

## Oxford Local Plan 2045 – Regulation 19 stage site assessment forms incorporating sustainability appraisal

### Contents

Oxford Local Plan 2045 – Regulation 19 stage site assessment forms incorporating sustainability appraisal .....	1
SPN1: Diamond Place and Ewert House .....	4
SPN2: Elsfield Hall, Elsfield Way .....	11
SPN3: Oxford North Remaining Phases .....	17
SPN4: Oxford University Press Sports Ground.....	24
SPN5: Pear Tree Farm .....	31
SPN6: Red Barn Farm.....	38
SPS1: 474 Cowley Road .....	45
SPS2: ARC Oxford.....	52
SPS3: Bertie Place Recreation Ground .....	58
SPS4: Cowley Marsh Depot .....	64
SPS5: Crescent Hall.....	70
SPS6: Former Iffley Mead Playing Field .....	76
SPS7: Kassam Stadium .....	82
SPS8: Land at Meadow Lane.....	89
SPS9: Littlemore Mental Health Centre, Sandford Road .....	96
SPS10: MINI Plant Oxford .....	102
SPS11: Overflow Carpark at Kassam Stadium.....	109
SPS12: Oxford Science Park .....	116
SPS13: Ozone Leisure Park and Minchery Farmhouse .....	123
SPS14: Redbridge Paddock .....	130
SPS15: Sandy Lane Recreation Ground .....	137
SPS16: Templars Square .....	144
SPS17: Unipart .....	151

SPE1: Churchill Hospital .....	158
SPE2: East Oxford Bowls Club .....	165
SPE3: Government Buildings and Harcourt House .....	171
SPE4: Jesus College Sports Area .....	178
SPE5: John Radcliffe Hospital .....	185
SPE6: Land Surrounding St Clement;s Church .....	192
SPE7: Lincoln College Sports Ground.....	199
SPE8: Manzil Way Resource Centre .....	206
SPE9: Marston Paddock Extension.....	212
SPE10: Nuffield Orthopaedic Centre (NOC) .....	218
SPE11: Oxford Brookes Marston Road Campus .....	224
SPE12: Rectory Centre .....	232
SPE13: Ruskin Campus.....	239
SPE14: Ruskin Field .....	245
SPE15: Slade House .....	252
SPE16: Thornhill Park (Phase 2) .....	259
SPE17: Union Street Car Park .....	266
SPE18: Warneford Hospital .....	272
SPCW1: Banbury Road University Sites – Parcel B.....	279
SPCW2: Botley Road Sites around Cripsey Road including River Hotel and Westgate Hotel .....	286
SPCW3: Canalside Land, Jericho .....	293
SPCW4: Faculty of Music .....	300
SPCW5: Jowett Walk (South) .....	307
SPCW6: Manor Place .....	313
SPCW7: Nuffield Sites .....	320
SPCW8: Osney Mead .....	326
SPCW9: Oxford Railway Station and Becket Street Car Park .....	333
SPCW10: Oxpens .....	340

SPCW11: St Thomas School and Osney Warehouse.....	347
SPCW12: West Wellington Square .....	354

## SPN1: Diamond Place and Ewert House

<b>Site name</b>	<b>Diamond Place and Ewert House</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>018</b> <b>Policy SP6</b>
<b>Ward</b>	<b>Summertown</b>
<b>Total site size (ha)</b>	<b>1.73 ha</b>
<b>Existing use(s)</b>	<b>Oxford City Council and University of Oxford owned public car park, offices and academic uses.</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820

### **Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	

Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	An Outline Strategic Business Case has been prepared by one of the landowners (City Council) who consider that it is possible to bring forward a viable scheme. OUD, as the development agency arm of the University of Oxford, are keen to explore the site's development potential and have an ambition to provide some student accommodation. The University will need to find alternative accommodation for the Examination Building. In order to maximise the public benefits of this scheme, it will be important to undertake a comprehensive redevelopment of the site involving both key landowners, so the timing, phasing and mechanism for partnership working will be key to its delivery.
<b>Does the landowner specify types of development</b>	Housing both market and affordable, student accommodation, replacement community hall and potentially a new health / medical centre. Possibly retention of some element of car parking.

<b>Stage 1b conclusion</b>
Consider allocation of the site for a mixed-use development, principally housing and student accommodation. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

See SA Objective 8 for decision-making criteria.

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1  <i>(Patches of surface water flood risk present within site, including a larger patch over the existing car park)</i>
<b>Flooding of land surrounding site for access/ egress</b>	0	There is safe access/ egress from the site – area surrounding site is in Flood Zone 1

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	Site is previously developed land (with buildings in use on site) and includes a car park.
<b>Green belt?</b>	0	Site is not on Green Belt land

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	Site is allocated for at least 135 dwellings (or if delivered as non-self-contained student accommodation, the equivalent number of rooms when the relevant ratio is applied).
<b>Affordable housing provision</b>	I	Depends on implementation (if delivered as dwellings where the site is likely to be policy compliant and deliver 40% affordable housing or if delivered as self-contained student accommodation).

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	Site is not in or adjacent to a regeneration area. (Site lies within an area that is less deprived than more than 95% of neighbourhoods in England – IMD 2025).

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	I	Depends on implementation. A replacement community centre will be required if the existing community centre is demolished. The allocation also allows for healthcare facilities and town centre supporting uses including additional shops/cafes/services/ Class E uses.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	+	Site allocated for housing – 10% public open space provided on site but could potentially be more depending on how the scheme evolves/ design.

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>Sustainable transport links (bus stop)</b>	+	Site is 200m away from Banbury Road bus stops, which are very well served with numerous frequent buses including the 2, 2A, 700, S4 gold and S5 gold.
<b>Sustainable transport links (rail station)</b>	-	More than 1600m from the nearest rail station (Oxford and Oxford Parkway are equidistant from the site).
<b>Primary Schools</b>	-	More than 800m from the nearest primary school (St Aloysius Catholic Primary School is 1300m away).
<b>Secondary Schools</b>	+	Less than 800m from the nearest secondary school (Cherwell School is 400m away).
<b>GP Surgeries</b>	+	Less than 800m from the nearest GP surgery (Summertown Health Centre is 350m away).
<b>Post office</b>	-	More than 800m from the nearest post office (Kendall Crescent and St Giles on Woodstock Road are both 2100m away).
<b>Air Quality</b>	-	Site is within an Air Quality Management Area (AQMA)

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	Site is not within 30m of a water body

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	Potential protected species constraints are likely limited to roosting bats in existing buildings. The school fields east of the site are well connected to the wider landscape via hedgerows. There would be an opportunity to deliver meaningful ecological enhancements through habitat creation in the east of the allocation site.



