaths to and through the site should be provided and enhanced. The physical and visual permeability of the design will be important.

Residential development at this site in Flood Zone 3a has been justified through the sequential test. A Level 2 Strategic Flood Risk Assessment was carried out for this site to examine part b) of the Exception Test (which relates to whether the development is safe). The Level 2 Strategic Flood Risk Assessment considered the proposed development was appropriate and additional mitigation and/ or analysis may be required to demonstrate compliance with the Exception Test at the planning application stage. This is to be undertaken through a site-specific FRA supporting the planning application. The site specific flood risk assessment must demonstrate how the development will be safe otherwise planning permission will not be granted.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network are likely to be required. As such early discussion with the Gas

Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

Policy SP2: Osney Mead	
<p>Planning permission will be granted for a mixed use development that includes employment uses, academic uses, student accommodation, employer-linked housing and market housing. The development of an innovation quarter is encouraged. Planning permission will not be granted for any other uses.</p> <p>The site would only be suitable for academic institutional uses provided that it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).</p> <p>Planning permission will not be granted for development that prejudices the comprehensive development of the whole site. A masterplan approved by the City Council should be developed prior to any development, and all development should comply with the masterplan.</p> <p>New high-quality public open space should be created on the site with a reduction in car parking spaces. Footpaths to and through the site should be provided and existing routes enhanced. A new bridge linking this site with the other side of the river should be created.</p> <p>Development should be designed to enhance the relationship and connection between the site and the river and to enhance physical and visual permeability of the site. Development should be designed to have a positive impact on views, particularly the view from Hinksey Hill to the historic core.</p> <p>A planning application must be accompanied by a site-specific flood risk assessment and development should incorporate any mitigation measures.</p>	<p>CH<sub>4</sub></p>  

## Area of Change: Cowley Centre District Centre

<b>Context</b>
<p>The Cowley Centre and the area around Between Towns Road provide an important hub, with transport interchange, community facilities and retail available. It is important for the local community and those from further afield for whom it is their main centre. The area includes the Templars Square Shopping Centre as well as multi-storey car parks, office blocks and flats of 3-4 storeys and other social, leisure and community uses such as pubs and cafes, some of which are as low as 1 storey.</p> <p>The City Council will encourage schemes which make more efficient use of the sites available and strengthen and diversify the range of services and facilities on offer to the local community and its wider catchment area.</p>
<b>Key heritage considerations</b>
<p>Potential for impact on the historic character of the adjoining Temple Cowley and Beauchamp Lane Conservation Areas and potential of tall buildings to affect views out from St Mary's Tower.</p>
<b>Building heights and density</b>
<p>High density development with residential at 100+ dph. Development is varied in height currently, with some 1-2 storey buildings to the Hockmore Tower which is 8 storeys of residential sitting above the Cowley Centre. At 12m (approximately 4 storeys) and above buildings may create a skylining effect in views from St Mary's Tower and will need careful design and justification.</p>
<b>Vision</b>
<p><i>"To enhance the public realm to accommodate improved pedestrian connectivity across Between Towns</i></p>

*Road and an improved pedestrian and cycle experience, whilst remaining a public interchange hub and important hub”.*

Planning permission will only be granted for new development within the district centre where it can be demonstrated that it takes opportunities to deliver the following, where relevant:

- enhance the public realm;
- improve connectivity across Between Towns Road;
- make more efficient use of land by consolidating uses and through infill and taller development;
- improve access and visual links to the green space, enhance the existing public realm and look for opportunities to create new areas of well defined, attractive public open space
- introduce more residential development, including on the upper floors of existing commercial premises, other than existing offices that are protected;
- reduce the number of multi-storey car parks;
- increased heights along Between Towns Road;
- provide the range of retail units and type of environment that will attract high quality operators; additional quality cafés, restaurants and bars; attractive public realm;
- support new employment on upper floors;
- better reveal and enhance heritage assets and their setting.

### ***Cowley Centre, Between Towns Road***

Site area:	3.65 hectares/9.02 acres
Ward:	Cowley
Landowner:	Oxford City Council but Zurich Assurance have a long lease
Current use:	Mixed use including retail, residential and car parks
Flood Zone:	FZ1

This site includes the Templars Square shopping centre and a range of other uses. The shopping centre and surrounding area is dated and is in need of improvement. Cowley Centre is a Primary District Centre in Oxford’s retail hierarchy as set out in the Oxford Local Plan 2036. A mix of town centre and community uses are encouraged here.



To ensure that the development makes the best use of the site, delivers the policy requirements and is well designed, it is desirable for the site to be developed comprehensively. This could potentially be through a Cowley Centre masterplan which would help delivery and ensure that piecemeal development does not prejudice the overall aim of a comprehensive regeneration of the area.

The design of development should consider the special character of the Beauchamp Lane Conservation Area and should significantly improve the design of the public realm. Development should take opportunities to improve bus stopping areas, signage and facilities.

Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity network are required. Up to three years lead in time could be required to undertake any such works.

### **Policy SP3: Cowley Centre**



<p>Planning permission will be granted for a retail-led mixed use development at Cowley Centre which could include the following uses:</p> <ul style="list-style-type: none"> <li>• commercial leisure;</li> <li>• community facilities;</li> <li>• employment;</li> <li>• residential</li> </ul> <p>Other town centre uses may also be appropriate.</p> <p>Planning permission will not be granted for development that prejudices the comprehensive development of the whole site. Regard should be had for any Cowley Centre masterplan. Development should achieve high standards of design in the public realm and should improve bus stopping facilities.</p>	 <b>CH<sub>4</sub></b> 
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## Area of Change: Blackbird Leys District Centre

<b>Context</b>
<p>Blackbird Leys is located on the outer ring of the Eastern By-Pass along the south east edge of the city limits. It is approximately 5 km from the City Centre and is well connected by public transport. It is the largest post 1960s suburb of Oxford, and is divided into two parts, a large 1960's development and a more recent residential area. The District Centre is located at the centre of the 1960s estate with major employment sites to the north, an industrial park north east, a to the south west and the Kassam Stadium to the south. It currently comprises community facilities, a health centre, shopping parade, library, leisure centre and two schools. There is no strong retail or commercial offer and public space is fragmented and dominated by the highway.</p> <p>The area is typified by curvilinear road layouts with cul-de- sacs and interconnecting pedestrian routes, centred on extensive accessible green space. It contains a large number of suburban houses and flats which are mostly two or three storey, but include two 15 storey tower blocks which are landmark features of the area. The Northfield Brook creates a belt of open space which includes areas of nature conservation interest and the Spindleberry Nature Park. A mature avenue of Horse Chestnuts on Windale Avenue leads to a group of historic agricultural buildings with an architectural style which derives from the context of rural Oxfordshire. At the heart of the District Centre is the Church of the Holy Family, an iconic 1960s heart shaped building with a paraboloid roof, designed as part of a designated area of ecumenical experiment.</p>
<b>Key heritage considerations</b>
Potential impact on the Oxford Stadium Conservation Area. The potential of tall buildings to affect views out from St Mary's Tower.
<b>Building heights and density</b>
High density, largely flatted residential development of 100+ dph. Development is predominantly lo 2-3 storeys, but tower blocks reach 42.6m. At 15m and above buildings may create a skylining effect in views from St Mary's Tower and will need careful design and justification.
<b>Vision</b>
<p><i>"To create a high quality environment that builds on the community function of the district centre"</i></p> <p>Planning permission will only be granted for new development within the district centre where it can be demonstrated that it takes opportunities to deliver the following, where relevant:</p> <ul style="list-style-type: none"> <li>• improve permeability and connectivity to existing suburban residential development</li> <li>• consider the potential for a future rail link to the city centre and connectivity to this</li> <li>• intensify development to create a high density centre that retains and improve community facilities, taking opportunities for co-location</li> <li>• introduce more residential development</li> <li>• enhance existing buildings and improve their relationship to the street by creating active built</li> </ul>



frontages

- rationalise car parking

### **Blackbird Leys Central Area**




Site area:	8.10 hectares/20.01 acres
Ward:	Blackbird Leys
Landowner:	Various including Oxford City Council, Oxfordshire Council and Oxford and Cherwell Valley College
Current use:	Mixed use
Flood Zone:	FZ1

Blackbird Leys District Centre is located to the south of the city in the heart of Blackbird Leys. It is well served by public transport to and from the Cowley Centre and Oxford city centre, as well as by local cycle and pedestrian routes. It is important for the Blackbird Leys community and includes facilities such as the community centre, library and leisure centre. Blackbird Leys is a regeneration area and improved local facilities, shops, new housing, educational and employment opportunities are appropriate. Blackbird Leys is

one of Oxford's four district centres in the retail hierarchy and a mix of town centre and community uses are encouraged here.

To ensure that the development makes the best use of the site, delivers the policy requirements and is well designed, it is expected that the site will be developed as part of a comprehensive regeneration plan for the area. With a number of different landowners within the site this would help delivery and ensure that piecemeal development does not prejudice the overall aim of a comprehensive regeneration of the site. The site includes the tower block sites where there may be potential to develop residential on the land around the base of the towers.

Both the water supply network capacity and the sewerage network capacity in this area are unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity and sewerage network are required. Up to three years lead in time could be required to undertake any such works.

<b>Policy SP4: Blackbird Leys Central Area</b>	
Planning permission will be granted for a mixed use development that includes retail, start-up employment units, residential and community facilities at the Blackbird Leys Central Area site. Other uses should be appropriate to a district centre and could include education, live/work units, sport and commercial leisure. Planning permission will not be granted for any other uses.	   <b>CH<sub>4</sub></b>
Planning permission will not be granted for development that prejudices the comprehensive development of the whole site. Regard should be had for any regeneration plan for the Blackbird Leys area.	
Applicants will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.	

### **Area of Change: East Oxford-Cowley Road District Centre**

#### **Context**

In spatial terms the District Centre is more elongated than the others, and town centre uses can be found along the whole length of the street. The Cowley Road is a busy arterial route into St Clements and the

city centre at one end, and Oxford Business Park and BMW at the other. It runs through a highly populated area and the character of the district centre reflects this. Surveys show that during the day time it is visited by local people who live and work close enough to walk to the centre; the catchment area during the evening is however much wider with the whole area being a draw to a much bigger population.

### **Key heritage considerations**

The setting and heritage considerations include the historic character of Bartlemas and St Clement's and Iffley Road Conservation Areas, as well as Central and Headington Hill.

### **Building heights and density**

Existing development in the area is predominantly 2-4 storeys, with a maximum of 25.6m. Development at 15m could create competition with the view to the city centre skyline from Crescent Road and Rose Hill and also competition and change of character in elevated views to the south-east from the city centre. Care will also have to be taken to ensure taller buildings do not impact on attractive views of the south western hills gained from elevated streets to the east of Cowley Road. Development exceeding 15m should be very carefully considered and designed.

Development sites within the district centre should generally be high density development of 100dph+ consisting of 1/2/3 bed apartments and 2/3/4 bed courtyard houses.

### **Vision**

*"To recognise the existing character and valued facilities of the centre and build on these to support its long-term future as a vibrant, attractive centre."*

Planning permission will only be granted for new development within the district centre where it can be demonstrated that it takes opportunities to deliver the following, where relevant:

- consolidation of a retail core and a clearer definition of the primary shopping area;
- improve the quality of buildings and their relationship to the street, shopfronts and signage
- acknowledge the current restaurant and leisure provision;
- new residential development will be promoted on the upper floors of existing commercial premises, other than existing offices that are protected;
- support new employment on upper floors;
- public realm improvements for cyclists and pedestrians
- enhancement and new opportunities for public open space such as tree planting, redesigns etc
- better reveal and enhance heritage assets and their setting

## **Area of Change: Summertown District Centre**

### **Context**

Summertown District Centre is located to the north of the city along the Banbury Road, a major radial route and gateway into the city centre. It is well served by public transport, cycle and pedestrian routes and is a vibrant centre with a good retail mix, some major employers, a sports centre, University buildings and a theatre. It is characterised by 2-3 storey, moderate sized terraced properties whose lower floors have been converted to shop frontages and large 3-4 storey commercial buildings of varying quality with retail uses at ground floor. Banbury Road is wide with on street, short term parking, good public realm, contemporary street furniture and mature trees that make an important contribution to the townscape. To the east and west of the district centre, streets form a regular pattern of Victorian terraced housing and villas of architectural integrity leading to the River Thames and Cherwell flood plains. A number of independent schools are located adjacent to the centre. The Summertown Conservation Area is immediately to the south.

Opportunities for development within the centre are primarily linked to the Diamond Place site for which a Supplementary Planning Document has been adopted. The Diamond Place site is of significance to the Summertown area because of its size, its location behind the shopping frontage and its current uses, all of which give potential for development to bring considerable benefits. There is an excellent opportunity to develop the site in a way that enhances the local area, without loss of the important functions it already performs. The vision for that site is that **136** of uses will bring extra activity to create a

successful place which will have its own identity as a quieter, more tranquil part of the district centre, offering an attractive public open space for people to stop and enjoy.
<b>Key heritage considerations</b>
The setting of listed buildings and the character of the adjoining North Oxford Victorian Suburb Conservation Area.
<b>Building heights and density</b>
Existing development in the area is predominantly 2-4 storeys, with a maximum of 28.9m. Development at 18m will create competition in the views from/across Elsfield and Boars Hill. Development at 24m will create skylining in the views from St Mary's. Development exceeding 18m should be particularly carefully considered and designed in terms of the impact of the height.
Development sites within the district centre should generally be high density development of 100dph+ consisting of 1/2/3 bed apartments and 2/3/4 bed courtyard houses.
<b>Vision</b>
<p><i>"To build on the mix of uses, vibrancy and distinct character of the district centre"</i></p> <p>Planning permission will only be granted for new development within the district centre where it can be demonstrated that it takes opportunities to deliver the following, where relevant:</p> <p>Within the district centre:</p> <ul style="list-style-type: none"> <li>• rationalise the expanse of public and work place car parking that exists to make more efficient use of land;</li> <li>• build on its independent offer by enhancing the variety and choice of retailers;</li> <li>• support new residential and employment on upper floors;</li> <li>• create new areas of public realm;</li> <li>• build on the existing mix of uses by creating a high density environment that contributes to the vibrancy of the place;</li> <li>• better integrate the landscape setting of Summertown with the district centre;</li> <li>• improve pedestrian and cycle links to wider strategic routes into and out of the city;</li> <li>• create a new neighbourhood of high density, contemporary housing; and</li> <li>• create areas of amenity for new and existing neighbourhoods.</li> </ul>


### **Summer Fields School Athletics Track**

Site area:	1.38hectares/3.41 acres
Ward:	North
Landowner:	Summer Fields School
Current use:	Playing Fields
Flood Zone:	FZ1

This site comprises playing fields in private use by Summer Fields School. In summer an athletics track is painted onto the grass. The School is able to relocate this facility within its relatively extensive grounds.

The site adjoins the Ferry Car Park. Access to the Athletics Track site would be from the Banbury Road, through the redeveloped Diamond Place site. The Diamond Place SPD requires access through the site into the Athletics Track site to be designed-in.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

<b>Policy SP5: Summer Fields School Athletics Track</b>	
Planning permission will be granted for residential dwellings. Planning permission will not be granted for any other uses.	

Pedestrian and cycle links through and to the site should be enhanced.

### ***Diamond Place and Ewert House, Summertown***

Site area: 1.73 hectares/4.27 acres  
 Ward: St Margarets  
 Landowner: Mainly Oxford City Council and University of Oxford  
 Current use: Public car parks, academic, offices  
 Flood Zone: FZ1

This site comprises car parks, office and academic use. The University of Oxford intend to relocate the Examination Halls of Ewert House to an alternative site and the City Council is seeking to make better use of the car parks. The site is entirely within the designation of Summertown District Centre so a mix of town centre uses should be encouraged here. Development should not compromise the successful development of the

adjacent Summertown strategic site (residential development). There is high potential for archaeological interest as the site is adjacent to cropmarks of likely prehistoric or Roman date.

The City and County Council are seeking to reduce the use of the private car within Oxford and a reduction in car parking would discourage car use although the car park is important to local traders and its total loss would be detrimental. The City Council has undertaken a review of its public car parks and considers that there is potential for development above the car park which will result in the loss of some car parking spaces. Sufficient car parking spaces should be retained at a level at which the City Council considers is reasonable to serve the local area bearing in mind the quality of public transport to the area and the current level of usage of the car park.

The retained car parking could be in a different form such as beneath ground level (undercroft), decking or surface level with buildings above. Parking beneath ground is less likely to be appropriate here due to its potential impact on groundwater and any such proposal will need to assess its effect on groundwater. High quality design will be expected in order to deliver a safe parking environment with active frontages to ensure a sense of safety and vitality with easy and clear access to shops. Provision must be made for a temporary car park during construction.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network are likely to be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

### **Policy SP6: Diamond Place and Ewert House**

Planning permission will be granted for a mixed use development at Diamond Place and Ewert House in accordance with the SPD, which could include the following uses:

- residential;
- employment;
- student accommodation.

Other town centre uses may also be appropriate. Retail development should be on the ground floor. Sufficient car parking spaces should be retained at a level at which the City Council considers is reasonable to serve the local area and provision must be made for temporary car parking during construction. Cycle stands for public cycle parking should be provided on site.



Pedestrian and cycle links through and to the site should be enhanced.

## 276 Banbury Road

Site area: 0.35 hectares/ 0.86 acres  
 Ward: Summertown  
 Landowner: 4 Urban Consulting Ltd  
 Current use: Retail on ground floor, offices above  
 Flood Zone: FZ1

This site in the Summertown district centre includes several retail units at ground floor level and offices above, with a single storey building to the north of the site used as Majestic Wine Warehouse.

The site is at a visually prominent location and is an important part of the street scene of Banbury Road. High quality design with active frontages will be

required to ensure a sense of vitality with easy and clear access to shops and other uses on the site.

### Policy SP7: 276 Banbury Road

Planning permission will be granted for housing, student accommodation, office use, leisure uses, short stay accommodation or other town centre uses on the upper floors, with uses that result in active frontages and comply with policy V4 relating to retail frontages on the ground floor fronting Banbury Road at 276 Banbury Road. Planning permission will not be granted for any other uses.



CH<sub>4</sub>

## Area of Change: Headington District Centre

### Context

The centre reflects part of the historical, rural character of the area with remnants of stone buildings and boundary walls, which play an important part of the area's character. The street varies in width through the centre with wide pavements fronting properties in places. The district centre is surrounded by inter and post-war housing and Victorian and Edwardian terraces. Bury Knowle Park, a historic parkland, is located to the east of the centre, Old Headington Conservation Area is located to the north and Headington Quarry to the east.

### Key heritage considerations

The setting of listed buildings within the area and also the impact on the historic character of adjoining Conservation Areas (Headington Hill, Old Headington and Headington Quarry).

### Building heights and density

The centre is characterised by 2-3 storey, moderate sized terraced properties whose lower floors have been converted to shop frontages and large 3-4 storey commercial buildings of varying quality that infill plots. There may be an opportunity to redevelop some of these sites in a more intensive way which would still be in keeping with the character and the function of the centre. At 15m (approximately 5 storeys) and above buildings may create a skylining effect in views in from Elsfield and will need careful design and justification.

### Vision

*"To enhance the public realm to accommodate improved pedestrian connectivity across Between Towns Road and an improved pedestrian and cycle experience, whilst remaining a public interchange hub and important hub".*

Planning permission will only be granted for new development within the district centre where it can be demonstrated that it takes opportunities to deliver the following, where relevant:

- improve connectivity across London Road,

- make more efficient use of land by consolidating uses and through infill and taller development;
- enhance the public realm

## Area of Change: Cowley Branch Line

<b>Context</b>
<p>The area surrounding the Cowley branch line is a major employment hub with the large employers of BMW Group, Unipart, Oxford Science Park and Oxford Business Park. The area consists of large scale, low density, modern commercial developments, many of which are visually prominent. The landscape is semi-rural and the Northfield and Littlemore Brookes are important ecological features.</p> <p>The opening up of passenger services along Oxford's Cowley Branch Line would provide an alternative public transport solution to opening up the Eastern Arc to the city centre. The branch line currently extends just over three miles eastwards from Kennington Junction, which is situated approximately two miles south of Oxford station. The proposal would include potential stations at Oxford Science Park and Oxford Business Park.</p>
<b>Key heritage considerations</b>
<p>Potential impact on the historic character of the adjoining Oxford Stadium and Littlemore Conservation Areas. Potential impact on listed buildings in the surrounding area (particularly Littlemore).</p>
<b>Building heights and density</b>
<p>High density residential and employment development that makes efficient use of land will be expected. Development would need to be relatively tall (21m) before affecting views from St Mary's Tower. Buildings above this height will need careful design and justification. Consideration should also be given the nature of surrounding uses and impact on conservation areas and listed buildings.</p>
<b>Vision</b>
<p><i>"To ensure good connectivity by providing enhanced pedestrian and cycle access to the proposed stations"</i></p> <p>Planning permission will only be granted for new development within the area of change where it can be demonstrated that it takes opportunities to deliver the following, where relevant:</p> <ul style="list-style-type: none"> <li>• to enhance existing tree cover and semi-rural landscape</li> <li>• to retain wildlife corridor function of the brooks</li> <li>• to safeguard land for proposed stations and access</li> <li>• to make more efficient use of space through intensification of existing sites and rationalisation of parking and reduction in surface-level car parking</li> <li>• improved connectivity between different parts of the area</li> </ul>

### Unipart

Site area: 30.63 hectares/75.69 acres  
Ward: Lye Valley  
Landowner: Unipart Group  
Current Use: Unipart Group  
Flood Zone: FZ1

This large Category 1 employment site is an important site in providing employment land to deliver the objectives of the Local Plan 2036.

#### Policy SP8: Unipart

Planning permission will be granted for B1 and B2 employment uses at Unipart. B8 uses will be permitted where they support the employment activities at the site. Planning permission will not be granted for any other uses.

A reduction in car parking provision on site will be required and opportunities sought to enhance and promote more sustainable travel modes to the Unipart site.



### Oxford BMW Mini Plant

Site area: 80.73 hectares/199.5 acres  
Ward: Lye Valley  
Landowner: BMW  
Current Use: Car Plant  
Flood Zone: FZ1

This is an important Category 1 employment site in Oxford and as such should be protected to ensure it delivers the economic objectives of the Local Plan 2036.

#### Policy SP9: Oxford BMW Mini Plant

Planning permission will be granted for B1, B2 uses. B8 uses will be permitted where they directly support the employment uses at the site. Planning permission will not be granted for any other uses.

A reduction in car parking provision on site will be required and opportunities sought to enhance and promote more sustainable travel modes to the BMW Oxford Mini Plant.



### Oxford Science Park

Site area: 26.51 hectares/65.51 acres  
Ward: Littlemore  
Landowner: Prudential and Magdalen College, and Oxford City Council  
Current use: Science Park and Vacant  
Flood Zone: FZ3b but FZ1 for sequential test

This site is a Category 1 employment site and as such is a key site for delivering the Oxford Local Plan's aim of managed economic growth to 2036. The site, established in 1991 is at the forefront of providing employment opportunities based around research and development. The site contains some undeveloped plots and it is anticipated that an additional estimated 2,800m<sup>2</sup> of floorspace can be



provided.

There is potential for archaeological remains from the Saxon and Roman periods which will need to be considered. The site lies in close proximity to Littlemore Hospital which is a listed building.

Slow worms are present on sites in surrounding areas. To allow them to move between areas a buffer should be retained along the railway corridor. More vulnerable development will be expected to be directed away from Flood Zone 3b.

Access to the site is heavily dependent upon the private car. Opportunities to enhance transport links to the site to provide an alternative from the private car will be encouraged. This will include ensuring that any opportunities to re-open the Cowley Branch Line is pursued and supporting the County Council's measure to improve bus services to the Eastern Arc. These alternative transport opportunities will increase sustainability and reduce need for cars. This is very much a place driven by the motor car.

Future development of the site should maximise opportunities to enhance external areas to provide useful outdoor spaces and encourage activity outdoors. Existing recreational facilities, such as football/tennis courts but this could be integrated into the landscape to improve the quality of outdoor space and setting for buildings. This attention to design should provide an "enhanced sense of place" for the science park. Design of future buildings should take the opportunity to demonstrate the principles of science and technology and innovation in the architecture.

Policy SP10: Oxford Science Park (Littlemore & Minchery Farm)	
Planning permission will be granted for B1 employment uses that directly relate to Oxford's key sectors of research led employment at Oxford Science Park. Planning permission will not be granted for any other uses. Development should be designed to enhance the external appearance of the science park and to optimise opportunities to enhance the landscape and provide attractive public open space for the occupants. The re-opening of the Cowley Branchline will provide a realistic alternative to the private car for gaining access to the science park.	
A reduction in car parking provision on site will be required and opportunities sought to enhance and promote more sustainable travel to and from the park.	 CH <sub>4</sub>
A buffer should be retained along the railway corridor to allow for the movement of the protected species.	 
Development should not have an adverse impact upon the wildlife corridor or any archaeological remains. Careful design must ensure that development proposals preserve and enhance the Grade II*listed Minchery Farmhouse and its setting.	 

### ***Oxford Business Park***

Site area: 35.4 hectares/84.48 acres  
Ward: Cowley  
Landowner: Goodman  
Current use: Vacant previously developed land  
Flood Zone: FZ1




This site is a Category 1 Employment site and as such is a key site for delivering the Oxford Local Plan's aim of managed economic growth to 2036. Owing to the constrained nature of Oxford, the category 1 sites have been afforded most protection to ensure that their employment uses are maintained. The wider business park has already had permitted a number of ancillary non-Class B uses and further such uses would be

inappropriate as they would prevent the delivery of employment on this site. There are a few remaining



plots still to be developed on the business park. These will provide valuable B1 provision to meet the city's need.

Oxfordshire County Council's Local Transport Plan seeks to reduce car parking on major employment sites within Oxford. As such both the City and County Council will actively seek measures which will provide opportunities for people to travel to the site other than by private car. Improved bus connectivity to the Eastern Arc from across the city will be supported. Access to this site would be enhanced considerably with the opening up of the Cowley Branch Line to passengers.

Policy SP11: Oxford Business Park	
<p>Planning permission will be granted for B1 and B2 employment uses at Oxford Business Park. Planning permission will not be granted for any other uses.</p> <p>A reduction in car parking provision on site will be required and opportunities sought to enhance and promote more sustainable travel modes to the business park.</p> <p>A biodiversity survey will be expected to assess the biodiversity value of the undeveloped plots on the site and it should be demonstrated how harm will be avoided, mitigated or compensated.</p>	   <p>CH<sub>4</sub></p>

## Sandy Lane Recreation Ground and Land to the Rear of the Retail Park






Site area:	5.15 hectares/ 12.73 acres
Ward:	Blackbird Leys
Landowner:	Oxford City Council
Current use:	Green open space with sports pitches; vacant car parking area off Ambassador Ave.
Flood Zone:	FZ1

This site is comprised of the land adjacent to the Oxford Retail Park and currently a disused car park (1.11ha) which was once used for storage of production cars, until in 1995 permission was given for use of the site as a car park for Rover employees. The site is adjacent to the Cowley Branch line which forms the eastern and south eastern boundary to the site. As such part of the site, the area currently being used as a car park, must be safeguarded so that a small station

allowing passenger access to the branchline can be developed when the branchline is re-opened for passenger trains. The larger, western part of the site has been used for sports pitches, providing two full sized football pitches and one junior pitch. However, there is no evidence of this formal use and the site is now used for more informal recreational purposes. The site is generally flat, although access is taken from Blackbird Leys Road which is elevated above the site resulting in a level difference. The eastern bypass runs parallel to the north-western boundary of the site. There is planting adjacent to both the bypass and railway line.

The site is surrounded by fairly low density and low height development, which has allowed views of the hills and fields to the south to be retained. The centre of the site would be most suitable for higher buildings, but even here heights of more than 4 storeys would be likely to unsuitable. There is room within the site for the 2 full sized and one junior sized playing pitches to continue to be provided, alongside residential development and a platform for the Cowley Branchline.

The western part of the site, adjacent to Blackbird Leys Road, is most suitable for residential development, where it can be better connected to existing residential areas, and close to public transport, walking and cycling routes. The site should be reconfigured to allow retention and improvement of sports pitches on the eastern part and residential development on the western part.

Policy SP12: Sandy Lane Recreation Ground and Land to the Rear of the Retail Park	
<p>Planning permission will be granted for residential dwellings at the Sandy Lane Recreation Ground and Land to the Rear of the Retail Park. Enhanced outdoor sport facilities should be provided, with pitches at least equivalent to 2 full-sized football pitches and one junior pitch provided. Some appropriately sited land should be safeguarded to allow for future development of a passenger station for the Cowley Branchline. Planning permission will not be granted for any other uses.</p> <p>Residential development should be located on the western part of the site with access from Blackbird Leys Road.</p>	<p>CH<sub>4</sub></p> <p>NO<sub>2</sub></p> <p>dB</p> <p></p> <p></p> <p></p> <p></p> <p></p>

### ***Northfield Hostel, Sandy Lane West***



Site area:	0.7 hectares/1.73 acres
Ward:	Littlemore
Landowner:	Oxfordshire County Council
Current use:	Former Hostel for Northfield Special School (currently unoccupied)
Flood Zone:	FZ1

Northfield Hostel was previously in use as accommodation for pupils at Northfield School. It is now unoccupied and Oxfordshire County Council would like to relocate the school elsewhere in Oxfordshire.

Oxfordshire County Council are reviewing their provision of elderly person care and their strategy is to provide extra care housing on large sites. However, it may not be possible to find suitable larger sites and therefore this site should not be

lost to other uses until the County Council has met all its need for extra care housing across Oxford.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

<b>Policy SP13: Northfield Hostel</b>	
Planning permission will be granted for residential dwellings at Northfield Hostel.	
Planning permission for residential use will only be granted if Oxfordshire County Council demonstrate that the site is no longer needed for a school and hostel. They must also demonstrate that there is no unmet need for extra care accommodation. Planning permission will not be granted for any uses other than residential, education or extra care accommodation.	


### ***Edge of Playing Fields, Oxford Academy***

Site area:	0.58 hectares/1.43 acres
Ward:	Littlemore
Landowner:	Oxford City Council
Current use:	School playing field
Flood Zone:	FZ1

This site is part of the playing fields of Oxford Academy. It is at a lower level than the rest of the playfields, and not an intrinsic or well-used part of the outdoor sport offer. The site is adjacent to new development at Denny Gardens, and there is potential to access the site through Denny Gardens. The site is suitable for residential development, which could be employer-linked

housing provided for employees of the academy trust.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network are likely to be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

<b>Policy SP14: Edge of Playing Fields, Oxford Academy</b>	
Planning permission will be granted for residential development for employer linked housing at Edge of Playing Fields, Oxford Academy. Planning permission will not be granted for any other uses.	

### Kassam Stadium sites, Grenoble Road

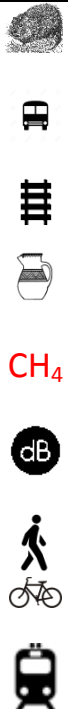
Site area:	6.71 hectares/16.58 acres (Plot A) 2.29 hectares/5.66 acres (Plot B)
Ward:	Littlemore
Landowner:	Firoka Ltd and Oxford City Council
Current use:	Football stadium, commercial leisure, food and drink, retail and car parking
Flood Zone:	FZ3b but FZ1 for sequential test

This site consists of two plots. Plot A includes the Kassam football stadium and car parking. Plot B is to the north east of Plot A and is an overflow car park for the football stadium. The sites are located within an area that includes employment, residential, open space and commercial leisure and is on the edge of the regeneration area of Blackbird Leys. Access is from Grenoble Road and there are a number of public rights of way crossing the site. The north east part of Plot A is a former landfill site but there is a high potential for archaeological interest on other parts of that plot.

The car park is overflow for Oxford United Football Club (OUFC) who consider that the land, including that around the stadium, could be used more efficiently by providing the car parking in other ways and introducing new development around the stadium. This site is suitable for a variety of uses. A sufficient and appropriate level of car parking should be re-provided, but there should be no increase in parking spaces and opportunities should be identified to improve sustainable modes of transport to the area. Some small shops ancillary to the stadium complex would be suitable providing that they will not act as 'destination' retail shops. It is important to ensure that any retail units are of an appropriate scale so that they do not conflict with the viability of retail units in Blackbird Leys district centre.

Slow worms are present on sites in surrounding areas. To allow them to move between areas a buffer should be retained along the railway corridor. More vulnerable development will be expected to be directed away from Flood Zone 3b.

Water supply network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity network are required. Up to three years lead in time could be required to undertake any such works.

Policy SP15: Kassam Stadium Sites	
Planning permission will be granted for a residential-led development and public open space on the Kassam Stadium sites. In addition, development could include commercial leisure, education and small-scale local shops ancillary to the stadium complex. Planning permission will not be granted for any other uses.	
The football stadium should remain (unless it has been replaced elsewhere in Oxford or in proximity to Oxford) although there may be opportunity to develop new residential development within the corners of the stadium. Development should not prejudice the development of the west stand.	
A minimum of 10% of the area developed for residential should be for public open space which should be accessible for existing residents of Blackbird Leys. The development should be designed to ensure active frontages face onto the open space.	
Access to the site by public transport and other sustainable modes of transport should be improved. There should be no increase in parking.	

The public rights of way should either be retained and enhanced, or provision made for them to be diverted. Development should not have an adverse impact upon the Oxford City Wildlife Site and a buffer should be retained along the railway corridor to allow for the movement of protected species.

## Knights Road

Site area: 2.25 hectares/5.56 acres  
 Ward: Littlemore  
 Landowner: Oxford City Council  
 Current use: Open space  
 Flood Zone: FZ3b but FZ1 for sequential test

This site comprises of some poor quality open space. It is adjacent to Spindleberry Nature Park and the Kassam Stadium. The site was allocated for development in the Sites and Housing Plan 2011-2026.

The site is suitable for residential use. Development should enhance the quality and safety of the area. The relationship between new

development and remaining green areas, particularly Spindleberry Park should be carefully considered. More vulnerable development will be expected to be directed away from Flood Zone 3b. The site does not have any biodiversity protections, but the ecological value of the site must be assessed as part of a planning application and any harm avoided, mitigated or compensated for.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

### Policy SP16: Knights Road

Planning permission will be granted for a residential-led development and public open space on the Knights Road site. Planning permission will not be granted for any other uses.

A biodiversity survey will be expected to assess the biodiversity value of the site and it should be demonstrated how harm will be avoided, mitigated or compensated.



CH<sub>4</sub>



## Area of Change: Marston Road

### Context

The area around the south west part of Marston Road includes several currently underutilised sites with development potential. It is also a sensitive area because of proximity to important parks, its proximity to

the River Cherwell and the presence of several listed buildings and some significant archaeological interest as the site is near identified Civil War defences and the Fairfax siege line. A visual connection to the historic significance of the area remains as the open spaces capture the relationship between the parliamentary cease line and no man's land where firing happened from the hill down to the town. It is important that development in this area takes place with regard to the sensitivities and in a holistic manner.

The area creates a sense of a breathing space and distinct break with St Clements, with both Headington Hill and Marston Road having a relatively wide open street feel. This distinctive and positive character should be maintained, but there are also opportunities to create a more active street frontage on the eastern side of Marston Road and for development to address Headington Park better, creating a better relationship between development and the park, and extending the greenery of the park through development sites.