**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	There is high potential for archaeological interest as the site is adjacent to an area of cropmarks of Prehistoric or Roman era.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	Site is not in or on the edge of a conservation area or site on the RPG register.
<b>Listed Buildings</b>	-	The Grade II listed Diamond Cottages sit near to the site, between Ferry Leisure Centre and the Banbury Road. At present, the cottages are characterised by their back-land feel and their backdrop is already of significantly larger-scale and more modern developments. There is some potential for the backdrop to be enhanced.
<b>View Cones</b>	0	Site lies outside of a view cone
<b>Historic Core Area</b>	0	Site lies outside the City Council's locally designated Historic Core Area.

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	-	The redevelopment of the site is principally for housing and student accommodation. It would involve the loss of Ewert House, Examination Building and some offices. The new jobs created are unlikely to directly relate to the knowledge economy.
<b>Diversifying the economy and employment opportunities</b>	I	Depends on implementation. The redevelopment of the site would provide opportunities for skills and training programmes to be introduced associated with the construction of the new development, and provide some other jobs linked to the service sector / retail, cafes, and subject to viability, a new medical centre.

### Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Yes, principally via Diamond Place or Ewert Place and potentially other options depending on scheme that comes forward.
Can walking and cycling connections with the surrounding area be achieved?	Yes, there is an opportunity to significantly improve walking and cycling through the site.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	There is a change in ground level from north to south between the two principal car parks.  Site contains trees which are important to public amenity in the area and will provide valuable ecosystem services. Existing trees within the site and adjacent to it will influence the developable area of site and its capacity.
Are land contamination issues likely?	No known contamination issues.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	The relationship between the development site and the nearby listed buildings (Diamond Cottages), needs to be carefully considered.

### Stage 2 conclusion

There are no significant conflicts with national policy or environmental or physical constraints to the development of this site, although potential heritage sensitivities such as the archaeological potential of the site and nearby Listed Buildings will need to be considered.

Site to be put forward for allocation in Regulation 19 Local Plan.

## SPN2: Elsfield Hall, Elsfield Way

<b>Site name</b>	Elsfield Hall, Elsfield Way
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	20b2
<b>Ward</b>	Cuttleslowe
<b>Total site size (ha)</b>	0.39ha
<b>Existing use(s)</b>	Vacant – formerly in use as an office.

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820

### Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	No	
---	----	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Yes
Does the landowner specify types of development	Yes- residential

<b>Stage 1b conclusion</b>
Landowner has set out intentions for development and potential uses. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1  (Very small patches of surface water flood risk adjacent to the northern and western boundaries of the site.)
<b>Flooding of land surrounding</b>	0	There is safe access/egress from the site – area surrounding site is Flood Zone 1

site for access/ egress		
-------------------------	--	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	+	Building on site are vacant.
<b>Green belt?</b>	0	Not on green belt land.

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	Site would provide more than 10 new homes
<b>Affordable housing provision</b>	+	Site provides up to 40% affordable housing

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	Site not in or adjacent to a regeneration area

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	<i>It is unlikely community facilities will change.</i>

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	0	Site not allocated OR amount of public open space remains the same due to the allocation

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<i>Within 400m of 'Harefields' bus stops on Banbury Rd. Served by service no. 2, 2A, 24, 700, S4, S5, S7, X4</i>
<b>Sustainable transport links (rail station)</b>	-	<i>1.8km from Oxford Parkway Station</i>
<b>Primary Schools</b>	+	<i>Cotteslowe Primary School less than 800m away (via pedestrian/cycle bridge over A40 Elsfield Way).</i>
<b>Secondary Schools</b>	-	<i>Cherwell School over 800m from site</i>
<b>GP Surgeries</b>	-	<i>Banbury Road Medical Centre, Summertown Health Centre both over 800m from site.</i>
<b>Post office</b>	+	<i>Kendall Crescent post office located within 250m of the site</i>
<b>Air Quality</b>	-	<i>Site is located within an Air Quality Management Area and is within 150m of an air quality hotspot: Cotteslowe Roundabout.</i>

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	Site is not within 30m of a water body.

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	Contains no nature designations but Kendall Crescent Amenity Green Space lies to the west of site and there is potential to improve wildlife linkages or habitat continuity.

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	Site contains no known archaeological sites or has limited or uncertain archaeological potential
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	Site is not in or on the edge of a conservation area or site on the RPG register
<b>Listed Buildings</b>	0	Site contains no identified historic building constraint
<b>View Cones</b>	0	Site lies outside of a view cone
<b>Historic Core Area</b>	0	Site lies outside the City Council's locally designated Historic Core Area.

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>Employment Opportunities in the knowledge-based economy</b>	0	No change in number of jobs/economic floorspace in knowledge-based economy
<b>Diversifying the economy and employment opportunities</b>	0	No change in employment base or access to affordable workspaces

#### Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Yes, existing vehicular access from Harefield Road.
Can walking and cycling connections with the surrounding area be achieved?	Yes, via Harefield's Road
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No
Are land contamination issues likely?	Will require contamination site investigation if not already completed.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Site is located within a residential area but the A40, Elsfield Way is immediately to the south of the site and there may be traffic noise.

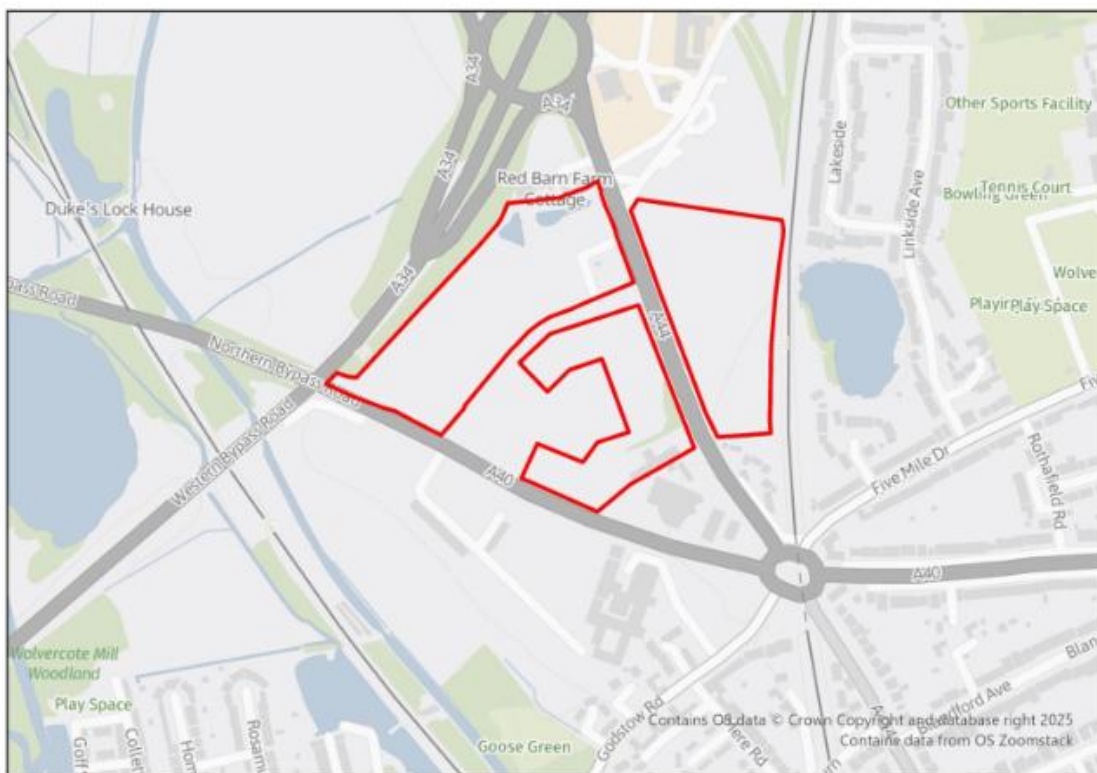
<b>Stage 2 conclusion</b>
No insurmountable constraints to development. Site to be put forward for allocation in Regulation 19 Local Plan.



## SPN3: Oxford North Remaining Phases

<b>Site name</b>	Oxford North remaining phases
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	001a1
<b>Ward</b>	Wolvercote
<b>Total site size (ha)</b>	13.28
<b>Existing use(s)</b>	Part under construction, part greenfield

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

### **Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	Yes	<p>Site has outline permission (as part of wider Oxford North development). Earlier phases on adjoining sites have built out, and some parts have reserved matters permissions.</p> <p>Hybrid permission for (18/02065/OUTFUL) for 480 homes and up to 87,300m<sup>2</sup> employment and also (21/01053/RES), (22/00081/RES), (22/00675/RES) and (24/00411/VAR).</p>
---	-----	---

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	Landowner confirmed (2025) intention to develop rest of site for mixed use including residential and R&D.
<b>Does the landowner specify types of development</b>	Hybrid outline permission sets out mix of uses, primarily employment and residential.

<b>Stage 1b conclusion</b>
Continue to next stage of assessment, site allocation will help to ensure remaining (non-commenced) phases are delivered in a sustainable and comprehensive way.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1 Patches of surface water flood risk present, particularly towards the northern part of the site.
<b>Flooding of land surrounding site for access/ egress</b>	0	There is safe access/egress from the site – majority of land surrounding site is in Flood Zone 1.

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	-	Part under construction and parts are unprotected open space.
<b>Green belt?</b>	0	Not on green belt land

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	Site is due to deliver at least the remaining new homes, as set out in outline permission.
<b>Affordable housing provision</b>	+	Residential phases expected to deliver affordable housing.

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	Site not in or adjacent to a regeneration area

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	+	S106 for the outline permission sets out that the wider Oxford North development, within which this site falls, will pay contributions to expanding nearby facilities such as a Primary School in Wolvercote.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	++	Public open space will be provided onsite at the higher level of 15%

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	< 400m from a bus stop (S2, and 300 at Peartree Park & Ride)

<b>Sustainable transport links (rail station)</b>	-	> 1600m from train station (Oxford Parkway)
<b>Primary Schools</b>	-	1100m to Wolvercote Primary School
<b>Secondary Schools</b>	-	>800m from the nearest secondary school with spaces
<b>GP Surgeries</b>	-	1500m to Wolvercote GP surgery
<b>Post office</b>	-	>800m from the nearest post office ( Summertown)
<b>Air Quality</b>	-	Whole city is within an Air Quality Management Area (AQMA)

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	--	Site contains two balancing ponds

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	Remaining phases are 1km from Oxford Meadows SAC or SSSI.  Small corner on western edge of the parcel on west of A44, and strip running down eastern boundary of the parcel to east of A44, is identified in the LNRS.

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	Site contains no known archaeological sites or has limited or uncertain archaeological potential
<b>Conservation Areas &amp; Register of</b>	-	None within the site, but close to Wolvercote Conservation Area designation so potential impacts on setting.

<b>Parks and Gardens (RPG)</b>		
<b>Listed Buildings</b>	0	Site contains no identified historic building constraint
<b>View Cones</b>	0	Site lies outside of a view cone
<b>Historic Core Area</b>	0	Site lies outside the City Council's locally designated Historic Core Area.

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	+	Site will support growth in knowledge-based economy
<b>Diversifying the economy and employment opportunities</b>	+	Commercial phase of site will likely provide affordable workspace

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes - access via A44 and A40, new link road within site has also already been constructed.
Can walking and cycling connections with the surrounding area be achieved?	Yes - Area is well connected to pedestrian and cycle routes into Oxford and surrounding area, and improvements being delivered as part of S106.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Two balancing ponds delivered already through earlier phases.
Are land contamination issues likely?	Contamination risks being addressed under current planning permission.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Eastern parcel adjoins railway line, which may have noise implications for the proposed residential on that parcel.

**Stage 2 conclusion**

Site is generally sustainable. Site has outline permission, and parts have reserved matters permissions. Site should be considered further for allocation which will help to ensure remaining (non-commenced) phases are delivered in a sustainable and comprehensive way. Site to be put forward for allocation in Regulation 19 Local Plan.

## SPN4: Oxford University Press Sports Ground

Site name	Oxford University Press Sports Ground
SHLAA reference (and OLP2036 Policy if applicable)	049 Policy SP52
Ward	Wolvercote
Total site size (ha)	3.65
Existing use(s)	Private sports ground

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	



Is the site already at an advanced stage in the planning process (development commenced)?	No	
---	----	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Landowner has indicated a willingness to develop the site.
Does the landowner specify types of development	Housing and public open space

<b>Stage 1b conclusion</b>
Landowner has expressed interest in further development of the site. Continue to next stage.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1  (Large patch of surface water flood risk along the upper side of the eastern perimeter, with small patches along the southern perimeter.)
<b>Flooding of land surrounding</b>	0	There is safe access/egress from the site – area surrounding site is Flood Zone 1

site for access/egress		
------------------------	--	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

Criteria	SA rating	Comments
Previously developed land?	-	Site is unprotected open space (private sports ground) including a cricket pitch and three tennis courts. Part of the Green Infrastructure Network (supporting).
Green belt?	0	Site is not on Green Belt land

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

Criteria	SA rating	Comments
Housing provision	++	Site would provide more than 10 new homes. (Site allocation in Oxford Local Plan 2036 is for a minimum of 130 homes, depending on relocation of the cricket pitch).
Affordable housing provision	+	Site likely to deliver affordable housing

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.