### **Key heritage considerations**

Potential impact on the historic character of the Headington Hill, St Clement's and Iffley Road and Beauchamp Lane Conservation Areas.

The setting of Listed Buildings including Headington Hill House and St Clement's Church.

The importance of the green setting to views from the historic core and across the Cherwell Meadow.

Visual competition and change of character in elevated views to the east from the city centre, obstruction or visual competition and change in character in views to the centre from Raleigh Park and South Park.

### **Building heights and density**

Development should make more efficient land, whilst being conscious of the importance of the semi-rural setting of the area and heritage considerations including views within the area and out from and in to the historic core.

### **Vision**

Planning permission will only be granted for new development within the area of change where it can be demonstrated that it takes opportunities to deliver the following, where relevant:

- Maintain the heritage significance of the setting of Headington Hill Hall
- Maintain the frontage of St Clements Church and ensure the setting is not compromised
- Maintain the rural character of Cuckoo Lane whilst taking opportunities to enhance its function as a walking and cycling route.
- Retain the spacious rural feel.
- Develop the inactive frontages along the Marston Road
- Improved connectivity between different parts of the area
- Ensure protection of the New Marston SSSI

## **Government Buildings and Harcourt House, Marston Road**

Site area: 2.36 hectares/3.16 acres  
 Ward: Headington Hill and Northway  
 Landowner: Oxford Centre for Islamic Studies (OCIS)  
 Current use: Storage area for OCIS  
 Flood Zone: FZ1


The site is adjacent to student accommodation in John Garne Way and opposite academic uses of the Oxford Centre for Islamic Studies (OCIS) a Recognised Independent Centre of the University of Oxford. The pedestrian and cycle way of Cuckoo Lane runs through the middle of the site and is rural in character enclosed by mature vegetation. In terms of its ecological features the site is within

a wildlife corridor and in the vicinity of a SLINC and within 600m of the New Marston Meadows SSSI. It should be retained as a green route as well as being enhanced for cycling and walking. The site is adjacent to the Headington Hill and the St Clements and Iffley Road Conservation Areas. There is a high potential for archaeological interest as the site is near identified Civil War defences and the Fairfax siege line.

OCIS is keen to use this site as an expansion to their existing site on the opposite side of the road for student accommodation, visiting lecturers, staff and their families with some ancillary teaching and social space. This type of allocation would enable OCIS to focus their development around their existing site.

This site is on the Marston Road with good public transport links to the city centre and hospitals. Student accommodation would be suitable on the part of the site adjacent to existing student accommodation. It has footpath access along Cuckoo Lane to the Oxford Brookes University Headington campus. Consideration must be had of the impact of proposals on the Headington Hill Conservation Area. There is no footway along Marston Road for part of the site. Any new development should include a footway and a pedestrian crossing to integrate the site with the Islamic Centre opposite.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

Policy SP17: Government Buildings and Harcourt House	
<p>Planning permission will be granted for residential, student accommodation and academic institutional uses at the Government Buildings site. Student accommodation should only be located on the half of the site north of Cuckoo Lane. Planning permission will not be granted for any other uses.</p> <p>The site would only be suitable for academic institutional uses provided that it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).</p> <p>Development should not have an adverse impact upon the setting of Headington Hill and the St Clement's and Iffley Road conservation areas. Development should include a footway along the site frontage and a pedestrian crossing to connect with the existing footway network on the western side of Marston Road. Cuckoo Lane should be enhanced as a pedestrian and cycle route whilst retaining its green character. Green features should be included in the site, including 10% public open space, which should be designed with consideration of how to link to Headington Hill Park</p> <p>Planning permission will only be granted if it can be proven that there would be no adverse impact on the New Marston Meadows SSSI.</p> <p>Development proposals should reduce surface water runoff in the area and should be accompanied by an assessment of groundwater and surface water flows. Development proposals must incorporate sustainable drainage with an acceptable management plan.</p> <p>A biodiversity survey may be required to assess the biodiversity value of the site and where appropriate it should be demonstrated how harm will be avoided, mitigated or compensated.</p>	

### ***Headington Hill Hall and Clive Booth Student Village***

Site area:	10.05 hectares/24.83 acres
Ward:	Headington Hill and Northway
Landowner:	Oxford Brookes
Current use:	Academic institutional and student accommodation
Flood Zone:	FZ1

This site is home to academic and teaching facilities of Oxford Brookes and student accommodation. The entrance to the Headington Hill Hall site is from Headington Hill, opposite Oxford Brookes's main teaching and academic centre at Gipsy Lane. The Clive Booth student village stretches down to Marston Road. Oxford Brookes has plans to develop this site to create a




vibrant academic community with better facilities for students, staff and the community, using the estate more efficiently. As well as enabling Oxford Brookes to relocate from their Wheatley campus, it will also contribute to their aim of reducing the number of students living outside of university-managed



accommodation, as a significant increase in the number of student rooms can be accommodated in a redeveloped Clive Booth Student Village.

Headington Hill Hall and Lodge House are both listed buildings and much of the site falls within the Headington Hill Conservation Area. The conservation area has a highly sensitive relationship with its setting. The well-treed slopes of the hill are important to the setting of the City Centre Conservation Area in views from the west, making an important contribution as the green backdrop in the famous views of the city of ‘dreaming spires’ and providing a number of features of historic or architectural interest in these views. Furthermore, the special historic interest of the conservation area includes the ability to look out from a number of viewpoints over the city of Oxford and towards the ‘dreaming spires’. The character of views over the city and from the historic core must be conserved. The grounds of Headington Hill Hall create an attractive parkland landscape setting. The site is steeply sloping in parts. Design must respond appropriately to the characteristics of the site, ensure it has a positive impact on the setting of the listed buildings and conservation area and the impact on views, particularly from the historic core. Enhancing the landscape setting of the site will be particularly important. There are a large number of significant mature trees and some important tree groups, many of which will need to be preserved. Overall, there must be no loss of tree canopy in the long term. Development should have a positive impact on the relationship between buildings and the parkland setting. Development that rises above the treeline will need to be very carefully considered and justified.

Development proposals should improve the pedestrian and cycle connectivity around the site, following desire lines between different parts of the site and from Gipsy Lane.

Policy SP18: Headington Hill Hall and Clive Booth Student Village	
<p>Planning permission will be granted for additional academic and teaching facilities and associated sport, social and leisure facilities, student accommodation and employer-linked housing at Headington Hill Hall and Clive Booth Student Village. Planning permission will not be granted for any other uses.</p> <p>The site would only be suitable for academic institutional uses provided that it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9X).</p> <p>Development should not have an adverse impact upon the setting of Headington Hill and the St Clement’s and Iffley Road Conservation Areas.</p> <p>The development will be expected to minimise car parking spaces on site, and there should be no increase. Applicants will be expected to demonstrate how the development mitigates against traffic impacts and maximises access by alternative means of transport. Pedestrian and cycle access should be enhanced across the whole site, following desire lines from the Gipsy Lane campus and between different parts of the site.</p>	<div>dB</div> <div>    </div>

**Land surrounding St Clement’s Church**

Site area:	1.61 hectares/ 3.98 acres
Ward:	St Clement’s
Landowner:	Magdalen College
Current use:	Greenfield, green open space
Flood Zone:	FZ1



The site surrounds the Grade II\* listed St. Clement’s Church and its cemetery. It is mainly greenfield, with a number of substantial trees that screen the site from the church and road. The site also contains Air Training Corps huts on the southern side. The ATC huts are a public amenity. With careful design, scope exists for residential development that improves access,



permeability, and experience of the site. A small area of the western part of the site lies in flood zone 2. The New Marston Meadows SSSI is within 600m of the site and is sensitive to changes in the flows and quality of water in the river Cherwell due to being in its floodplain. There have been issues previously with sewage leakages, therefore the network capacity needs to be considered.

Careful design development would be required to accommodate development whilst conserving and enhancing the Conservation Area and the setting of the Church. The Conservation Area appraisal identifies the open character of this part of Marston Road and the way in which St Clement's church is set within a green enclave as key features. To conserve this character, development should be set back from Marston Road, and kept relatively low. New development must respond to the setting, framing, and response to the Grade II\* listed church. A new vehicular access from Marston Road should be made at the northern part of the site to ensure the more sensitive area to the south is protected.

There is a still a clear visual relationship between the river and its meadows, the church and the green slope of Headington Hill, with views from the church across the Cherwell and towards Magdalen College, which should be referenced in new development. The southern part of the site lies within the South Park view cone and the impact of development on views of the historic core should be carefully considered.

Policy SP19: Land surrounding St Clement's Church	
<p>Planning permission will be granted for residential dwellings at the Land surrounding St Clement's Church site. Planning permission will not be granted for any other uses.</p> <p>Development should be set back from the Marston Road to maintain the open character of this part of Marston Road and the green setting of the Church. Trees along the frontage and surrounding the church should be retained. Development should be of a height and density appropriate to the site's situation in a Conservation Area, in the setting of the Grade II* listed church partially within a view cone and fronting open river valley to the west.</p> <p>A new access will be required from the Marston Road to serve the northern part of the site. Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow to the New Marston SSSI. Development proposals should reduce surface water runoff in the area and should be accompanied by an assessment of groundwater and surface water. Development proposals must incorporate sustainable drainage with an acceptable management plan.</p> <p>All proposals should minimise impact on air quality during construction phase.</p>	 

## Area of Change: Old Road

Context
<p>This area includes several hospitals and is also increasingly the focus of medical research. It is beneficial to link clinical practice at the hospitals strongly with university research. Recent development at the Old Road Campus on the former Park Hospital site has introduced cutting-edge medical research facilities to the area. Facilitating further development of medical research, linked to clinical practice carried out in the hospitals, is part of the Plan's strategy. Development in this area should integrate with the wider Headington area and should avoid negative impacts from traffic generation.</p> <p>The area is in a sensitive location, having an attractive and important natural setting, with tree cover that is important in the views out from the historic core and which contributes to the positive character of the area. This is also a residential area, set within the urban area of Oxford, and any development must consider how potential negative impacts on residents will be avoided; in particular development should avoid traffic generation that increases congestion in this already busy area. However, more intensive and efficient use of the sites could be made. There are many low buildings, and predominant heights are 2-4</p>

storeys.
<b>Key heritage considerations</b>
Any impact on the historic character of the Headington Hill, St Clement's and Iffley Road and Beauchamp Lane Conservation Areas. The setting of Listed Buildings including Headington Hill House and St Clement's Church. The importance of the green setting to views from the historic core and across the Cherwell Meadow. Visual competition and change of character in elevated views to the east from the city centre, obstruction or visual competition and change in character in views to the centre from Raleigh Park and South Park.
<b>Building heights and density</b>
More intensive use of sites to make more efficient use of land, especially of surface-level car parks and 1-2 storey buildings generally 4-5 storeys, potential for some buildings up to 24m (higher would need considerable justification and careful design), but also some buildings should be low around the edges of the sites in consideration of neighbouring uses and the rural setting.
<b>Vision</b>
Planning permission will only be granted for new development within the area of change where it can be demonstrated that it takes opportunities to deliver the following, where relevant: <ul style="list-style-type: none"> <li>• uses should enhance or support use of the area of medical and clinical research and practice</li> <li>• intensification should take place on existing sites</li> <li>• many of the sites include large and separated areas of surface-level parking, which should be rationalised.</li> <li>• buildings higher than existing will often be appropriate, but at 24m a skylining effect will be created, affecting important views out from St Mary's tower.</li> <li>• maintain and enhance the natural, rural edge setting along Boundary Brook, Warneford Meadow and the Lye Valley along the south and east boundary. This is an attractive and important natural setting providing a pleasant contrast with the large scale and footprint utilitarian buildings of the hospital.</li> <li>• better relate the development sites with their natural setting, improving access and intervisibility.</li> <li>• new buildings should be inspired by this natural setting in terms of orientation, form and materials.</li> <li>• a masterplan approach for individual sites or across the sites is encouraged.</li> <li>• new buildings should have active frontages to avoid creating large buildings and dead, quiet streets.</li> <li>• retain the backdrop of mature trees and views to it to help new development better assimilate into the landscape.</li> </ul>

### Churchill Hospital Site

Site area:	22.73 hectares/56.17 acres
Ward:	Churchill
Landowner:	Oxford University Hospitals NHS Trust
Current use:	Hospital
Flood Zone:	FZ1

The Oxford University Hospitals NHS Trust is confident that their future operational requirements can be met on the site through redevelopment and by making more efficient use of land. Some areas of the site will no longer be required by the Trust and will become available for alternative uses.

Many of the current buildings on the Churchill Site are low-quality, single-storey buildings and floorspace could be increased on the site by redeveloping these buildings at an appropriate density and scale. Buildings from the original hospital used during the Second World War have been retained and these are non-designated heritage assets. They make a positive contribution in terms of their visual interest and in providing a historical reference to the interesting history of the site. Their value should be recognised in future proposals and should be used to inspire and enrich the identity, character and quality of new development on the site.

The Plan Strategy focuses hospital related development on the existing sites in Headington and Marston. Hospital related uses should remain the main focus of the site. Focussing development on existing sites creates opportunities for shared trips to the sites which would reduce traffic movement, provide opportunities to reduce parking on the site and provide an incentive for improved public transport to the site. This should remain the aim for any alternative uses developed on the site. Oxfordshire County Council's Local Transport Plan seeks to reduce car parking on all the hospital sites within Oxford but the City Council would need to be satisfied that any new development would not lead to added parking pressure on surrounding residential areas.





It would be beneficial for the hospital if the site were to be developed for uses where the close proximity of the hospital is important. Employment uses which have a particular need to be located close to the hospital, such as pharmaceutical companies needing access to patients for research purposes, would be suitable. Employer-linked housing that supports the main uses of the site will also be supported. Complementary uses which would also be suitable but which should not dominate the new development on the site are general residential and student accommodation, because the site is already established for accommodation of those linked to the hospital, it could also be used for student accommodation that supports other uses on the site. Retail development should be small scale units so as they do not act as destination shops.

The site has a natural, rural edge setting with Boundary Brook and Warneford Meadow running along the south and west boundaries and the Lye Valley SSSI adjacent along the south and east boundary. This is an attractive and important natural setting providing a pleasant contrast with the large scale and footprint utilitarian buildings of the hospital. There is an opportunity to better relate the site with its natural setting, improving access and inter-visibility and linkages, and using the natural setting to inspire new buildings. Opportunities should also be taken to establish a more direct and pleasant route within the site to connect Hill Top Road towards Headington, Wood Farm and Lye Valley.

This is a large site so its redevelopment will inevitably involve creation of many new buildings. These should be designed to create active frontages and to avoid creating large buildings and dead, quiet streets.

The site is raised up above the golf course, Warneford Meadow, Lye Valley. Therefore height impact of buildings must be considered from these surrounding areas.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

Policy SP20: Churchill Hospital Site	
<p>Planning permission will be granted for further hospital related uses, including the redevelopment of existing buildings to provide improved facilities on the Churchill Hospital site. Other suitable uses must have an operational link to the hospital and are:</p> <ul style="list-style-type: none"> <li>• employment B1(b), B1(c) and B2;</li> <li>• patient hotel;</li> <li>• primary health care;</li> <li>• education;</li> <li>• academic institutional</li> </ul> <p>Complementary acceptable uses are:</p> <ul style="list-style-type: none"> <li>• employer-linked housing;</li> <li>• student accommodation;</li> <li>• small scale retail units provided that they are ancillary to the hospital</li> </ul>	    <p>CH<sub>4</sub></p>

Planning permission will not be granted for any other uses.

The site would only be suitable for academic institutional uses provided that it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with PolicyH9).

New buildings should be designed to create active frontages and avoid creating large areas of inactive frontage and dead streets. Design should draw inspiration from the non-designated heritage assets, drawing inspiration from them to inspire and enrich the identity, character and quality of new development on the site. Evidence should be provided to demonstrate that there is not a negative height impact from surrounding areas.

Development proposals must not prejudice bus access through the site. Improvements to public transport access will be required. The development will be expected to minimise car parking spaces on site. Applicants will be expected to demonstrate how the development mitigates against traffic impacts and maximises access by alternative means of transport. Mitigation measures will be required to ensure that proposals do not lead to increased parking pressure on nearby residential streets. Footpaths should be created across the site.

Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow to the Lye Valley SSSI. Development proposals should reduce surface water runoff in the area and should be accompanied by an assessment of groundwater and surface water. Development proposals must incorporate sustainable drainage with an acceptable management plan. Important trees should be retained. A buffer zone should be provided during the construction period to avoid disturbance to the adjacent SSSI.

### ***Nuffield Orthopaedic Centre***

Site area:	8.37 hectares/20.68 acres
Ward:	Headington
Landowner:	Oxford University Hospitals NHS Trust
Current use:	Hospital, medical research, vacant previously developed land
Flood Zone:	FZ1






The Nuffield Orthopaedic Centre is a modern hospital site with 2 or 3 storey buildings. It has significant roads on two sides (Old Road and Windmill Road) and adjacent residential development to the north and west. Large institutional frontages are set back from the roads, with open space mainly in the centre of the site. There is scope for intensification of the site with more efficient use of the space, including rationalising car park provision, better designed

and sited open spaces and potentially increased heights.

The Oxford University Hospitals NHS Trust would like to undertake further improvements to the vacant parts of the site. Hospital related uses should remain the primary use of the site. Employer-linked housing that supports the main uses of the site will also be supported. Focussing development on existing sites creates opportunities for shared trips to the sites which would reduce traffic movement, provide opportunities to reduce parking on the site and provide an incentive for improved public transport to the site. Oxfordshire County Council's Local Transport Plan seeks to reduce car parking on all the hospital sites within Oxford.