Criteria	SA rating	Comments
Regeneration area (within the top 20% most deprived areas IMD)	0	Site is not in or adjacent to a regeneration area

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	<i>Site not allocated for community facilities</i>

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	+	<i>Site allocated for housing – 10% public open space to be provided on site</i>

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<i>The site is 400m from the nearest bus stop (Jordan Hill on Banbury Road). Buses along Banbury Road are frequent and include the 2, 2A, 700, S5 and S7.</i>
<b>Sustainable transport links (rail station)</b>	+	<i>Less than 1600m from the nearest rail station (Oxford Parkway is 1500m away)</i>
<b>Primary Schools</b>	-	<i>More than 800m from the nearest primary school (Wolvercote Primary School)</i>
<b>Secondary Schools</b>	-	<i>More than 800m from the nearest secondary school (Cherwell School)</i>
<b>GP Surgeries</b>	-	<i>More than 800m from the nearest GP surgery (Wolvercote Surgery)</i>
<b>Post office</b>	-	<i>More than 800m from the nearest post office (Kendall Crescent)</i>
<b>Air Quality</b>	-	<i>Site is within an Air Quality Management Area (AQMA)</i>

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	Site is not within 30m of a water body

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	Contains no nature conservation designations but has potential for nature conservation interest. Aerial imagery indicates the site is comprised of grassland used for recreational purposes (cricket pitch), developed land, and boundary hedgerows/tree lines. It forms part of a wider block of semi-natural habitats incorporating the golf course to the north, and the lake and cemetery to the south. As such, it may act as a green corridor in the landscape, potentially for nesting birds, foraging and commuting bats, badgers, reptiles, and amphibians. Any development proposals should assess what connectivity is provided and preserve. Any of the faunal groups identified above could also provide constraints within the application site itself.

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	General potential for Roman and prehistoric activity and specific interest for proximity to Lower Palaeolithic Wolvercote Channel
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	Site is not in or on the edge of a conservation area or site on the Register of Parks and Gardens
<b>Listed Buildings</b>	0	Site contains no identified historic building constraint
<b>View Cones</b>	0	Site lies outside of a view cone
<b>Historic Core Area</b>	0	Site lies outside the City Council's locally designated Historic Core Area

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	<i>No change in number of jobs/economic floorspace in knowledge-based economy</i>
<b>Diversifying the economy and employment opportunities</b>	0	<i>No change in employment base or access to affordable workspaces</i>

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Site is accessible by vehicle from Jordan Hill.
Can walking and cycling connections with the surrounding area be achieved?	Pedestrian and cycle connections from Jordan Hill via Banbury Road.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	<p>The existing use is as a private sports ground. There are limited physical features/ changes in ground level etc.</p> <p>Site contains significant existing trees along the northern and western boundaries which are important to public amenity in the area and will provide valuable ecosystem services. Trees are protected by the Oxford City Council Jordan Hill Road (No.1) Tree Preservation Order 1981 and the Cherwell District Council (No.1) Tree Preservation Order, 1982. Existing trees will influence the developable area of the site and its capacity.</p>
Are land contamination issues likely?	There are no likely land contamination issues.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	The adjacent business park is in use for science, technology, innovation and offices, so the potential for noise nuisance to impact residential uses on the development site would be low.

#### **Stage 2 conclusion**

The site scores quite well overall against the sustainability criteria and although the scoring for accessing local services such as schools and GP surgeries is low, there is good access to sustainable transport links which are in close proximity to the site.  
Site to be put forward for allocation in Regulation 19 Local Plan.

## SPN5: Pear Tree Farm

<b>Site name</b>	Pear Tree Farm
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	001e
<b>Ward</b>	Wolvercote
<b>Total site size (ha)</b>	2.54
<b>Existing use(s)</b>	Greenfield / farmland, including farm buildings

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	No	
---	----	--

<b>Stage 1a conclusion</b>
<p>There are no clear conflicts with national policy or insurmountable environmental or physical constraints. However, site allocation policy itself would benefit from acknowledging the EWR Safeguarding Direction (19 November 2025) and highlighting the procedural implications of the site's potential inclusion within this land. The Direction (19 November 2025) maps suggest that part of the eastern boundary of the site is included within the safeguarded area. Where a planning application is submitted on land included within the EWR Safeguarding Direction, the East West Rail Company becomes a statutory consultee and must be consulted in accordance with the instructions in the Direction before planning permission can be granted.</p> <p>Continue to next stage assessment.</p>

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Yes
Does the landowner specify types of development	Landowner confirmed intention (confirmed 2025) to develop the site for residential-led development, as part of wider scheme with the parcel of land to the north (in Cherwell district).

<b>Stage 1b conclusion</b>
Landowner has confirmed intentions for development and potential uses. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?



<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site in Flood Zone 1 Some small patches of surface water flooding.
<b>Flooding of land surrounding site for access/ egress</b>	0	Surrounding area in Flood Zone 1

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	-	Site is unprotected open space plus some farm buildings
<b>Green belt?</b>	0	Site is not on Green Belt land (de-designated in previous local plan)

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	Site allocated for residential development (in Northern Gateway AAP) and would provide more than 10 new homes
<b>Affordable housing provision</b>	+	No known viability challenges. Site would likely provide up to 50% affordable housing

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within</b>	0	Site is not in or adjacent to a regeneration area (2025 data)

the top 20% most deprived areas IMD)		
--------------------------------------	--	--

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	No change

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	+	Allocated for residential, so public open space will be required to be provided onsite. The type and layout of this could take the form of wilder, natural areas that are more informal in design and can play a dual role in allowing people to get closer to nature, whilst also supporting existing species. Onsite open space could also help with maintaining the UGF score and for supporting biodiversity.

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	-	Approximately 500m from a bus stop (S2 or Park & Ride 300)
<b>Sustainable transport links (rail station)</b>	-	> 1600m from train station (Oxford Parkway). Station is relatively close but the pedestrian/cycle access is longer due to site being severed by the railway line.