A more holistically designed and integrated layout creates a more efficient use of land and also improves the experience of using the site, especially for pedestrians. New development should improve pedestrian and cycle connections into and through the site, better integrating the site into the surrounding street network and residential areas. Development should better address the surrounding environment. The

mature trees and greenery fronting Old Road contribute positively to the character of Old Road and should be retained. The Rock Edge and Lye Valley SSSI's are in close proximity to the site. There is high potential for archaeological interest as Roman remains have been found in the area.

Policy SP21: Nuffield Orthopaedic Centre	
<p>Planning permission will be granted for further healthcare facilities and medical research including staff and patient facilities at the Nuffield Orthopaedic Centre. Planning permission will also be granted for employer-linked housing that supports the main use of the site. Planning permission will not be granted for any other uses.</p> <p>Development proposals must not prejudice bus access through the site. The development will be expected to consolidate parking and minimise car parking spaces on site. There should be no increase in parking. Applicants will be expected to demonstrate how the development mitigates traffic impacts and maximises access by alternative means of transport. The pedestrian and cyclist should be improved with improved integration for pedestrians and cyclists with the surrounding environment and better links across and around the site.</p> <p>Planning permission will only be granted if it can be proven that there would be no adverse impacts on the integrity of the Lye Valley and Rock Edge SSSI's. Development proposals should reduce surface water run-off in the area and should be accompanied by an assessment of groundwater and surface water to demonstrate that there would be no impact on surface and groundwater flow to the Lye Valley SSSI. Development proposals must incorporate sustainable drainage with an acceptable management plan.</p> <p>Development must not lead to water supply and sewerage network problems for existing or new users. Applicants may need to fund an assessment of water supply and sewerage capacity.</p>	    

### Old Road Campus




Site area:	6.41 hectares/15.84 acres
Ward:	Churchill
Landowner:	University of Oxford
Current use:	Medical research
Flood Zone:	FZ1

The site is home to Oxford University's Medical Science Division. Opportunities for further development of this use on this site are supported and would comply with the strategy of focusing medical research facilities in Headington. The line of large mature trees and the stone wall along the Old Road boundary of the site make a positive contribution to the character of Old Road and

should be retained. The green corridor along Boundary Brook should be maintained and the finger of mature trees and vegetation bisecting the site downwards from Old Road should be preserved and integrated into any new development on site. The existing stable, house, and stone wall at corner of Old Road and Churchill Drive tell a story of the heritage of the site, and best efforts should be made to retain them in situ and repurpose/integrate them into new development. Any new development should facilitate views towards landmark mature trees and green spaces and significant buildings on the site and in the neighbouring Churchill Hospital site.

Scope exists for increases in height of development that makes an intensive and efficient use of the remaining land on the site; the existing context of built form on site and large tall trees surrounding the boundary helps to mitigate potential impacts of height and softens the transition to neighbouring areas

The site is close to a large area of Roman occupation so there is a high potential for archaeological interest within the site.

Policy SP22: Old Road Campus	
<p>Planning permission will be granted for additional medical teaching and research at Old Road Campus. Planning permission will not be granted for any other uses.</p> <p>The development will be expected to minimise car parking spaces on site, and there should be no increase. Applicants will be expected to demonstrate how the development mitigates traffic impacts and maximises access by alternative means of transport. Pedestrian and cycle access should be created across the whole site.</p> <p>Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow to the Lye Valley SSSI. Development proposals should reduce surface water runoff in the area and should be accompanied by an assessment of groundwater and surface water. Development proposals must incorporate sustainable drainage with an acceptable management plan.</p>	  

### ***Warneford Hospital, Warneford Lane***

Site area:	8.78 hectares/21.7 acres
Ward:	Churchill
Landowner:	Oxford Health NHS Foundation Trust
Current use:	Hospital, research, playing fields
Flood Zone:	FZ1





The buildings on the site are used by Oxford Health NHS Foundation Trust but they are in need of major refurbishment or redevelopment to comply with modern NHS standards. Replacement of the non-listed buildings on the site will be considered as part of any scheme but the listed buildings should be retained. Development opportunities are also constrained by the need to protect the landscaped grounds in front of the main hospital buildings, trees on site and the amenity of neighbouring

residential properties. The site does not include Warneford Meadow which is a registered Town Green. The landowner would like to relocate hospital facilities into new buildings on the playing fields. The loss of the sports facility is considered justified only due to the need for and benefits of new hospital development. The playing fields should be re-provided or a contribution made to another facility. The landowner may not require all the playing fields for hospital use. Being an existing campus site of Oxford Health NHS Foundation Trust, the site would also be suitable for employer-linked housing or student accommodation.

Development should be designed to enhance the listed buildings and their setting, Warneford Meadow and the mature trees and parkland setting. Views across and through the site of the historic buildings and of mature trees towards South Park, Old Road and the Churchill Hospital should be retained. Because of the character of the historic buildings and parkland and the semi-rural setting, development of 3-4 storeys is likely to be appropriate, subject to careful massing. Lower buildings heights to transition with the meadow to the south would help to retain the tranquil feel of the orchard and meadow. Opportunity to draw a green link from Warneford Meadow into the site should also be considered to assist with biodiversity and legibility.

Both the water supply network capacity and the sewerage network capacity in this area are unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity and sewerage networks are required. Up to three years lead in time could be required to undertake any such works.



Policy SP23: Warneford Hospital	
<p>Planning permission will be granted for healthcare related facilities at Warneford Hospital and, provided adequate accommodation is provided for healthcare facilities, any of the following uses:</p> <ul style="list-style-type: none"> <li>• residential, including employer-linked housing;</li> <li>• student accommodation;</li> <li>• hospital and medical research;</li> <li>• B1(a) and B1(b) provided that they have an operational link to hospital uses;</li> <li>• academic institutional;</li> <li>• education</li> </ul> <p>Planning permission will not be granted for any other uses. Development must retain and enhance the listed buildings. The site would only be suitable for academic institutional uses provided that it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).</p> <p>The development will be expected to minimise car parking spaces on site. Applicants will be expected to demonstrate how the development mitigates against traffic impacts and maximises access by alternative means of transport. The playing fields should be re-provided or a contribution made to another facility. To minimise impact upon the very sensitive Lye Valley SSSI, planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow to the Lye Valley SSSI. Development proposals should reduce surface water run off in the area and should be accompanied by an assessment of groundwater and surface water. Development proposals must incorporate sustainable drainage with an acceptable management plan.</p> <p>Development must not lead to water supply and sewerage network problems for existing or new users. Applicants may need to fund an assessment of water supply and sewerage capacity.</p> <p>Development should not have an adverse impact upon the setting of the Headington Hill conservation area.</p>	   

## Sites Released from Green Belt

The following sites are in Green Belt currently, although the Green Belt Review as part of the Local Plan proposes their removal (as well as the removal of the land at St Catherine's College, which is shown on the Policies Map as site SP66, but which does not have a detailed site allocation policy because development of the site has largely happened as only minor elements are proposed. Furthermore, the site is small and separated from the rest of the Green Belt by a wall and the removal from Green Belt is intended to formalise the existing situation.



## Marston Paddock

Site area:	0.78 hectares/ 1.93 acres
Ward:	Marston
Landowner:	Aubrey-Fletcher
Current use:	Paddock Land
Flood Zone:	FZ1


The site is comprised of a single pasture field with a few trees and shrubs and well-treed hedgerows to the east and north. The current urban edge is defined by the residential park home site to the north. The site is a contained flat site with mature trees and hedgerows to the north east of the site.

The Green Belt Study (LUC 2017) found that the

A40 represents a strong barrier between the site and the wider countryside to the east and north and the open fields to the south/south-east have a degree of separation from the wider countryside.

The site is on the edge of Marston village adjacent to existing residential and the Old Marston Conservation Area. Low density residential development is considered to be possible without harm to the Conservation Area. Careful design will be needed in order to ensure that the setting of the Conservation Area is conserved and enhanced. 10% of the site will be required for new public open space which should be sited to make existing residents feel welcome to use it.

Access to the site is via Butts Lane and Church Lane, which are of single carriageway width. Proposals for the development of this site would need to demonstrate that access arrangements would not be detrimental to highway safety.

Policy SP24: Marston Paddock	
Planning permission will be granted for residential dwellings at the Marston Paddock site. Planning permission will not be granted for any other uses.	<p>CH<sub>4</sub></p> 
A minimum of 10% of the site should be used for public open space, which should be accessible for existing residents of Marston. The development should be designed to ensure active frontages face onto the open space.	
Careful design must ensure that development proposals contribute towards the character of the conservation area. Compensatory improvements should be made to surrounding areas of remaining Green Belt in accordance with the Identification of Opportunities to Enhance the Beneficial Use of Green Belt Land Report (LUC, 2018).	

## St Frideswide Farm

Site area:	3.95 hectares/ 9.76 acres
Ward:	Wolvercote
Landowner:	Croudace Homes/Christ Church
Current use:	Arable farmland
Flood Zone:	FZ1


The site comprises mainly arable farmland. It is adjacent to the urban edge of Oxford, with fenced and lit tennis courts and hockey pitches to the south and some housing and the A4165 to the west. It lies on ground that slopes gently downhill towards the river Cherwell in the east and is visually part of extensive farmland to the north and east.

The Green Belt Study (LUC, 2017) assessed the potential release of the site from Green Belt as having a moderate impact on the overall purposes of the Green Belt. To compensate for the loss of Green Belt, connectivity and enhancements to surrounding sports and recreation and public rights of way should be implemented.

Land to the north and east of the site has been proposed as a strategic housing site by Cherwell District Council. This would mean that the new Green Belt boundary will be beyond the strategic housing site. Development within St Frideswide Farm should take place with regard to the potential development site to the north, within Cherwell District Council.

The site does not have any biodiversity protections, but the ecological value of the site must be assessed as part of a planning application and any harm avoided, mitigated or compensated for. The hedgerows should be retained as part of the design where possible and to the east a hedgerow boundary with native trees should be established to create a boundary with the remaining Green Belt. 10% of the site will be required for new public open space which should be sited to make existing residents feel welcome to use it.

Access to the site would need to be taken from the A4165 Oxford Road.

Policy SP25: St Frideswide Farm	
<p>Planning permission will be granted for residential dwellings at the St Frideswide Farm site. Planning permission will not be granted for any other uses.</p> <p>Development should be designed with regard to potential adjacent development in Cherwell district, ensuring connectivity and integration.</p> <p>The St Frideswide Farm site will be expected to provide 10% new public open space, which must be sited to be welcoming to existing residents. Development proposals should encourage active frontages to the new public open space. A hedgerow with native planting should be established to the east. Compensatory improvements should be made to surrounding areas of remaining Green Belt in accordance with the Identification of Opportunities to Enhance the Beneficial Use of Green Belt Land Report (LUC, 2018).</p>	

### Hill View Farm

Site area:	3.52 hectares/ 8.7 acres
Ward:	Marston
Landowner:	M K Dogar Limited and De Merke Estates
Current use:	Greenbelt agricultural buildings
Flood Zone:	FZ1




The site is comprised of hedged farmland and riverside meadow with some farm buildings, trees and shrubs and some mown areas. The site adjoins the defined urban edge at its south-eastern corner, on Mill Lane, next to Hill View Farm house and an associated property, which are in the Green Belt but outside of the site. The A40 Northern Bypass defines the north-eastern edge of the site.

There is a slight detachment between the site and the existing urban settlement edge, as allotments form the northern tip of the defined urban area. However the buildings to the south of the allotments, the Bradlands development, are prominent three-storey flats, so there is no significant separation between Marston and the site. The sense of separation from the urban edge gradually increases with distance from it. The openness of the Cherwell Valley, penetrating into the heart of Oxford, makes an important contribution to the City's historic setting and special character, but this parcel is peripheral within that area. The river itself meanders westwards along the edge of Sunnymead, so the parcel is some distance from the valley floor floodplain, but the north-south orientation of the river to the south means that high buildings would still encroach on the perceived openness of the valley.

The site is adjacent to the Old Marston Conservation Area. Careful design will be needed in order to ensure that the setting of the Conservation Area is conserved and enhanced. Development must be sensitive to both the Green Belt and the character of the Old Marston Conservation area. Relatively low-density and low height residential development will be required.

The site does not have any biodiversity protections, but the ecological value of the site must be assessed as part of a planning application and any harm avoided, mitigated or compensated for. The hedgerows should be retained as part of the design where possible. 10% of the site will be required for new public open space which should be sited to make existing residents feel welcome to use it.

Access to the site will need to be taken from Mill Lane and localised improvements will be required in order to demonstrate that two vehicles can pass each other along the duration of Mill Lane.

Policy SP26: Hill View Farm	
<p>Planning permission will be granted for residential dwellings at the Hill View Farm site. Planning permission will not be granted for any other uses.</p> <p>Careful design must ensure that development proposals contribute towards the character of the conservation area. Development in the parcel must be kept low to minimise the effect of encroachment on the perceived openness of the valley.</p> <p>The Hill View Farm site will be expected to provide 10% new public open space, which must be sited to be welcoming to existing residents. Development proposals should encourage active frontages to the new public open space. Compensatory improvements to should be made to surrounding areas of remaining Green Belt in accordance with the Identification of Opportunities to Enhance the Beneficial Use of Green Belt Land Report (LUC, 2018).</p>	  

### Land West of Mill Lane

Site area:	1.99 hectares/ 4.92 acres
Ward:	Marston
Landowner:	Oxford City Council
Current use:	Greenbelt agricultural land
Flood Zone:	FZ1

This flat agricultural site is surrounded by mature hedgerow. It forms part of the rural edge to Old Marston.

The site is in close proximity to the Conservation Area. Consideration should be given to the setting of the village. The development of sites along the



northern edge will coalesce with A40 and create a new urban edge to the city and village. An access road from A40 already exists and there may be opportunities to create a cluster of sites around this if adequate separation from the village can be achieved to protect its character and setting.

Release of 112b-1 in isolation was assessed by the Green Belt study as having moderate harm to the Green Belt. Development of this parcel would not represent a significant expansion of the urban form and the parcel does not represent a significant proportion of the settlement gap between Marston and Sunnymead. Although the Cherwell Valley makes an important contribution to the city's historic setting and special character, this site is peripheral within that area. The A40 also limits the relationship of this site with the wider countryside.

The site does not have any biodiversity protections, but the ecological value of the site must be assessed as part of a planning application and any harm avoided, mitigated or compensated for. The hedgerows should be retained as part of the design where possible. 10% of the site will be required for new public open space which should be sited to make existing residents feel welcome to use it.

There are currently two points of access to the site from Mill Lane. Localised improvements are likely to be required to Mill Lane in order to demonstrate that two vehicles can pass each other along the duration of Mill Lane.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

Policy SP27: Land west of Mill Lane	
<p>Planning permission will be granted for residential dwellings on the Land West of Mill Lane site. Planning permission will not be granted for any other uses.</p> <p>A minimum of 10% of the site should be for public open space which should be accessible for existing residents of Marston. The development should be designed to ensure active frontages face onto the open space. Compensatory improvements to should be made to surrounding areas of remaining Green Belt in accordance with the Identification of Opportunities to Enhance the Beneficial Use of Green Belt Land Report (LUC, 2018).</p>	 

### Park Farm

Site area:	1.56 hectares/ 3.85 acres
Ward:	Marston
Landowner:	University of Oxford
Current use:	Green open space
Flood Zone:	FZ3b but FZ3a for sequential test

The site comprises of a pasture field and a small area of hardstanding contained by a dense conifer line. Hedges line Hertford College Recreation Ground to the north and a pasture field to the south. It is located between the urban edge of New Marston and the buildings of Park Farm

Development of the site would create an area of development beyond a consistent boundary line.


The impact on the wider Green Belt is limited because of the relatively small size of the site and because development would not encroach closer to the river. Careful design is required to minimise impacts on the Green Belt. The site is suitable for housing development set carefully within the landscape. Consideration should be given in design to the impact on views from Headington.

The site does not have any biodiversity protections, but the ecological value of the site must be assessed as part of a planning application and any harm avoided, mitigated or compensated for. It is also within 200m of the New Marston Meadows SSSI, which is sensitive to changes in the flows and quality of water in the river Cherwell due to being in its floodplain. There have been issues previously with sewage leakages; therefore the network capacity needs to be considered. The existing hedgerows and trees on the site should be retained as part of the design where possible. 10% of the site will be required for new public open space which should be sited to make existing residents feel welcome to use it.

The site is currently accessed via a private road leading from Edgeway Road, which will require localised widening in order to accommodate the development. Consideration will also need to be given to the Marston Cycle Path which runs along the site's eastern boundary providing a connection between Marston and the city centre via University Parks.

Residential development at this site in Flood Zone 3a has been justified through the sequential test. A Level 2 Strategic Flood Risk Assessment was carried out for this site to examine part b) of the Exception Test (which relates to whether the development is safe). The Level 2 SFRA considered the proposed development was appropriate and additional mitigation and/ or analysis may be required to demonstrate compliance with the Exception Test at the planning application stage. This is to be undertaken through a site-specific FRA supporting the planning application. The site specific flood risk assessment must demonstrate how the development will be safe otherwise planning permission will not be granted.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network are likely to be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

Policy SP28: Park Farm	
Planning permission will be granted for residential dwellings at the Park Farm site. The site should include public open space. Planning permission will not be granted for any other uses. A minimum of 10% of the site should be for public open space, which should be accessible for existing residents from Marston. The development should be designed to ensure active frontages face onto the open space.	
Planning permission will only be granted if it can be demonstrated that there would be no adverse impact on the integrity of the New Marston Meadows SSSI. Development proposals should be accompanied by an assessment of groundwater and surface water flows to the SSSI.	

They must also incorporate sustainable drainage with an acceptable management plan. All proposals should minimise impact on air quality during construction phase and after implementation.

A planning application must be accompanied by a site-specific flood risk assessment and development should incorporate any mitigation measures. Compensatory improvements to should be made to surrounding areas of remaining Green Belt in accordance with the Identification of Opportunities to Enhance the Beneficial Use of Green Belt Land Report (LUC, 2018).