<b>Primary Schools</b>	-	>800m from Wolvercote Primary School
<b>Secondary Schools</b>	-	>800m from the nearest secondary school with spaces
<b>GP Surgeries</b>	-	>800m Wolvercote GP surgery
<b>Post office</b>	-	>800m from the nearest post office (Summertown)
<b>Air Quality</b>	-	Whole city is within an Air Quality Management Area (AQMA)

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Water</b>	<b>0</b>	Site is not within 30m of a water body

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Ecology and Biodiversity</b>	<b>+</b>	No nature conservation designations on site, although majority of site falls within the LNRS and there is substantial tree coverage on site.

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Archaeology</b>	0	Background Roman and Bronze Age sites to east and west but not close by, sizable development would require evaluation in relation to general potential.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	Site is not in or on the edge of a conservation area or site on the RPG register
<b>Listed Buildings</b>	0	Site contains no identified historic building constraint

<b>View Cones</b>	0	Site lies outside of a view cone
<b>Historic Core Area</b>	0	Site lies outside the City Council's locally designated Historic Core Area.

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	<b>0</b>	No change in number of jobs/economic floorspace in knowledge-based economy
<b>Diversifying the economy and employment opportunities</b>	<b>0</b>	No change in employment base or access to affordable workspaces

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Vehicle access to the site is a constraint as the current single-lane track would not be suitable for this development in its current form. An alternative access would be required.
Can walking and cycling connections with the surrounding area be achieved?	Current access is single lane track to the A44. As site adjoins railway line and proximity to Oxford Parkway, there is potential to improve pedestrian/cycle access to station.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Substantial tree coverage on site Telephone mast which would constrain development if required to be retained.
Are land contamination issues likely?	Unlikely
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Railway line and A34 adjoins site, likely to need buffers & screening for noise for residential uses

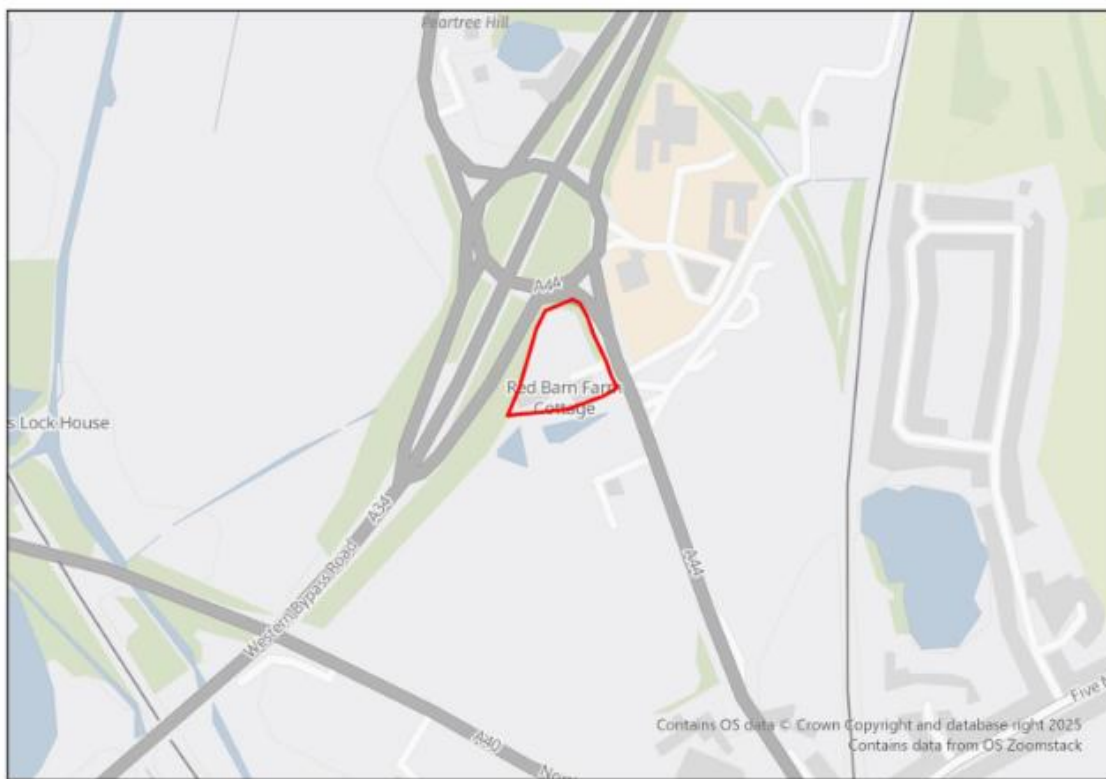
#### **Stage 2 conclusion**

Site is generally sustainable as a site allocation for residential development. Access road for vehicles & pedestrians needs addressing as the current single-lane track would not be suitable for this development in its current form. Additionally the site adjoins the A34 and railway line so mitigation may be required to minimise noise impacts on new residents. Site to be put forward for allocation in Regulation 19 Local Plan.

## SPN6: Red Barn Farm

<b>Site name</b>	Red Barn Farm
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	001c
<b>Ward</b>	Wolvercote
<b>Total site size (ha)</b>	0.96
<b>Existing use(s)</b>	Classroom/workshop/office buildings and a motorcross track

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	No	
---	----	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Landowner confirmed (2025) intention to develop for economic
Does the landowner specify types of development	Economic development (knowledge economy)

<b>Stage 1b conclusion</b>
Landowner has confirmed (2025) intention to develop for employment (R&D/knowledge economy). Continue to next stage of assessment.

**Stage 2 assessment – Qualitative assessment of deliverability (incorporating Sustainability Appraisal)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	<b>0</b>	Site is in Flood Zone 1  (Southern portion of the site is impacted by surface water flood risk).
<b>Flooding of land surrounding</b>	<b>0</b>	There is safe access/egress from the site – area surrounding site is Flood Zone 1

site for access/ egress		
-------------------------	--	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	Site is mostly previously developed land (with buildings in use on site), the track part is grass/soil
<b>Green belt?</b>	0	Site is not on Green Belt land

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	0	Site allocated for use other than housing
<b>Affordable housing provision</b>	0	Site allocated for use other than housing

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	Site is not in or adjacent to a regeneration area

**SA objective 6.** To provide accessible essential **services and facilities**.



**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	I	Development of the site could lead to decrease in community/training facilities unless these are appropriately reprovided. Will depend upon implementation.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	I	Development for employment would provide some landscaping. Policy suggests that design of outdoor spaces could seek to incorporate a variety of features including pocket parks; trees and hedges; green roofs; as well as linear features that can facilitate movement through the site and integrate with surrounding areas.

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	< 400m from a bus stop, service S2 and the Peartree Park & Ride (300)
<b>Sustainable transport links (rail station)</b>	-	> 1600m from train station (Oxford Parkway)
<b>Primary Schools</b>	-	1100m to Wolvercote Primary School
<b>Secondary Schools</b>	-	>800m from the nearest secondary school
<b>GP Surgeries</b>	-	1500m to Wolvercote GP surgery
<b>Post office</b>	-	>800m from the nearest post office (Summertown)
<b>Air Quality</b>	-	Whole city is within an Air Quality Management Area (AQMA)

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	Site is within 30m of a water body (balancing ponds within the adjoining Oxford North development)

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	No nature conservation designations on the site, but there is substantial tree coverage around perimeter. Policy suggests Trees could be retained especially along perimeter with A34 to help buffer noise. There may be potential to improve habitat provision through enhancement of the remaining green space which is currently unlikely to provide much in ecological terms.

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Does the site contain any historical, or archaeological features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	I	Site contains no known archaeological sites but Roman remains recorded in the general area, site would require evaluation.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	Site is not in or on the edge of a conservation area or site on the RPG register
<b>Listed Buildings</b>	0	Site contains no identified historic building constraint
<b>View Cones</b>	0	Site lies outside of a view cone
<b>Historic Core Area</b>	0	Site lies outside the City Council's locally designated Historic Core Area.

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	++	Development of site for employment would support jobs in knowledge-based economy, as part of the wider Northern Gateway area. Policy specifies that employment uses on the site must be linked to knowledge economy.
<b>Diversifying the economy and employment opportunities</b>	+	Likely to provide affordable workspace as part of development (

#### Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Current vehicle access onto the A44 is unlikely to be suitable for any significant increase in traffic without upgrading. Any plans for a left-in left-out junction would need to be agreed with the Highways Authority, or low-car development could be an option given the proximity of park & ride.
Can walking and cycling connections with the surrounding area be achieved?	Generally area is well connected to pedestrian and cycle routes into Oxford and surrounding area.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Nearby balancing ponds on adjoining site. Substantial tree coverage around perimeter of site could be retained as buffer to traffic of A34/A44 which adjoin the site on two sides at raised levels.
Are land contamination issues likely?	Land contamination issues are unlikely given the current use.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Noise from adjoining A34/A44, which are also at raised levels, orientation of buildings could help mitigate this.

<b>Stage 2 conclusion</b>
<p>Site allocation for employment generally scores well against sustainability objectives, the main negative scores relate to access to schools, GP etc which are less significant to development for employment compared to if the site were being developed for residential.</p> <p>The existing community facilities on the site are important to local young people so whilst the area is suitable for redevelopment, the loss of this community facility needs to be addressed and mitigated as part of any redevelopment. Employment use would complement the adjoining Oxford North development. Vehicle access needs to be addressed, because the current access</p>

onto the A44 is unlikely to be suitable for any significant increase in traffic. Site to be put forward for allocation in Regulation 19 Local Plan.

## SPS1: 474 Cowley Road

<b>Site name</b>	474 Cowley Road
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>516</b>
<b>Ward</b>	<b>Donnington</b>
<b>Total site size (ha)</b>	<b>0.34ha</b>
<b>Existing use(s)</b>	<b>Former use as a commercial timber yard, now vacant.</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

### **Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	No	Planning application 17/01463/FUL for construction of a 64-bed care home not implemented.
---	----	---

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Yes.
Does the landowner specify types of development	Residential development.  Planning permission was granted in September 2017 for the demolition of the existing buildings on the site and erection of a 64-bedroom care home, along with landscaping and car parking facilities (17/01463/FUL). Development was not implemented and the site remains available.

<b>Stage 1b conclusion</b>
Consider further for allocation for residential development, continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	-	Site is partially in Flood Zone 3a  <i>(Large patches of surface water flood risk within central and northern areas of site).</i>

<b>Flooding of land surrounding site for access/ egress</b>	-	Access immediately from the site, for a short duration in either direction of Cowley Road lies within Flood Zone 3a, after which the access lies within Flood Zone 1.
---	---	---

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	+	The site will make use of previously developed land (with vacant buildings on site).
<b>Green belt?</b>	0	The site is not on Green Belt land.

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	Site will deliver at least 20 homes.
<b>Affordable housing provision</b>	+	Affordable housing likely to be policy compliant.

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	Site not within one of the most deprived areas of Oxford.

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	Site not allocated for community facilities.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	0	No change.

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<400m to the nearest bus stop. There are frequent services on the 1, 5A City, 5 City, 10 etc.
<b>Sustainable transport links (rail station)</b>	-	>1,600m to Oxford Train Station.
<b>Primary Schools</b>	+	<800m to the nearest primary school (St Frideswide Primary School).
<b>Secondary Schools</b>	+	<800m to the nearest secondary school (Greyfriars Catholic School).
<b>GP Surgeries</b>	-	>800m to the nearest GP surgery
<b>Post office</b>	-	>800m to the nearest post office
<b>Air Quality</b>	-	Whole city is within an AQMA.

**SA objective 9.** To achieve **water** quality targets and manage water resources.



**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	The site does not contain and is not near a body of water.

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	-	<p>Site is adjacent to Allotments (Elder Stubbs Charity Allotments).</p> <p>If existing trees are removed new trees should be planted to fully mitigate the impact on tree canopy cover green infrastructure in the area. New tree planting should be appropriate to ensure that the predicted tree canopy cover (% site area) following development (25 years) delivers policy and GI TAN expectations i.e. at least no net loss.</p> <p>Trees along the boundary should be retained and protected. Reptiles, bats, birds, badgers and potentially invertebrates are likely present. To provide mitigation, retention and where possible enhancement of habitat suitable for reptiles along the south-western area of the site is likely required. However, this must be informed through protected species surveys.</p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	General potential only. Requirement for evaluation would depend on the scale of development.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	The site is not within a conservation area.
<b>Listed Buildings</b>	0	The site is not within close proximity to a listed building.
<b>View Cones</b>	0	The site does not lie within the city's view cones.

<b>Historic Core Area</b>	0	The site is not within the city's High Building's Area.
---------------------------	---	---

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	No change in number of jobs.
<b>Diversifying the economy and employment opportunities</b>	0	No change.