### ***Pear Tree Farm***

Site area: 2.01 hectares/ 4.97 acres  
Ward: Wolvercote  
Landowner: Merton College  
Current use: Agriculture  
Flood Zone: FZ1

The site contains the buildings of Pear Tree Farm, adjacent mobile phone mast and fields. It is contained to the east by the railway line and associated vegetation and to the southwest by a belt of trees marking the route of a former railway line and the urban edge. The contained character of the site and the amount of development within it already limit the extent to which any development

would be perceived as sprawl and the perception of the site as part of the gap between Oxford and Kidlington.

The land to the north lies in Cherwell and is safeguarded for potential future development. Development of the Pear Tree Farm site should allow for future connectivity with any development of the site in Cherwell, which should give potential for vehicular, pedestrian and cycle links.

The site does not have any biodiversity protections, but the ecological value of the site must be assessed as part of a planning application and any harm avoided, mitigated or compensated for. 10% of the site will be required for new public open space which should be sited to make existing residents feel welcome to use it.

Access to the site could be achieved via the adjacent land to the north, over which Merton College has rights of access.

The sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the sewerage network are required. Up to three years lead in time could be required to undertake any such works.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

### **Policy SP29: Pear Tree Farm**

Planning permission will be granted for residential dwellings at the Pear Tree Farm site. Planning permission will not be granted for any other uses.

A biodiversity survey will be expected to assess the biodiversity value of the site and it should be demonstrated how harm will be avoided, mitigated or compensated.



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A minimum of 10% of the site should be for public open space, which should be accessible for existing residents of Marston. The development should be designed to ensure active frontages face onto the open space. Compensatory improvements to should be made to surrounding areas of remaining Green Belt in accordance with the Identification of Opportunities to Enhance the Beneficial Use of Green Belt Land Report (LUC, 2018).

Development proposals should be accompanied by an assessment of groundwater and surface water, and should show that agreement has been gained with Thames Water about foul water discharges.



### **Land East of Redbridge Park & Ride**

Site area: 3.64 hectares/ 8.99 acres  
 Ward: Hinksey Park  
 Landowner: Oxford City Council  
 Current use: Greenbelt agricultural land  
 Flood Zone: FZ1

The site comprises meadow land used for grazing. It has a soft, green riverside edge that borders Weirs Mill stream, a tributary of the Thames that runs along the eastern edge of the site. This edge planting should be retained, as should views through the site to it.

The Abingdon and Southern By-Pass roads create considerable noise which would need to be ameliorated through careful design and siting of housing. There is a broken planting screen at present which should be reinforced whilst retaining the views through the site to the landscape beyond. Any development could be medium/high density but the height should retain views, giving consideration to the views from Hinksey Hill.

The site does not have any biodiversity protections, but the ecological value of the site must be assessed as part of a planning application and any harm avoided, mitigated or compensated for. Consideration should also be given to the location within 200m of the Iffley Meadows SSSI, which is sensitive to changes in the flows and quality of water in the two arms of the river Thames due to being in its floodplain. 10% of the site will be required for new public open space which should be sited to make existing residents feel welcome to use it.

Weirs Mill Stream is one of the few locations in the city with potential for new residential moorings. These should be provided as part of the development, with access through the site to the bankside and necessary servicing provided.

Vehicular access to the site would be from Abingdon Road and may require either a connection into the existing signalised junction of Abingdon Road/ Old Abingdon Road or a connection into the existing traffic signals for the buses accessing the Redbridge Park and Ride site opposite. Two points of access would also be required for pedestrians and cyclists: one to the west connecting with the bus stops at Park and Ride site; and the other to the north connecting with existing bus stops on Abingdon Road. The existing cycle track that runs along the western boundary should be retained.

### **Policy SP30: Land East of Redbridge Park & Ride**

Planning permission will be granted for residential dwellings at the land East of Redbridge Park and Ride site. Proposals should include residential moorings and associated servicing facilities. Development should include public open space. Planning permission will not be granted for any other uses.

A minimum of 10% of the site should be for public open space, which should be accessible for existing residents of Marston. The development should be designed to ensure active frontages face onto the open space.

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<p>A biodiversity survey will be expected to assess the biodiversity value of the site and it should be demonstrated how harm will be avoided, mitigated or compensated. Compensatory improvements to should be made to surrounding areas of remaining Green Belt in accordance with the Identification of Opportunities to Enhance the Beneficial Use of Green Belt Land Report (LUC, 2018).</p> <p>Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow to the Iffley Meadow SSSI. Development proposals should reduce surface water runoff in the area and should be accompanied by an assessment of groundwater and surface water. Development proposals must incorporate sustainable drainage with an acceptable management plan. A buffer zone should be provided during the construction period to avoid disturbance to the SSSI.</p>	
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### ***St Catherine's College Land***

Site area:	0.61 hectares/1.51 acres
Ward:	Holywell
Landowner:	St Catherine's College
Current use:	Academic Institutional
Flood Zone:	FZ3b but FZ1 for sequential test

The site is visually separated for the wider Green Belt by a wall. Some of the Green Belt area has already been developed and there is a small remaining parcel of undeveloped land. Development could take place without harm to the integrity and purpose of the Green Belt. The site is within the central conservation area and in close proximity to listed buildings, and development must be designed carefully to preserve and

enhance their character.

<b>Policy SP31: St Catherine's College Land</b>	
<p>Planning permission will be granted for student accommodation and other university-related development at the St Catherine's College site.</p> <p>Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</p> <p>A biodiversity survey will be expected to assess the biodiversity value of the site and it should be demonstrated how harm will be avoided, mitigated or compensated.</p> <p>Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow to the New Marston SSSI. Development proposals should reduce surface water runoff in the area and should be accompanied by an assessment of groundwater and surface water. Development proposals must incorporate sustainable drainage with an acceptable management plan. All proposals should minimise impact on air quality during construction phase and after implementation, particularly if they comprise of employment uses.</p>	CH <sub>4</sub>

Site area:	1.95 hectares/4.81 acres (Plot A) 0.52 hectares/1.28 acres (Plot B) 0.64 hectare/1.58 acres (Plot C)
Ward:	North
Landowner:	University of Oxford
Current use:	Non- residential institution, staff housing, student accommodation
Flood Zone:	FZ1

### **Other sites**

#### ***Banbury Road University Sites***

This site comprises three separate plots close to each other, in two distinct areas. They are currently in academic use. Plot A includes some staff housing and student accommodation. There







is high potential for prehistoric and Roman archaeological interest.

Many of the buildings contribute to the character of the North Oxford Victorian Suburb conservation area or are listed. The two areas to the north are historically part of the late C19/early C20 development of North Oxford by St John's College and retain evidence of the planned "setting out" of this part of the city at that time with large detached or semi-detached villas set back from the street behind boundary walls and the remains of front gardens. The area to the south sits immediately to the north of the grade II\* listed The Old Parsonage. The pair of late C19 villas that front Banbury Road are listed and form an important group up to and including No 21 Banbury Road. They would need to be retained in any future development proposal.

Any major redevelopment is unlikely to be suitable but there is some potential to intensify the existing use whilst respecting both plot patterns and boundary treatments. Development should be of a scale that respects the surrounding buildings.

Further academic uses on the site would help focus these uses onto existing sites in line with the strategy. Plots A and C lie within an area with potentially high groundwater and as such the potential impacts upon the New Marston SSSI must be taken into consideration.

Policy SP32: Banbury Road University Sites	
Planning permission will be granted for academic institutional uses, student accommodation and/or employer-linked housing at the Banbury Road University Sites. Planning permission will not be granted for any other uses.	
The site would only be suitable for redevelopment or addition of academic institutional uses provided that it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).	
Development must retain and enhance the listed buildings. Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.	
Pedestrian and cycle links should be enhanced through Plots A and C and to the University Science Area and Radcliffe Observatory Quarter.	
Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow to the New Marston SSSI. Development proposals should reduce surface water runoff in the area and should be accompanied by an assessment of groundwater and surface water. Development proposals must incorporate sustainable drainage with an acceptable management plan. All proposals should minimise impact on air quality during construction phase and after implementation, particularly if they comprise of employment uses.	

### ***Bertie Place Recreation Ground and Land Behind Wytham Street***




Site area:	0.66 hectares/1.63 acres (Plot A) 2.60 hectares/6.42 acres (Plot B)
Ward:	Hinksey Park
Landowner:	Oxford City Council
Current use:	Recreation Ground and vacant land
Flood Zone:	FZ3a for sequential test (for whole site)

This site is comprised of two separate plots. Plot A is a public recreation ground and Plot B is overgrown land formerly used for landfill. Plot A is suitable for a new primary school if one is required. It is also suitable for residential development. Plot B is suitable only for a replacement recreation ground and school playing fields.

Vehicular access to Plot A must be taken via Bertie Place and a suitable turning head must be provided within the development.. Pedestrian access to the site should be provided from Bertie Place, from the pathway at the northern end of the site off Wytham Street, and from the alleyway between 378 and 380 Abingdon Road. The National Cycle Network Route 5 currently passes through the site and development proposals should either provide for its retention or replacement by a suitable alternative route. The new recreation ground on Plot B should include the provision of pedestrian links from both Bertie Place and Wytham Street via John Towle Close.

There is potential for there to be slow worms on the site. These are protected species, although their habitats are not, and if found they can be relocated to alternative sites. Slow worm sites should not be isolated from other potential wildlife corridors so, if they are able to be retained on site, a buffer should be retained along the river and railway corridors. The Iffley Meadows SSSI is located within 600m of the site to the ... It is sensitive to changes in the flows and quality of water in the two arms of the river Thames due to being in its floodplain, and as such it can be impacted by contamination through surface water runoffs.

Residential development at this site in Flood Zone 3a has been justified through the sequential test. A Level 2 Strategic Flood Risk Assessment was carried out for this site to examine part b) of the Exception Test (which relates to whether the development is safe). The Level 2 SFRA considered the proposed development was appropriate and additional mitigation and/ or analysis may be required to demonstrate compliance with the Exception Test at the planning application stage. This is to be undertaken through a site-specific FRA supporting the planning application. The site specific flood risk assessment must demonstrate how the development will be safe otherwise planning permission will not be granted.

Policy SP33: Bertie Place Recreation Ground and Land Behind Wytham Street	
<p>Planning permission will be granted for residential development (Plot A). A vehicular turning and dropping off area should be provided within the site.</p> <p>Planning permission will only be granted for the new school if the school playing fields are provided on the Land Behind Wytham Street (Plot B) and planning permission will only be granted for a new school or residential development if the existing Bertie Place recreation ground, including a replacement Multi Use Games Area, is re-provided on land in Plot B with adequate pedestrian links provided from local residential areas. Planning permission will not be granted for any other uses.</p> <p>For either a new school or residential development, pedestrian access to Plot A should be provided from Bertie Place and from existing accesses to the north and east. The national cycle network route should be retained or replaced by a suitable alternative route.</p> <p>Development should be designed to ensure that there is no adverse impact on the Iffley Meadows SSSI. To minimise impact upon the Iffley Meadows SSSI, development proposals will be expected to incorporate Sustainable Urban Drainage Systems and may be required to be accompanied by a groundwater study.</p> <p>A biodiversity survey will be expected to assess the biodiversity value of the site and it should be demonstrated how harm will be avoided, mitigated or compensated. A biodiversity study will be required due to the potential for slow worms and common lizards to be present on the site. If found, a translocation strategy, together with details of a future management scheme, shall be submitted and approved prior to commencement.</p> <p>A planning application must be accompanied by a site-specific flood risk assessment and development should incorporate any mitigation measures.</p>	  <p>CH<sub>4</sub></p> 

### Canalside Land, Jericho

Site area:	0.49 hectares/1.21 acres
Ward:	Jericho and Osney
Landowner:	Administrators, Oxford City Council, British Waterways, Church of England
Current use:	Part boat hire base, garages, open space, derelict workshops, boat repair yard
Flood Zone:	FZ3b but FZ3a for sequential test

This former boatyard and workshop site has been vacant and derelict since 2006. Part of the site to the north is still used by a boat hire facility while garages and open space occupy the land owned by the City Council. The site is in a sensitive area within the Jericho conservation area and adjacent to the Grade 1 listed St Barnabas Church.

Having been the previous site for a boatyard, and with the capacity to accommodate it, this site is considered suitable to replace these facilities. The operating boatyard should include a wet dock, and




allow craneage for narrowboats with possible supporting chandlery and associated workshop facilities. Other uses that should be provided on the site are residential, a sustainably-sized community centre, a public open space or square and a new bridge over the canal for pedestrians and cyclists. The canal hire base at the northern part of the site should be retained.

Building heights should reflect the form and scale of surrounding development, particularly surrounding the area of public open space and should not exceed 3 storeys. Finished design should respect the waterfront heritage of the site, the conservation area and Grade 1 Listed Building. Potentially the wall

separating the Church and the proposed new square can be demolished to open up the square and views of the Grade 1 listed building.

Residential development at this site in Flood Zone 3a has been justified through the sequential test. A Level 2 Strategic Flood Risk Assessment was carried out for this site to examine part b) of the Exception Test (which relates to whether the development is safe). The Level 2 SFRA considered the proposed development was appropriate and additional mitigation and/ or analysis may be required to demonstrate compliance with the Exception Test at the planning application stage. This is to be undertaken through a site-specific FRA supporting the planning application. The site specific flood risk assessment must demonstrate how the development will be safe otherwise planning permission will not be granted.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

Policy SP34: Canalside Land	
<p>Planning permission will be granted for a mixed use development at the Canalside Land site that includes all of the following uses:</p> <ul style="list-style-type: none"> <li>a. residential</li> <li>b. a sustainably-sized community centre</li> <li>c. public open space/square</li> <li>d. replacement operating boatyard and winding yard</li> <li>e. a new bridge over the Oxford Canal for pedestrians and cyclists</li> </ul> <p>Planning permission will not be granted for any other uses.</p> <p>Careful design must ensure that development proposals contribute towards the character of the conservation area and enhances St Barnabas Church and its setting. A planning application must be accompanied by a site-specific assessment for flood risks, groundwater and surface water impacts. Proposals must also incorporate any necessary mitigation measures.</p> <p>Development proposals should be accompanied by an assessment of potential recreational pressure on the immediate setting and the Oxford Meadows SAC that may arise from increased numbers of visitors, along with plans to mitigate this impact as necessary.</p> <p>All proposals should minimise impact on air quality during construction phase.</p> <p>The on-site boatyard may need some sealed storage areas if fuels, paints and chemicals are being used.</p> <p>A planning application must be accompanied by a site-specific flood risk assessment and development should incorporate any mitigation measures.</p>	<div style="text-align: center;"> <p>CH<sub>4</sub></p>    </div>





### ***Court Place Gardens, Iffley Village***

Site area:	3.89 hectares/9.61acres
Ward:	Rose Hill and Iffley
Landowner:	University of Oxford
Current use:	University of Oxford graduate housing
Flood Zone:	FZ3b but FZ3a for sequential test

This site is currently poor quality graduate student accommodation. There is a listed building on the site and the existing development does not enhance the setting of the listed building or the conservation area. The west side of the site is open space with dense tree coverage and should not be developed.

There is potential to make better use of the site whilst respecting and improving the setting of the listed building. The existing graduate student accommodation should be replaced with new graduate accommodation or with residential or a mix of both uses. The site is not within an area that satisfies the student accommodation Policy HP4 so there should be no net increase in students living on the site. Opportunities should be explored to open up footpaths for pedestrians through the site. More vulnerable development will be expected to be directed away from the portion of the site within Flood Zone 3b. The site is almost directly adjacent to the Iffley Meadows SSSI, which is sensitive to changes in water quality and surface water flows due to its location within a floodplain.





Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network are likely to be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

Policy SP35: Court Place Gardens	
<p>Planning permission will be granted for graduate student accommodation or employer-linked housing or a mix of both uses at Court Place Gardens. There should be no net increase in student accommodation units. Planning permission will not be granted for any other uses. Through the redevelopment of the site it must be demonstrated that the new design will have a positive effect on the setting of the listed building compared to the existing development.</p> <p>Development should be designed to ensure that there is no adverse impact on the Iffley Meadows SSSI. To minimise impact upon the Iffley Meadows SSSI, development proposals will be expected to incorporate Sustainable Urban Drainage Systems and may be required to be accompanied by a groundwater study.</p>	   

### ***Cowley Marsh Depot, Marsh Road***

Site area:	1.70 hectares/4.20 acres
Ward:	Cowley Marsh
Landowner:	Oxford City Council
Current use:	City works depot
Flood Zone:	FZ3b but FZ1 for sequential test

The site is currently in use as a depot by the City Council, which is likely to relocate. Due to the bulk and nature of the existing depot, the redevelopment of the site should help improve the setting of Cowley Marsh Recreation Ground, provided that it is well designed, and is likely to lead to a reduction in vehicle movements. The site is suitable for residential

Policy SP36: Cowley Marsh Depot	
<p>Planning permission will be granted for residential dwellings at Cowley Marsh Depot. Planning permission will not be granted for any other uses.</p> <p>Prior to the development of the site for residential uses the depot must be relocated.</p>	   

Site area: 0.32 hectares/0.79 acres  
 Ward: Holywell  
 Landowner: University of Oxford  
 Current use: Academic institutional  
 Flood Zone: FZ1

The site is currently occupied by the University of Oxford's Faculty of Music which is due to be relocated to the Radcliffe Observatory Quarter site. The current Faculty of Music site is a sensitive location as it backs onto Christ Church meadow, is in a Conservation area and is close to the listed buildings of Christ Church College. Care will be

needed in design in order to demonstrate that the setting of the listed buildings and Conservation Area are conserved and enhanced. There is a high potential for archaeological interest such as the site of the Crutched Friars.