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Site can be accessed from Cowley Road, almost opposite the junction with Gillian's Way.
Can walking and cycling connections with the surrounding area be achieved?	There are existing cycling and pedestrian connections but there is potential to significantly improve these.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No significant physical features identified.  Site contains existing trees around and near to boundaries which are important to neighbouring residential properties. Existing trees will influence developable area of site and its capacity.
Are land contamination issues likely?	Any re-development of this site would require a site investigation and contamination risk assessment.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	The site is bounded by a residential area. To the north-west are the rear gardens of the residential properties in Milton Road and to the south is a car repair business set behind 496-510 Cowley Road.

<b>Stage 2 conclusion</b>
---------------------------

No significant constraints to development however, part of sites lies in FZ3a so will need careful design and planning. Subsequent stages in the planning process (e.g., planning application stage) likely to need to be supported by suitable site-specific FRA work. Site should be considered further for allocation subject to any additional work informing Regulation 19 Local Plan.

## SPS2: ARC Oxford

<b>Site name</b>	<b>ARC Oxford</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>587 (SP10 – Oxford Business Park and AOC7 – Cowley Branch Line)</b>
<b>Ward</b>	<b>Cowley</b>
<b>Total site size (ha)</b>	<b>35.4 Ha</b>
<b>Existing use(s)</b>	<b>Office/ Lab/ R&amp;D/ vacant plots</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	Part	Numerous planning applications for various plots at various stages of the planning process.
---	------	---

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	Yes, numerous planning applications at various stages of the planning process
<b>Does the landowner specify types of development</b>	Yes, employment uses focusing on labs/ R&D

<b>Stage 1b conclusion</b>
Consider further for allocation for a mix of employment uses including labs/ R&D and other appropriate Class E and B employment uses. Continue to next stage.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1  (Patches of surface water flood risk present across site)
<b>Flooding of land surrounding site for access/ egress</b>	0	There is safe access/egress from the site – area surrounding site is Flood Zone 1

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	<i>A mix of previously developed land and vacant plots</i>
<b>Green belt?</b>	0	<i>Site is not on Green Belt Land</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	1	<i>Depends on implementation</i>
<b>Affordable housing provision</b>	1	<i>Depends on Implementation</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	<i>Site not in or adjacent to a Regeneration area. Site within one of 40% most deprived areas (IMD – 2025)</i>

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	<i>Community facilities likely to remain the same.</i>

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	0	<i>Amount of public open space likely to remain the same although redevelopment opportunities will bring potential to improve public realm</i>

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<i>Numerous frequent service bus stops within the site boundary, including "The Longwall" stop on Garsington Road</i>
<b>Sustainable transport links (rail station)</b>	-	<i>Site more than 800m from Oxford Railway station (over 5km)</i>
<b>Primary Schools</b>	+	<i>Nearest Primary School is less than 800m away (Our Lady's Catholic Primary School is 550m away)</i>
<b>Secondary Schools</b>	-	<i>Nearest Secondary school is more than 800m away (Oxford Academy, Sandford Lane is over 2km away)</i>
<b>GP Surgeries</b>	+	<i>Nearest GP Surgery is less than 800m away (Temple Cowley Medical Group is 750m away)</i>
<b>Post office</b>	-	<i>Nearest Post Office is more than 800m away (Balfour Road is more than 1.5km away)</i>
<b>Air Quality</b>	-	<i>Within the city-wide AQMA. Not in proximity to a current air quality hotspot</i>

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	<i>Site contains two small ponds</i>

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	<i>Site not within a designated ecological site. Opportunities for improvements and enhancements through green walls/ roofs etc.</i>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	<i>Site contains potential for Roman archaeology</i>
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	-	<i>Western boundary of the site is adjacent to the Temple Cowley Conservation Area</i>
<b>Listed Buildings</b>	-	<i>Site contains no listed building constraints, however adjacent to the western boundary of the site (Hollow Way) is the Grade II Listed Nuffield Press East Wing and Attached Former School House</i>
<b>View Cones</b>	0	<i>Site lies outside the city's view cones</i>
<b>Historic Core Area</b>	0	<i>Site lies outside the historic core area</i>

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities</b>	+	<i>Site likely to continue to support key knowledge-based sectors that drive economic growth</i>



in the knowledge-based economy		
Diversifying the economy and employment opportunities	+	<i>Site has potential to help deliver affordable workspaces</i>

#### Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Yes
Can walking and cycling connections with the surrounding area be achieved?	Yes
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains numerous trees associated with landscaping. No Tree preservation orders on site. Site is a fairly regular shape and no significant changes in ground level.
Are land contamination issues likely?	Contamination risks possible associated with former use.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Site adjoins the ring road and a residential area.

<b>Stage 2 conclusion</b>
No insurmountable constraints to development. Care should be taken if redeveloping buildings near the western site boundary as there is an opportunity to improve the relationship between the site and the conservation area and listed building. Air quality at Hollow Way (again at the western boundary of the site) has previously been a potential issue and it will be important to ensure that this does not persist. Site to be put forward for allocation in Regulation 19 Local Plan.

## SPS3: Bertie Place Recreation Ground

Site name	Bertie Place Recreation Ground
SHLAA reference (and OLP2036 Policy if applicable)	008a Policy SP3
Ward	Hinksey Park
Total site size (ha)	0.67ha
Existing use(s)	Recreation ground, playground, MUGA

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

### Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	Yes	Small amount (approximately 1%) of site lies within FZ3b and some of access

Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	Planning application 23/00988/FUL not yet determined. 31 units.

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Planning application indicates landowner intention to develop for residential.
Does the landowner specify types of development	Residential

<b>Stage 1b conclusion</b>
Landowner has set out intentions through planning application. Continue to next stage.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	--	<i>Site is partially in Flood Zone 3b  (Small patch of surface water flood risk towards western boundary on site)</i>
<b>Flooding of land surrounding</b>	-	<i>Access/egress from the site and immediate surroundings lies within Flood Zone 2. Part of Abingdon Road which lies in close proximity to the site is in Flood Zone 3b.</i>

site for access/egress		
------------------------	--	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	-	<i>Unprotected green space</i>
<b>Green belt?</b>	0	<i>Not Green Belt</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	<i>Current allocation for housing and application for 31 homes. Unlikely other uses would be proposed or would align with strategy.</i>
<b>Affordable housing provision</b>	+	<i>Site is subject to a live planning application for 31 affordable homes.</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	<i>Site is not in or adjacent to a regeneration area</i>

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	<i>Site not likely to deliver new community facilities.</i>

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	-	<i>Depends on how loss is compensated for, but the developable part of the site is currently a small recreation ground, multi-use games area (MUGA) and playground.</i>

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	Better than 10min frequency at peaks of buses to the city centre (many of which go to Abingdon in the opposite direction) (X2, X3 and 35 most frequent). Bus stop on Abingdon Rd or Redbridge P&R both under 250m
<b>Sustainable transport links (rail station)</b>	-	<i>3.2km walk to Oxford Parkway Station, closest station</i>
<b>Primary Schools</b>	+	<i>700m to New Hinksey Primary School</i>
<b>Secondary Schools</b>	-	<i>2300m to Greyfriars Oxford Catholic School</i>
<b>GP Surgeries</b>	+	<i>c.800m walk to South Oxford Health Centre</i>
<b>Post office</b>	-	<i>1,500m to Donnington PO</i>
<b>Air Quality</b>	-	<i>Site is within Air Quality Management Area</i>

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	<i>Within 30 m of a water body (Redbridge Stream)</i>

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	The recreation ground appears to contain regularly managed grassland, likely of limited diversity, though the tree lines bordering the site may be of greater value. There will be few protected species considerations.