The site is situated on St Aldate's and is unlikely to be suitable for uses that require parking or generate much traffic. Continuing the academic use of the site would be most appropriate and the incorporation of some student accommodation in this city centre site would be suitable.

Residential use within this site in Flood Zone 3a has been justified through the sequential test although policies in the Core Strategy relating to development in the flood plain will also need to be complied with.

#### Policy SP37: Faculty of Music, St Aldates

Planning permission will be granted for academic uses, residential including employer linked housing and student accommodation at the Faculty of Music. Planning permission will not be granted for any other uses.

The site would only be suitable for redeveloped or additional academic institutional uses provided that it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).

Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.



#### Former Barns Road East Allotments

Site area: 0.5 hectares/ 1.24 acres  
 Ward: Cowley  
 Landowner: Oxford City Council  
 Current use: Disused allotments/garden area  
 Flood Zone: FZ1

The site is comprised of disused allotments, with some trees and shrubs and some mown areas. There is currently no vehicular access to the site with pedestrian and cycle access achievable via Kersington Crescent to the north. To the south of the site there is a cycle track which can be accessed via Barns Road.

Access to the site could be achieved with the demolition and reconfiguration of the layout of one of the existing blocks of flats on Kersington Crescent.

#### Policy SP38: Former Barns Road East Allotments



Planning permission will be granted for residential dwellings at the Former Barns Road East Allotments site. Planning permission will not be granted for any other uses.



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## Former Iffley Mead Playing Fields

Site area:	2.04 hectares/ 5.04 acres
Ward:	Rose Hill and Iffley
Landowner:	Oxfordshire County Council
Current use:	Former School Playing Field
Flood Zone:	FZ1



The former Iffley Meads Playing Fields were once part of St Augustine School. The adjacent school is now the Iffley Academy, which uses the adjacent playing fields, but not the Former Iffley Mead Playing Fields site. The site is currently and has been for many years a disused, fenced off grassed area. The site is in a largely residential area and is suitable

for residential development. The site could be used for employer-linked housing, as long as it is the only County Council site brought forward for this use.

Further evidence is required on whether the site is surplus to recreational/sports requirements and school requirements. There is need to negotiate access via adjoining land, as access to site is currently via school which is accessed via Augustine Way.

A minimum of 10% of the site should be for public open space which should be accessible for existing residents. It is likely that this space will be best provided as an extension to Donnington Recreation Ground. The development should be designed to ensure active frontages face onto the open space. The site does not have any biodiversity protections, but the ecological value of the site must be assessed as part of a planning application and any harm avoided, mitigated or compensated for.

The site is currently accessed via the Iffley Academy School situated off Augustine Way. Any redevelopment of the site would need to ensure that access to the site can be achieved without being detrimental to the school.

Policy SP39: Former Iffley Mead Playing Fields	
Planning permission will be granted for residential dwellings at the former Iffley Mead playing fields. Residential development could be in the form of employer-linked housing if no other County site is used for this purpose. Planning permission will not be granted for any other uses.	 
The Former Iffley Mead Playing Fields site will be expected to provide 10% new public open space, which must be sited to be welcoming to existing residents. Development proposals should encourage active frontages to the new public open space.	
A biodiversity survey will be expected to assess the biodiversity value of the site and it should be demonstrated how harm will be avoided, mitigated or compensated.	
Development should be designed to ensure that there is no adverse impact on the Iffley Meadows SSSI. To minimise impact upon the Iffley Meadows SSSI, development proposals will be expected to incorporate Sustainable Urban Drainage Systems and may be required to be accompanied by a groundwater study.	




## Grandpont Car Park

Site area:	0.44 hectares/ 1.09 acres
Ward:	Hinksey Park
Landowner:	Oxfordshire County Council
Current use:	County council ground level parking
Flood Zone:	FZ2

The site comprises of a surface-level car park used as a remote car park by County Council staff. It is a narrow, linear site screened on all sides by tall trees. The site is in a largely residential area and is suitable for residential development. The site could be used for employer-linked housing, as long as it is the only

County Council site brought forward for this use. The development must be designed with consideration to the rural and open character of the publicly valuable and accessible open space to the north. Tree screening should be retained as far as possible.

Access would need to be through the existing relatively narrow street network. As the site is used currently as a car park, development of the site is likely to lead to a reduction in vehicular access movements.

Policy SP40: Grandpont Car Park	
Planning permission will be granted for residential dwellings at the Grandpont Car Park site. Residential development could be in the form of employer-linked housing if no other County site is used for this purpose. Planning permission will not be granted for any other uses.	 <b>CH<sub>4</sub></b>  

### ***Jesus College Sports Ground, Herbert Close***

Site area:	0.55 hectares/1.36 acres
Ward:	Cowley Marsh
Landowner:	Jesus College
Current use:	Private sports pitch
Flood Zone:	FZ1


This site is private open space currently an open, grassed field occupied by a number of sports pitches with small ancillary structures associated with the sports activities. The site is to the south east of Bartlemas Close, which is a historic lane. A hedgerow provides a distinct break both physical and visual between the settlement of Bartlemas and the wider Bartlemas conservation area

and the site.

Views of and from Bartlemas are restricted due to vegetation and buildings; however development of the site would inevitably have some impact on the sense of rural isolation that the current undeveloped playing fields reinforce. Therefore, any development would need to be designed with buildings of form, massing (roof profiles) height and façade materials that allow the built forms to recede in the backdrop to views from and across Bartlemas. In addition, landscape design would need to be a fundamental consideration at the earliest design stage, to enhance the contribution that existing trees and hedgerows make to the rural setting of the Bartlemas settlement, listed buildings and the conservation area. Development should result in enhancement of the hedgerow along the southern side of the lane.

In the light of Policy H8's approach to locating student accommodation, the site is not suitable for student accommodation as it is not directly adjacent to a main thoroughfare, within the city centre or a district centre or on an existing teaching campus. Residential development would be an appropriate use on this site. The loss of the sports facility is considered justified because of the need for and benefits of new housing. Public sports facilities should be reprovided or facilities nearby improved to increase capacity to match that which has been lost.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

Policy SP41: Jesus College Sports Ground	
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Planning permission will be granted for residential development and new public open space at Jesus College Sports Ground. Planning permission will not be granted for any other uses. The public open space should cover at least 25% of the gross site area and should be located on the Barracks Lane frontage. Public sports facilities should be provided on the open space or a contribution made to improve other local sports facilities.

Careful design must ensure that development proposals contribute towards the character of the Bartlemas Conservation Area and preserve and enhance nearby listed buildings and their setting. Development proposals should encourage active frontages onto Barracks Lane and the new public open space. Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI.



### **John Radcliffe Hospital Site**

Site area: 27.75 hectares/68.57 acres  
 Ward: Headington  
 Landowner: Oxford University Hospitals NHS Trust  
 Current use: Hospital  
 Flood Zone: FZ1

The Oxford University Hospitals NHS Trust is confident that their future operational requirements can be met on the site through redevelopment and by making more efficient use of land. Some areas of the site will no longer be required by the Trust for hospital uses and will become available for alternative uses. Proposals must consider their impact upon the Old Headington Conservation Area.

The Core Strategy focuses hospital related development on the existing sites in Headington and Marston. Hospital related uses should remain the main focus of the site. Focussing development on existing sites creates opportunities for shared trips to the sites which would reduce traffic movement, provide opportunities to reduce parking on the site and provide an incentive for improved public transport to the site. This should remain the aim for any alternative uses developed on the site. Oxfordshire County Council's Local Transport Plan seeks to reduce car parking on all the hospital sites within Oxford.

It would be beneficial for the hospital if the site was developed for uses where the proximity of being adjacent to the hospital is important. Employment uses which have a particular need to be located close to the hospital, such as pharmaceutical companies needing access to patients for research purposes, would be suitable. It would also be beneficial to locate primary healthcare and a patient hotel on the site. Employer-linked housing that supports the main uses of the site will also be supported. Complementary uses which would also be suitable but which should not dominate the new development on the site are general residential and student accommodation. Retail development should be small scale units so as to not act as destination shops.

This site is within an area where development is likely to exacerbate surface and/or foul water flooding. There is an opportunity to address excess of runoff at the John Radcliffe Hospital site by ensuring that any development at the site reduces rather than maintains existing levels. This could take the form of ponds, wetlands or an on-site attenuation feature.

#### **Policy SP42: John Radcliffe Hospital Site**

Planning permission will be granted for further hospital related uses, including the redevelopment of existing buildings to provide improved facilities on the John Radcliffe Hospital Site. Other suitable uses must have an operational link to the hospital and are:

- employment B1(b), B1(c) and B2;
- patient hotel;
- primary health care;
- employer-linked housing;



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- education;
- academic institutional

Complementary acceptable uses are:

- student accommodation;
- small scale retail units provided that they are ancillary to the hospital.

Planning permission will not be granted for any other uses.

Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.

Development proposals must not prejudice bus access through the site. Improvements to public transport access and the reduction in car parking provision on site will be required, in accordance with Oxfordshire County Council's Local Transport Plan.

A drainage strategy will need to be produced by the developer in liaison with the City Council, Thames Water and the Environment Agency, to establish the appropriate drainage mitigation measures for any development. Planning permission will only be granted if sufficient drainage mitigation measures are incorporated into the design of proposals.



### ***Land at Meadow Lane***

Site area:	0.989 hectares/2.443 acres
Ward:	Iffley Fields
Landowner:	Donnington Health Trust
Current use:	Grassland/pony paddock
Flood Zone:	FZ3b


The site comprises of land used for horse grazing, with some trees and shrubs. The site sits within the Iffley village envelope and has potential for some sensitive housing infill. This should conserve and enhance the unique characteristics and appearance of the Iffley conservation area. The building line should be followed on the frontage and the semi-rural frontage

on Church Way should be retained, as well as the stone wall boundary and trees, particularly at Church Way. Development should be relatively low-density and two-storey with front and rear gardens and stone-walled boundaries. The impact of development on views through the riverside edge landscape of the Cherwell meadows to the west, and views back to Iffley from the west should be considered.

Access to the site can be achieved from Church Way or Meadow Lane. There is an existing field gate access to the site from Church Way. A biodiversity survey has found that the site does not meet the criteria for an Oxford City Wildlife Site. However, the biodiversity value of the site and impact of development understood, avoided and mitigated or compensated for.

Residential development at this site in Flood Zone 3a has been justified through the sequential test. A Level 2 Strategic Flood Risk Assessment was carried out for this site to examine part b) of the Exception Test (which relates to whether the development is safe). The Level 2 SFRA considered the proposed development was appropriate and additional mitigation and/ or analysis may be required to demonstrate compliance with the Exception Test at the planning application stage. This is to be undertaken through a site-specific FRA supporting the planning application. The site specific flood risk assessment must demonstrate how the development will be safe otherwise planning permission will not be granted.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

Policy SP43: Land at Meadow Lane	
<p>Planning permission will be granted for residential dwellings at Land at Meadow Lane. Planning permission will not be granted for any other uses.</p> <p>A biodiversity survey will be expected to assess the biodiversity value of the site and it should be demonstrated how harm will be avoided, mitigated or compensated.</p> <p>A planning application must be accompanied by a site-specific flood risk assessment and development should incorporate any mitigation measures.</p>	

### ***Lincoln College Sports Ground, Bartlemas Close***

Site area:	2.34 hectares/5.78 acres
Ward:	Cowley Marsh
Landowner:	Lincoln College
Current use:	Private sports pitch
Flood Zone:	FZ1

The site is currently private open air sports facilities for Lincoln College who consider it surplus to requirements as they plan to share the pitch of Jesus College to the north. The site has limited access to outside groups on an ad hoc basis. The site lies off the north-eastern side of Cowley Road to the north east of a suburban housing block that

sits between Bartlemas Close, Belvedere Road, Kenilworth Avenue and Barracks Lane.

Residential development would be an appropriate use on this site. The loss of the majority of the sports facility is considered justified because of the need for and benefits of new housing. However, the loss of the cricket facility would adversely affect the provision of cricket pitches within Oxford of which there is a potential shortfall. A cricket pitch must be retained unless an alternative site is found. If an alternative site is found then 10% of the site will be required for new public open space which should be sited to make existing residents feel welcome to use it.

Any development should be designed with buildings of form, massing (roof profiles) height and façade materials that allow the built forms to recede in the backdrop to views from and across Bartlemas. In addition, landscape design would need to be a fundamental consideration at the earliest design stage, to enhance the contribution that existing trees and hedgerows make to the rural setting of the Bartlemas settlement, listed buildings and the conservation area. Development should result in enhancement of the hedgerow along the southern side of the lane.

The treatment of landscape at the perimeter of the sites must be given consideration where the impact on the setting of Bartlemas and on the setting of the listed buildings within the settlement must be an important consideration in the design process.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development. Any investigations required are to be funded by the applicant.

Sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether an upgrade to the sewerage network is required. Up to three years lead in time could be required to undertake any such works.

Policy SP44: Lincoln College Sports Ground	
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Planning permission will be granted for residential development and public open space at Lincoln College Sports Ground. Planning permission will not be granted for any other uses. The cricket pitch must be retained on the open space unless an alternative suitable site is found. If an alternative site is found the City Council must be satisfied that it will be delivered. The Lincoln College Sports Ground site will still be expected to provide 10% new public open space as part of the residential development.

Careful design must ensure that development proposals contribute towards the character of the Bartlemas Conservation Area and preserve and enhance nearby listed buildings and their setting. Development proposals should encourage active frontages onto Barracks Lane and the new public open space. Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI.

### ***Littlemore Park, Armstrong Road***

Site area:	5.44 hectares/13.44 acres
Ward:	Littlemore
Landowner:	Oxford University Hospitals NHS Trust
Current use:	Vacant previously developed land
Flood Zone:	FZ3b but FZ1 for sequential test

The site is within a predominantly employment area close to Littlemore and Sandford-on-Thames and is accessed off Armstrong Road. There are some trees on the west end of the site.

The Oxford University Hospitals NHS Trust would like to focus employment that is linked to the hospitals, such as pharmaceutical research, onto hospital sites, in particular the Churchill Hospital site. The policy for the Churchill Hospital site (SP9)

and the John Radcliffe Hospital (SP24) includes provision for employment to facilitate this relocation. If this could be achieved, the Littlemore Park site would be most suitable to delivering new residential development.

The site is adjacent to listed hospital buildings so the impact on these buildings and their setting must be considered. The existing ecological provision on the site must be understood and enhanced. Landscaping should consider the brook to the south of the site. The former playing field should be relocated or facilities improved elsewhere. Because of the listed buildings and importance of landscape to their setting, development of medium density and height is likely to be suitable.

The site does not have any biodiversity protections, but the ecological value of the site must be assessed as part of a planning application and any harm avoided, mitigated or compensated for.







A pedestrian and cycle route across the site, as indicated on the Proposals Map, should be included as part of any development on the site. Residential development would be very segregated from neighbouring communities so adequate pedestrian and cycle links must be incorporated. These should consider access to the railway and connectivity to the business park site to the south, and to the village. More vulnerable development will be expected to be directed away from Flood Zone 3b.

Residential development at this site in Flood Zone 3a has been justified through the sequential test. A Level 2 Strategic Flood Risk Assessment was carried out for this site to examine part b) of the Exception Test (which relates to whether the development is safe). The Level 2 SFRA considered the proposed development was appropriate and additional mitigation and/ or analysis may be required to demonstrate compliance with the Exception Test at the planning application stage. This is to be undertaken through a site-specific FRA supporting the planning application. The site specific flood risk assessment must demonstrate how the development will be safe otherwise planning permission will not be granted.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network are likely to be required. As such early discussion with the Gas

Network is recommended to ensure that the timely delivery of infrastructure takes place to support development. Any investigations required are to be funded by the applicant

Sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether an upgrade to the sewerage network is required. Up to three years lead in time could be required to undertake any such works.

Policy SP45: Littlemore Park	
<p>Planning permission will be granted for employment (B1) and complementary appropriate uses at Littlemore Park.</p> <p>Residential development is a suitable alternative use but to ensure that there is no loss of employment sites within Oxford, planning permission will only be granted for residential development on Littlemore Park provided that an equivalent amount of new B1 employment (employees) is created elsewhere within Oxford. Planning permission will not be granted for any other uses.</p> <p>The playing field should be re-provided or a contribution made to another facility. Pedestrian and cycle links should be enhanced through and to the site, including to Oxford Science Park. A biodiversity survey will be expected to assess the biodiversity value of the site and it should be demonstrated how harm will be avoided, mitigated or compensated.</p> <p>A planning application must be accompanied by a site-specific flood risk assessment and development should incorporate any mitigation measures.</p>	 CH <sub>4</sub>    



## Manor Place

Site area:	1.24 hectares/3.06 acres
Ward:	Holywell
Landowner:	Merton College
Current use:	Vacant former tennis courts, allotments and orchard
Flood Zone:	FZ2 but FZ1 for sequential test

This site consists of a mix of disused hard and grass tennis courts, abandoned private allotments and an orchard. It is a sensitive site as it is close to a number of listed buildings, the Holywell Cemetery and within the Central Conservation Area with a number of large trees on site. Any development would need to ensure that there was no adverse impact upon the setting of the listed buildings and the Central conservation area. There is high potential for archaeological interest on the site





with Civil War defences having been excavated previously.

The most appropriate vehicular access would be to widen and extend the existing pedestrian and cycle access from Manor Place to the north of the site, incorporating land in Merton College's ownership. Access via Holywell Mill Lane to the south is unlikely to be deliverable as it is not under the control of Merton College and the visibility at the junction with St Cross Road is substandard.

In order to minimise traffic movements, the most appropriate uses for the site are either student accommodation or car free residential. The loss of the former sports facility is considered justified only due to the need for and benefits of new housing or student accommodation.

Residential use of the site in Flood Zone 3a has been justified through the sequential test. The site satisfied all but one part of the Exception Test (relating to reducing overall flood risk) but this remaining part would be difficult to fulfil until the proposed development is designed. A site specific flood risk assessment is needed before the criterion for residential use can be firmly satisfied. The site is also within 200m of the New Marston Meadows SSSI, which is sensitive to changes in the flows and quality of water in the river Cherwell due to being in its floodplain. There have been issues previously with sewage leakages; therefore the network capacity needs to be considered.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network are likely to be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

Policy SP46: Manor Place	
<p>Planning permission will be granted for student accommodation or car free residential development or a mix of both uses at St Cross College Annex. Planning permission will not be granted for any other uses.</p> <p>Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</p> <p>Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow to the New Marston SSSI. Development proposals should reduce surface water runoff in the area and should be accompanied by an assessment of groundwater and surface water flows. Development proposals must incorporate sustainable drainage with an acceptable management plan. A buffer zone should be provided during the construction period to avoid disturbance to the SSSI.</p>	   



A planning application must be accompanied by a site-specific flood risk assessment and development should incorporate any necessary mitigation measures.	
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## Manzil Way Resource Centre

Site area:	0.75 hectares/ 1.85 acres
Ward:	St Clement's
Landowner:	Oxford Health NHS Foundation Trust
Current use:	Healthcare, offices, restaurant/café and flats
Flood Zone:	FZ1

The site comprises of low-rise buildings, with car parking and small areas of grass and trees. The site is used for adult mental health therapy activity and associated administration. The Oxford Health NHS Trust's ongoing review of healthcare facilities might find that this site is needed, but it is more likely that additional need will be incorporated into Warneford or Littlemore sites, which have capacity. This site is a suitable site for a healthcare facility or for

residential development. This site is one of only a few sites owned by the Oxford Health NHS Trust, and also presents an opportunity for them to develop employer-linked housing on the site.

Policy SP47: Manzil Way Resource Centre	 CH <sub>4</sub> 
Planning permission will be granted for improved health-care facilities, associated administration and/or residential dwellings, including employer-linked housing, at the Manzil Way Resource Centre site. If market housing and employer-linked housing are to be provided there must be enough market housing to ensure that affordable housing is provided on site, in accordance with Policy H2. Planning permission will not be granted for any other uses.	



## Nielsen, London Road

Site area:	4.84 hectares/11.96 acres
Ward:	Quarry and Risinghurst
Landowner:	Shaviram Group
Current use:	Employment (B1)
Flood Zone:	FZ1

This site contains an office development which only occupies a small proportion of the site. There is an opportunity to use this site more efficiently by introducing further development. Residential would be the most appropriate. The frontage onto the A40 could create a landmark as a gateway into the city.

As a Category 2 Employment site, any redevelopment would be expected to retain or increase the existing level of employment (employees) on site. This could be achieved by a replacement employment generating use. Small scale employment units, whilst potentially having a lower employee density than the existing use, would create a greater range of job opportunities in line with the Core Strategy.

Sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether an upgrade to the sewerage network is required. Up to three years lead in time could be required to undertake any such works.

Policy SP48: Nielsen, London Road	CH <sub>4</sub>  
Planning permission will be granted for a residential-led development at the Nielsen site which must retain employment-generating development.	
As a Category 2 employment site, the existing level of employment should be retained on site. Replacement employment could be in the form of: <ul style="list-style-type: none"> <li>an employment generating use; and/or</li> <li>healthcare development provided that the employee level was sufficient; and/or</li> <li>small scale employment units.</li> </ul>	

<p>Planning permission will not be granted for any other uses.</p> <p>Opportunities should be taken to improve connectivity to and within the site for pedestrians and cyclists.</p> <p>Applicants will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</p>	
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### Old Power Station

Site area:	0.32 hectares/0.79 acres
Ward:	Holywell
Landowner:	Oriel College
Current use:	Mix of A1, A2, A3, A4, B1 and C2 uses
Flood Zone:	FZ3b

This site consists of an old power station which is owned and occupied by the University of Oxford, used currently mainly for storage. The site is suitable for student accommodation and housing, including employer-linked housing, or for intensification of its current academic use. The site is on the Oxford Heritage Asset Register. The power station was built at Cannon Wharf in 1892 for the Oxford Electric Company Ltd, with coal and



cooling water supplied by the river. It continued in operation as the city's main source of electricity until 1969. The building illustrates the development of West Oxford as an industrial suburb with large industrial building set amongst the narrow streets of housing that continued to be built up to the end of the 19th century. Development should reflect the heritage interest of the site.

The site is directly adjacent to the boundary of the Osney Island Conservation area, which derives its unique character from the well preserved Victorian buildings that have had limited 20<sup>th</sup> Century intervention. Any proposals should have regard to this setting and to the visual impact development this site would have on the character of the area.

Residential development at this site in Flood Zone 3a has been justified through the sequential test. A Level 2 Strategic Flood Risk Assessment was carried out for this site to examine part b) of the Exception Test (which relates to whether the development is safe). The Level 2 SFRA considered the proposed development was appropriate and additional mitigation and/ or analysis may be required to demonstrate compliance with the Exception Test at the planning application stage. This is to be undertaken through a site-specific FRA supporting the planning application. The site specific flood risk assessment must demonstrate how the development will be safe otherwise planning permission will not be granted.

The allocation proposes development including residential, (this is more vulnerable use based on the flood vulnerability classification). Care should therefore be taken when deciding where best to locate different elements of the development. In view of the flood risk issues at the site, ground raising may be required to raise certain parts of the site.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

<b>Policy SP49: Old Power Station</b>	
<p>Planning permission will be granted for academic institutional use, student accommodation and/or residential dwellings, including employer-linked housing on the Old Power Station site. Development of the site may include replacement of existing use of the site. Planning permission will not be granted for any other uses.</p> <p>Careful design must ensure that development properly contribute towards the character of</p>	  <b>CH<sub>4</sub></b>

the conservation area and reflect the heritage significance of the building and its setting.

A planning application must be accompanied by a site-specific flood risk assessment and development should incorporate any mitigation measures.



### ***Oriel College Land at King Edward Street and High Street***

Site area: 0.26 hectares/0.64 acres  
Ward: Holywell  
Landowner: Oriel College  
Current use: Mix of A1, A2, A3, A4, B1 and C2 uses  
Flood Zone: FZ1

This site consists of a number of properties including a listed building. As a city centre location, the site is suitable for a number of uses although with the ground floor designated as a mix of primary, secondary and street specific frontages, Class A uses should be maintained here subject to Local Plan policies. Any development would need to ensure that there was no adverse impact upon

the setting of the listed building and conservation area.

The site is 600m from the Magdalen Grove SSSI, however this is a geological site and as such it would only be subject to impacts in the case of a direct land take.

#### **Policy SP50: Oriel College Land at King Edward Street and High Street**

Planning permission will be granted for student accommodation and or residential dwellings and town centre uses at Oriel College Land at King Edward Street and High Street. Active frontages should be maintained on the ground floor. Planning permission will not be granted for any other uses.

Careful design must ensure that development proposals contribute towards the character of the conservation area and enhance the listed building and its setting.



### ***Oxford Brookes University Marston Road Campus***

Site area: 1.18 hectares/ 2.92 acres  
Ward: Headington Hill and Northway  
Landowner: Oxford Brookes University  
Current use: Educational facilities  
Flood Zone: FZ1

The site comprises of the former Milham Ford School, which closed in 2003 and is currently in use as the Oxford Brookes Marston Road Campus. Oxford Brookes may cease educational use on the site and to dispose of it within the Plan period, in which case the site would be suitable for residential use. Access to the site is via Mary Price


Close and McCabe Place off Harberton Mead and from Jack Straw's Lane, which is likely to be the most suitable access if the site is redeveloped.

The former school building, built in the late 30s, early 40s is an imposing building, built in a neo Georgian style with a triangular stone portico containing a carved Oxford crest. Four tall elegant Cotswold limestone Ionic columns surround the front door. All the red brickwork of the original 1939 building has the attractive chevron or diamond pattern, adding to the striking symmetry of the frontage. The site lies within the setting of the Headington Hill Conservation Area and it has an important relationship to the conservation area.

The tree and hedge lined boundaries along Jack Straws Lane and Harberton Mead are important features of the character of the area.

The site is adjacent to the Milham Ford Nature Park, on the site of the former school playing fields. The strong relationship between the building and landscaped setting of the open space should be retained. The Nature Park includes areas of formal play and a tapestry of habitats. The New Marston Meadows SSSI is within 600m of the site and is sensitive to changes in the flows and quality of water in the river Cherwell due to being in its floodplain. There have been issues previously with sewage leakages, therefore the network capacity needs to be considered.

Development proposals should be carefully considered, giving regard to the form of the existing building and the impact on the green setting of the Nature Park.

Policy SP51: Oxford Brookes University Marston Road Campus	
<p>Planning permission will be granted at the Oxford Brookes Marston Road Campus for further academic use or employer-linked housing or, should Oxford Brookes University vacate the site, for residential dwellings. Planning permission will not be granted for any other uses.</p> <p>Development should ensure there are no adverse impacts on the Milham Ford Nature Park. Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow to the New Marston SSSI. Development proposals should reduce surface water runoff in the area and should be accompanied by an assessment of groundwater and surface water flows. Development proposals must incorporate sustainable drainage with an acceptable management plan.</p> <p>All proposals should minimise impact on air quality during construction phase and after implementation, particularly if they comprise of employment uses.</p>	

### ***Oxford Stadium (Greyhound Stadium)***

Site area:	3.37 hectares/ 8.33 acres
Ward:	Blackbird Leys
Landowner:	Galliard Homes
Current use:	Stadium used for community and leisure uses with associated parking
Flood Zone:	FZ1

The site is comprised of the former Oxford greyhound racing stadium, which has also been used for speedway. The stadium last hosted speedway in 2008. A number of commercial and community leisure uses occupy the site currently, including Karting Oxford. The site is accessed from Sandy Lane.

The greyhound racing and speedway events at Oxford Stadium were popular and well attended.

These represents important leisure activities which should be resumed at the Oxford Stadium (alongside additional appropriate and compatible leisure and hospitality uses). It is recognised that the existing facilities at Oxford Stadium are likely to require investment and modernisation to meet the current and future expectations of operators and spectators. The City Council considers that there exist opportunities to bring forward enabling residential development within the current car park to facilitate such investment and modernisation.







The Oxford Stadium was designated as a Conservation Area in 2014, following its addition to the City Council's Heritage Assets Register. It is considered to have heritage significance, with the location and character of the stadium illustrating the socio-economic character of Oxford's eastern suburbs during the 20<sup>th</sup> Century. It is representative of inter-war sport and entertainment within the city as part of Oxford's early 20<sup>th</sup> Century growth in response to development as a manufacturing centre. The character and

appearance of the area derives from its heritage interest and provides physical evidence that represents the collective memory of those working communities and their leisure pursuits. It has community value, contributes to local distinctiveness and is a nationally rare form of development. Preserving its spatial character is important therefore to understanding the heritage of the area.

The opportunity exists to provide enabling residential development within the existing Stadium car park. This residential development should preserve and where possible enhance the significance of the conservation area of which it is a part and should provide for retention and enhancement of the community uses of the Stadium. The City Council has undertaken viability testing that demonstrates that resumption of the use of the Stadium as a greyhound racing and speedway venue can be achieved, supported by enabling housing development to fund its modernisation if necessary. Any planning permission for enabling residential development will be required to include a commitment (through a planning obligation) to carry out, as part of the development, an agreed scheme for refurbishment and modernisation of the Stadium to facility recommencement of its former leisure uses.

Enabling residential development and modernisation works to the Stadium itself should conserve and enhance the character of the Conservation Area. The ability to understand the area as a heritage asset is dependent on preserving its spatial character including not only the individual buildings but also the spaces between them such as the tracks, pits and greyhounds paddocks that illustrate the purpose of the buildings and contribute to the special historic interest and character and appearance of the area.

There should be no increase in parking and a loss of car parking is likely to be acceptable as long as it can be demonstrated that access arrangements will be adequate to support the leisure uses. This might be by improving links across the railway nearby car parking. Any opportunity to link to a new Cowley Branchline station should be taken.

Policy SP52: Oxford Stadium	
<p>Planning permission will be granted for revival of the stadium for greyhound racing and/or speedway, with other community or leisure uses. Planning permission will be granted for enabling residential dwellings on the car park or other areas that will not affect the operation or heritage interest of the Oxford Stadium site, if it is to secure enhancement of leisure uses on the site consistent with preservation and enhancement of heritage significance.</p> <p>Planning permission will not be granted for any other use or development, unless further feasibility work shows speedway and greyhound racing not to be viable, in which case planning permission will be granted for an alternative community and leisure use that maintain the heritage interest of the Stadium and its context, with supporting or enabling residential development on the car park if necessary.</p> <p>Planning permission will not be granted for any development that would result in an increase in car parking. It should be demonstrated that there will be adequate accessibility of the site to support the leisure uses.</p> <p>As part of any planning application a legally enforceable commitment will be required to modernise and to refurbish the existing Oxford Stadium to facilitate recommencement of its former uses or for alternative community and leisure uses, in accordance with this policy.</p>	<div>   CH<sub>4</sub>           </div>

**Oxford University Press Sports Ground, Jordan Hill**

<div> <div> <div>Site area:</div> <div>3.65 hectares/9.02 acres</div> </div> <div> <div>Ward:</div> <div>Wolvercote</div> </div> <div> <div>Landowner:</div> <div>Oxford University Press</div> </div> <div> <div>Current use:</div> <div>Private sports ground</div> </div> <div> <div>Flood Zone:</div> <div>FZ1</div> </div> </div>	<div>187</div> <div> <p>The site is currently open air sports facilities for Oxford University Press and is adjacent to existing residential properties and Jordan Hill Business</p> </div>
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Park. Outside groups are able to use the pitches on an ad hoc basis but demand for the pitches has diminished and it is now not viable to operate.

Residential development would be an appropriate use on this site and some complementary B1 uses may be suitable due to the site being adjacent to the Jordan Hill Business Park. The loss of the majority of the sports facility is considered justified due to the need for and benefits of new housing. However, the loss of the cricket facility would adversely affect the provision of cricket pitches within Oxford of which there is a potential shortfall. A cricket pitch must be retained unless an alternative site is found. If an alternative site is found then 10% of the site will be required for new public open space which should be sited to make existing residents feel welcome to use it.

Any significant increase in traffic is likely to impact upon the nearby Wolvercote and Cutteslowe roundabouts. Development will be subject to appropriate mitigation measures.

Sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether an upgrade to the sewerage network is required. Up to three years lead in time could be required to undertake any such works.

Policy SP53: Oxford University Press Sports Ground	
<p>Planning permission will be granted for residential development and public open space at Oxford University Press Sports Grounds. Some complementary B1 employment would also be suitable. Planning permission will not be granted for any other uses.</p> <p>The cricket pitch and the pavilion must be retained unless an alternative suitable site is found. Opportunities should be explored to integrate the existing cricket pitch into the Five Mile Drive Recreation Ground. If an alternative site is found for a cricket pitch the City Council must be satisfied that it will be delivered. The Oxford University Press Sports Ground site will still be expected to provide 10% new public open space as part of the residential development. Development should encourage active frontages onto the new public open space.</p> <p>Development should be designed to ensure that there is no adverse impact on the Port Meadow SSSI and will be subject to appropriate traffic mitigation measures.</p>	 

## No.1 Pullens Lane

Site area:	0.42 hectares/ 1.04 acres
Ward:	Headington Hill and Northway
Landowner:	Carebase Ltd ?
Current use:	Residential
Flood Zone:	FZ1



The site is comprised of a detached 1960s two-storey house and garage and substantial garden. The existing use of site is residential and there are surrounding residential uses. The site would be suitable for residential development, of general housing, elderly accommodation or specialist and supported accommodation. The site is located on

Pullens Lane, a quiet narrow private road that adjoins Headington Road and is set within the Headington Hill Conservation Area. There is a single narrow access to the site at present through a gap in boundary vegetation leading to an informal off-street parking space for a car. Any development that results in increased traffic generation and intensification in use of Pullens Lane will be subject to appropriate mitigation measures.

The site is within the Headington Hill Conservation Area. Any proposals should have regard to the quiet and rural character and appearance of the Conservation Area. Inappropriate levels of traffic generation must be avoided. Important soft landscaping features should be retained.

The site does not have any biodiversity protections, but the ecological value of the site must be assessed as part of a planning application and any harm avoided, mitigated or compensated for. The hedgerows should be retained as part of the design where possible.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

Policy SP54: No.1 Pullens Lane	 
<p>Planning permission will be granted for residential dwellings at the No.1 Pullens Lane site. Planning permission will not be granted for any other uses.</p> <p>A biodiversity survey will be expected to assess the biodiversity value of the site and it should be demonstrated how harm will be avoided, mitigated or compensated.</p>	

### ***Radcliffe Observatory Quarter***

Site area:	2.27 hectares/5.61 acres
Ward:	North
Landowner:	University of Oxford
Current use:	Vacant with some academic development
Flood Zone:	FZ1




This site is within an area of predominantly attractive University and residential buildings. The site excludes the listed building of the former St Paul's church but any development would need to ensure that there was no adverse impact upon the setting of any listed buildings or conservation area. Whilst there has already been considerable academic development on the site, further

applications are expected. Being an existing university campus site, the site is suitable for further academic uses including student accommodation and employer-linked housing. Development will be considered against the endorsed masterplan for the site.

The site is within walking distance (600m) of the Port Meadow SSSI which forms Part of the Oxford Meadows SAC. It is sensitive to air quality changes due to the proximity to the railway line, and changes in hydrology. As the SAC is within walking distance to proposed housing sites, there is susceptibility to recreational pressure as a result of increased visitor numbers.

Sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether an upgrade to the sewerage network is required.

Policy SP55: Radcliffe Observatory Quarter	
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<p>Planning permission will be granted for academic institutional, student accommodation and employer-linked housing at the Radcliffe Observatory Quarter site. Planning permission will not be granted for any other uses.</p> <p>The site would only be suitable for redeveloped or additional academic institutional uses provided that it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).</p> <p>Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</p> <p>A reduction in car parking provision on site will be required. Pedestrian and cycle links through and to the site, including to the University Science Area, should be maintained and enhanced.</p> <p>Applicants will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</p> <p>Development should be designed to ensure that there is no adverse impact on the Oxford Meadows SAC. Proposals should be accompanied by an assessment of potential recreational pressure on the Oxford Meadows SAC that may arise from increased numbers of visitors, along with plans to mitigate this impact as necessary.</p> <p>All proposals should minimise impact on air quality during construction phase and after implementation.</p>	  
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### ***Ruskin College Campus, Dunstan Road***

Site area:	1.86 hectares/4.60 acres
Ward:	Headington
Landowner:	Ruskin College
Current use:	Academic institutional, student accommodation and sports facilities
Flood Zone:	FZ1

Ruskin College is an adult residential college providing educational opportunities for adults with little or no qualifications. There are nine buildings on site including the listed Rookery and wall, set within landscaped grounds with some large trees. The buildings are used for academic purposes, student accommodation, student facilities, administration and tennis courts as well as three buildings which are currently vacant. The site has a masterplan which was endorsed by the North

East Area Committee in 2008 but with some issues that required further attention. Evidence for Iron Age activity and Roman pottery production has been recorded from this site so it has significant archaeological potential.

The site is suitable for further academic uses, student accommodation, public open space and sports facilities. In accordance with Policy E3 only academic facilities of Ruskin College or the universities would be considered suitable. Any development would need to ensure that there was no adverse impact upon the setting of the listed buildings and Old Headington conservation area.

<b>Policy SP56: Ruskin College Campus</b>	
Planning permission will be granted for academic institutional uses, student accommodation and employer-linked housing at Ruskin College Campus. Development could include open space, sports facilities and allotments. Planning permission will not be granted for any other uses.	



Development must retain and enhance the setting of the listed building and wall. Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.

A reduction in car parking provision on site will be required and pedestrian and cycle links through and to the site should be enhanced.

### **Ruskin Field**

Site area: 1.19 hectares/2.94 acres  
 Ward: Headington  
 Landowner: Ruskin College  
 Current use: Green open space, college fields  
 Flood Zone: FZ1

Ruskin Field sites to the north of Ruskin College on Dunstan Road. Much of the area is not suitable for development because it would have a substantial negative impact on the appearance, setting and character of the Old Headington Conservation Area and is also visually sensitive from the Elsfield View Cone. The southernmost third of Ruskin Fields is allocated as a potential development site.

Development of the allocated part of the site would need to be carefully and sensitively designed to preserve and enhance the setting of the listed building and the character and appearance of the conservation area.

Design should reflect the constraints and opportunities of this part of the site, including the existing pond, mature trees and hedges, views from the listed building to the north, retaining gaps and views through the site to the north and views of the site from the north.

The creation of a pedestrian / cycle access into the site from Stoke Place would be supported. Vehicular access to the site is not possible via Stoke Place or from the A40, although it is acknowledged that there is an existing field gate access from the A40. Vehicular access to the site would need to be through the college, which means the site is most suitable for expansion of the college or employer-linked housing relating to the college, although the college could provide an access road for general housing.

### **Policy SP57: Ruskin Field**

Planning permission will be granted for expansion of the adjoining academic institution or residential use only, which may include employer-linked housing. Planning permission will not be granted for any other uses.

New development should be informed by the landscape character and potential impact on views from the north in terms of choice of siting, height, form and appearance. Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.



### **Slade House**





Site area: 1.68 hectares/ 4.51 acres  
 Ward: Lye Valley  
 Landowner: Oxford Health NHS Trust  
 Current use: Former NHS care facility  
 Flood Zone: FZ1

The site was previously used as an NHS care facility, but is currently used for staff training and office accommodation, not at full capacity. A number of buildings on the site are currently vacant. The Oxford Health NHS Trust's ongoing review of healthcare facilities might find that this site is needed, but it is more likely that additional

need will be incorporated into Warneford or Littlemore sites, which have capacity. This site is a suitable

site for a healthcare facility or for residential development. Residential development could be market housing. However, this site is one of only a few sites owned by the Oxford Health NHS Trust, and also presents an opportunity for them to develop employer-linked housing on the site.

The site is within 200m of the Shotover and Brasenose Wood SSSI, which is sensitive to recreational pressure. Access to the site is taken via Horspath Driftway and Agwar Stone Road. If redeveloped, consideration should be given to the creation of pedestrian and cycle links through the site to the neighbouring residential areas off Agwar Stone Road.



Policy SP58: Slade House	
<p>Planning permission will be granted for improved health-care facilities, associated administration and/or residential dwellings, including employer-linked housing, at the Slade House site. If market housing and employer-linked housing are to be provided there must be enough market housing to ensure that affordable housing is provided on site, in accordance with Policy H2. Planning permission will not be granted for any other uses.</p> <p>Planning permission will only be granted if it can be demonstrated that there would be no adverse impact on the integrity of the Brasenose and Shotover Park SSSI. Development proposals should be accompanied by an assessment of groundwater and surface water flows to the SSSI. They must also incorporate sustainable drainage with an acceptable management plan. Development proposals should be accompanied by an assessment of potential recreational pressure on the SSSI that may arise from increased numbers of visitors, along with plans to mitigate this impact as necessary.</p> <p>Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI.</p> <p>All proposals should minimise impact on air quality during construction phase and after implementation, particularly if they comprise of employment uses.</p>	   

### ***Summertown House, Apsley Road***

Site area:	0.29 hectares/0.72 acres
Ward:	Summertown
Landowner:	University of Oxford
Current use:	Graduate student accommodation and nursery
Flood Zone:	FZ1

This site is currently graduate accommodation and an associated nursery. There is some potential to make more efficient use of the site by developing further graduate accommodation on open areas. There is a listed building in the centre of the site and any development would be expected to preserve and enhance the house and its setting. Given that the site is a university campus site it would be suitable for employer-linked housing.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

Policy SP59: Summertown House, Apsley Road	
<p>Planning permission will be granted for student accommodation and employer-linked housing at Summertown House. Planning permission will not be granted for any other uses.</p>	 

Through further development on the site it must be demonstrated that the new design will have a positive effect on the setting of the listed building compared to the existing development.



### Union Street Car Park

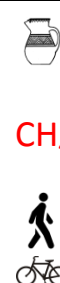
Site area: 0.25 hectares/0.62 acres  
Ward: St Clement's  
Landowner: Oxford City Council  
Current use: Public car park  
Flood Zone: FZ1

This site is within the busy Cowley Road District Centre which has a variety of uses including retail, restaurants, residential and student accommodation. There is high potential for archaeological interest on the site as it is within the general area of a poorly understood Civil War parliamentary siege line.

The City and County Council are seeking to reduce the use of the private car within Oxford and a reduction in car parking would discourage car use although the car park is important to local traders and its total loss would be detrimental. The City Council has undertaken a review of its public car parks and considers that there is potential to develop residential or student accommodation above the car park which will result in the loss of some car parking spaces. Sufficient car parking spaces should be retained at a level at which the City Council considers is reasonable to serve and safeguard the vitality of the local area bearing in mind the quality of public transport to the area and the current level of usage of the car park. Supporting information justifying the proposed level of car parking spaces should accompany any application. The retained car parking could be in a different form such as beneath ground level (undercroft), decking or surface level with buildings above.

### Policy SP60: Union Street Car Park

Planning permission will be granted for residential or student accommodation, and car parking at Union Street Car Park. Planning permission will not be granted for any other uses. Sufficient car parking spaces should be retained at a level at which the City Council considers is reasonable to serve the local area and provision must be made for local temporary car parking during construction. Sufficient cycle stands should be provided on site.




### University of Oxford Science Area and Keble Road Triangle

Site area: 12.4 hectares/30.64 acres  
Ward: Holywell  
Landowner: University of Oxford  
Current use: Academic institutional  
Flood Zone: FZ1

This site is in the scientific core of the University of Oxford and includes four plots each containing a number of buildings in academic use. Some of the buildings are listed and development would be expected to have regard to these and the Conservation Area. There is high potential for archaeological interest on the site as it is in an area

with Bronze Age barrows, Iron Age and Roman activity and Civil War defences. The site is adjacent to designated Green Belt land and is within 600m from the New Marston Meadows SSSI.

The University would like to develop many of its buildings within the site to improve the quality of the academic facilities and add some new floorspace. Development will be considered against any endorsed masterplan for the site which would help ensure that development occurs as part of a comprehensive plan for the area and seek to add character and have regard to the listed buildings and Conservation Area.


Policy SP61: University of Oxford Science Area and Keble Road Triangle	
<p>Planning permission will be granted for academic institutional uses and associated research at University Science Area and Keble Road Triangle in line with the approved masterplan. Planning permission will not be granted for any other uses.</p> <p>The site would only be suitable for additional or redeveloped academic institutional uses provided that it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).</p> <p>Development must retain and enhance the listed buildings. Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</p> <p>The development will be expected to minimise car parking spaces on site and to take opportunities to rationalise car parking arrangements to enhance the public realm. Applicants will be expected to demonstrate how the development mitigates against traffic impacts and maximises access by alternative means of transport. Pedestrian and cycle links through and to the site, including to the Radcliffe Observatory Quarter, should be enhanced.</p> <p>Development should be designed to ensure that there is no adverse impact on the New Marston SSSI.</p>	

### Valentia Road Site

Site area:	0.76 ha
Ward:	Churchill
Landowner:	Oxford City Council
Current use:	Recreational area
Flood Zone:	FZ1

Valentia Road is a small area of land currently in use as an informal kick around area and a small play park. Some of the site, to the northern end could be developed for housing, whilst leaving some recreational space to the south. Although development would result in the loss of some public open space in this part of Headington, the loss is considered justified because of the need for and benefits of new housing.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

Policy SP62: Valentia Road Site	
Planning permission will only be granted for housing on this site. Planning permission will not be permitted for any other uses.	

### West Wellington Square




Site area:	0.88 hectares/2.17 acres
Ward:	Carfax
Landowner:	University of Oxford
Current use:	Academic institutional uses
Flood Zone:	FZ1

This site is within the conservation area, to which many of the buildings make a positive contribution. There is a high potential for archaeological interest as it is the site of the Wellington Workhouse and a line of Civil War defences. Access is limited to a single width carriageway between two buildings off Walton Street and is not suitable for any material increase in traffic movements.



The site could contribute to the University's need to provide additional graduate accommodation and staff housing. Given that the site is a university campus site, it would be suitable for employer-linked housing. The site would be likely to continue to contain some university academic functions, although most of those existing on the site currently will be relocated to the Radcliffe Observatory Quarter.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network are likely to be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

Policy SP63: West Wellington Square	
<p>Planning permission will be granted for academic institutional, student accommodation and employer-linked housing at West Wellington Square. Planning permission will not be granted for any other uses.</p> <p>Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.</p> <p>Car parking on site should be reduced.</p>	  

### **Wolvercote Paper Mill, Mill Road**

Site area:	4.95 hectares/12.23 acres (Plot A) 1.77 hectares/4.37 acres (Plot B)
Ward:	Wolvercote
Landowner:	University of Oxford
Current use:	Vacant former paper mill
Flood Zone:	FZ2 but FZ1 for sequential test (for whole site)

The main site (Plot A) is a former paper mill located between the residential area of Lower Wolvercote village and the A34, and partly within the Wolvercote with Godstow Conservation Area. The site boundary includes part of Duke's Meadow to the north of the site (Plot B). Any proposals will be expected to preserve and enhance the character and setting of the conservation area. Part of the site may be noisy as it is adjacent to the A34.

Plot A is suitable for residential development. Complementary small scale employment units, employing a maximum of 50 people in total to reflect the previous level of employment on site, and community facilities would also be suitable. Residential development would increase the pressure on primary school places which the County Council are able to address by the expansion of existing schools. Small areas of Plot A are within the Green Belt so built development will not be permitted in these areas.

The site is within 200m of the Oxford Meadows Special Area of Conservation (SAC). Plans which could affect a SAC must be assessed under the European Habitats Directive<sup>1</sup>. The allocation of the site has been assessed by a Habitats Regulation Assessment (HRA)<sup>2</sup> which concluded that development of the Wolvercote Paper Mill site is unlikely to significantly affect surface water runoff to the SAC or significantly increase recreational pressure on the SAC.

It also concluded that with safeguards included within the policy wording, there will be no adverse effects on the air quality and water quality of the SAC. Such effects can only be properly assessed and mitigated

<sup>1</sup> Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora






<sup>2</sup> Sites and Housing DPD Habitats Regulations Assessment (Nov 2011) Oxford City Council

through the design process at the planning application stage. Historically the site operated as a paper mill and any development that leads to a reduction in lorry traffic compared to the previous use is likely to result in no worsening of air quality but this must be supported by an air quality assessment. Groundwater flow from the North Oxford gravel terrace may have an important role in maintaining water levels in the Wolvercote Common and Port Meadow areas of the SAC. It is important that development proposals are accompanied by a hydrological survey and include provision for sustainable drainage. Hydrocarbon contaminants must not spread to the SAC.

Plot B is within the Green Belt and will not be granted permission for any inappropriate development as defined in national planning guidance. Proposals will be expected to create extensive new public open space for the site and the local community on Plot B. This will reduce recreational pressure on the SAC. The site includes part of Duke's Meadow which is a SLINC so opportunities should be taken to improve the biodiversity of the site. The public open space must include dog waste bins so as to provide a suitable alternative to walking dogs on the SAC.

Sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether an upgrade to the sewerage network is required. Up to three years lead in time could be required to undertake any such works.

Residential use on Plot A in Flood Zone 3a has been justified through the sequential test although policies in the Core Strategy relating to development in the floodplain will also need to be complied with. More vulnerable development will be expected to be directed away from Flood Zone 3b.

Policy SP64: Wolvercote Paper Mill	
<p>Planning permission will be granted for residential development and public open space at Wolvercote Paper Mill. Complementary small scale employment units and community facilities would also be suitable. Planning permission will not be granted for any other uses.</p> <p>Residential development and any employment and community uses must be located on Plot A. Public open space must be provided on Plot B. No inappropriate built development will be permitted in the Green Belt which includes small areas of Plot A and the entire Plot B.</p> <p>Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting. Applicants will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.</p> <p>The City Council's Appropriate Assessment has shown that development on this site must incorporate sustainable drainage to avoid an impact on groundwater flows to the SAC. A hydrological survey must accompany a planning application to show that the development has been designed to avoid adverse impacts on groundwater flows.</p> <p>Development should be designed to ensure that there is no adverse impact on the Port Meadow SSSI. A biodiversity survey will be expected to assess the biodiversity value of the site and it should be demonstrated how harm will be avoided, mitigated or compensated.</p> <p>Development proposals should be accompanied by an assessment of potential recreational pressure on the SSSI that may arise from increased numbers of visitors, along with plans to mitigate this impact as necessary.</p> <p>All proposals should minimise impact on air quality during the construction phase and after</p>	 CH <sub>4</sub>    

implementation, particularly if they comprise of employment uses. A planning application must be accompanied by a site specific assessment of the impact of development proposals on air quality, which must also show that the development proposals will not create an adverse impact on the SAC.

### **Bayards Hill Primary School Part Playing Fields**

Site area: 1.96 ha/ 4.84 acres  
 Ward: Barton & Sandhills  
 Landowner: Community School Alliance Trust  
 Current use: School Playing Field  
 Flood Zone: FZ1

This site is currently used as school playing fields. The eastern part of the playing field, adjacent to the Barton Leisure Centre, will be released for employer-linked housing to be occupied by those staff working for the Community Schools Alliance Trust. This loss of playing field is justified owing to need for and benefits of providing some employer linked housing for the educational trust.

Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

#### **Policy SP65: Bayards Hill Primary School Part Playing Fields**

Planning permission will be granted for employer-linked housing only and planning permission will not be granted for any other uses.



### **William Morris Close Sports Ground**

Site area: 1.24 hectares/ 3.06 acres  
 Ward: Cowley Marsh  
 Landowner: Cantay Estates Ltd  
 Current use: Cricket pitch and associated car parking  
 Flood Zone: FZ1

The site is open space, with previous use as sports pitches for the Rover Sports and Social Club. The site is now a fenced off grassed area. It is surrounded by residential development on three sides and a school on the fourth side.

Residential use would be an appropriate use on this site. The loss of the majority of the sports facility is considered justified because of the need for and benefits of new housing. However, the loss of the cricket facility would adversely affect the provision of cricket pitches within Oxford, of which there is a potential shortfall. A cricket pitch must be retained unless alternative provision is made. 10% of the site will be required for new public open space, which should be sited to make existing residents feel welcome to use it.

The site is close to the Crescent Road view cone and there is a view from the site across Headington Hill with glimpses of the spires. This should be considered and celebrated in design, with access to the view facilitated. Connection improvements should also inform the alignment of design proposals and additional pedestrian/cycle connection to adjacent residential development should be created. The entrance to the site should be viewable from Barracks Lane and should complement the school. Routes should be as permeable and circulatory as possible.

#### **Policy SP66: William Morris Close Sports Ground**

CH<sub>4</sub>

Planning permission will be granted for residential development and public open space at William Morris Close Sports Ground. Planning permission will not be granted for any other uses. The cricket pitch must be retained unless an alternative suitable provision is made. If alternative provision is made the City Council must be satisfied that it will be delivered.



The William Morris Close site will be expected to provide 10% new public open space, which must be sited to be welcoming to existing residents. Development proposals should encourage active frontages to the new public open space.

Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow to the Lye Valley SSSI. Development proposals should reduce surface water runoff in the area and should be accompanied by an assessment of groundwater and surface water. Development proposals must incorporate sustainable drainage with an acceptable management plan.