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	<i>Site contains no known archaeological sites or has limited/uncertain archaeological potential</i>
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	<i>Site is not in or on the edge of a conservation area or site on the RPG</i>
<b>Listed Buildings</b>	0	<i>Site contains no identified historic building constraint</i>
<b>View Cones</b>	0	<i>Site lies outside of a view cone</i>
<b>Historic Core Area</b>	0	<i>Site lies outside the City Council's designated historic core area.</i>

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	<i>No change in the number of jobs/economic floorspace supporting the knowledge economy.</i>
<b>Diversifying the economy and employment opportunities</b>	0	<i>No change.</i>

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes – road access from Bertie Place, although only potential for one route in, one route out, so site will be a cul-de-sac (for vehicles) There is pedestrian access through to the Abingdon Road and Wytham Street
Can walking and cycling connections with the surrounding area be achieved?	Yes – good pedestrian and cycling connections using National Cycle Route 5 which cuts through the site and will need to continue through the site, even if its exact location is altered
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	A number of established trees onsite, particularly around perimeter  Sites contain significant existing trees and woodland which are important to public amenity in the area and will provide valuable ecosystem services. Existing trees will influence developable area of site and its capacity.
Are land contamination issues likely?	Yes, but can be mitigated.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Site adjoins existing residential development

<b>Stage 2 conclusion</b>
Access/egress from the site is over land in moderate flood risk so will need further investigation and mitigation is likely to be required. Re-provision of MUGA and playground will be required. No other significant constraints to development.

## SPS4: Cowley Marsh Depot

Site name	Cowley Marsh Depot
SHLAA reference (and OLP2036 Policy if applicable)	016 Policy SP35
Ward	Temple Cowley
Total site size (ha)	1.71ha
Existing use(s)	City Council depot, storage for refuse vehicles

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

### **Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	Potentially in the catchment of Lye Valley SSSI
Is the site greenfield in flood zone 3b?	No	Brownfield Flood Zone 3b
Is the site area less than 0.25ha?	No	



Is the site already at an advanced stage in the planning process (development commenced)?	No	
---	----	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Landowner (City Council) confirmed intention to develop, subject to alternative site for the Depot uses being found
Does the landowner specify types of development	Residential proposed

<b>Stage 1b conclusion</b>
Landowner has expressed interest in further development of the site. Continue to next stage.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	--	Site is partially in Flood Zone 3b, plus large patches of surface water flood risk within central area of site.
<b>Flooding of land surrounding site for</b>	-	Majority of the land surrounding the site for access/egress lies within Flood Zone 3b (not insurmountable)

access/ egress		
-------------------	--	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	Site is previously developed land, with buildings in use as depot. Fairly low density so redevelopment could make more efficient use of site
<b>Green belt?</b>	0	Not Green Belt

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	Site would provide more than 10 new homes
<b>Affordable housing provision</b>	+	Site is allocated for residential and would be required to provide affordable housing

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	Site is not in or adjacent to a regeneration area

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	Site not allocated for community facilities

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	+	Site allocated for housing – 10% public open space provided on site

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<100m to Marsh Road bus stop. Frequent services to Oxford City Centre eg 1, 5, 10
<b>Sustainable transport links (rail station)</b>	-	Approx 4400m to Oxford Rail station
<b>Primary Schools</b>	+	Approx 450m to St Christophers Primary School, Temple Road
<b>Secondary Schools</b>	-	Approx 1000m to Oxford Spires Academy, Glanville Road
<b>GP Surgeries</b>	+	Approx 800m to Temple Cowley Medical Group
<b>Post office</b>	-	Approx 1.5km to Donnington Post Office
<b>Air Quality</b>	-	Site is within an Air Quality Management Area (AQMA)

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	Boundary Brook runs along eastern boundary of the site

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	Contains no nature conservation designations but has potential for nature conservation interest including roosting bats and nesting birds. Identified in LNRS as area that could help improve biodiversity (along southern boundary of site). Can improve wildlife linkages or habitat continuity from adjoining core GI site. TPO nearby Land west of Leafield Road) but not within site.

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	Site contains no known archaeological sites
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	Site is not in or on the edge of a conservation area or site on the RPG register
<b>Listed Buildings</b>	0	Site contains no identified historic building constraint
<b>View Cones</b>	-	Very small part of site (northern corner) is within Crescent Road View Cone
<b>Historic Core Area</b>	0	Site lies outside the City Council's locally designated Historic Core Area

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	Site in existing employment use but not in knowledge-based economy. No change in number of jobs/economic floorspace in knowledge-based economy
<b>Diversifying the economy and employment opportunities</b>	-	Current use supports employment opportunities and substantial number of jobs for essential uses, employment use would be lost from this site if redeveloped for residential, although City Council intending to relocate depot.

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes – via Marsh Road, including for emergency vehicles
Can walking and cycling connections with the surrounding area be achieved?	Yes – via Marsh Road (and Cowley Marsh Sports field if site is opened up). There are safe, segregated surfaced pedestrian/cycle access routes across the field to the Boundary Brook nature reserve green corridor and National Cycle Route 57 which also follows along the Brook.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Hedgerow along the eastern boundary with cycle lane 2 existing dwellings on site.
Are land contamination issues likely?	Yes – former depot and fueling station
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Adjoins residential uses to the north and opposite site of Marsh Road

<b>Stage 2 conclusion</b>
The site is generally sustainable – it is on previously developed land and is an accessible location. The site is not sensitive from an ecological perspective however it lies within one of the city's locally designated View Cones so development should be designed accordingly. The flood risk classification of the site has increased in recent years following updated Environment Agency modelling data, which will need an SFRA Level 2 assessment to explore the risks in more detail. This may impact on capacity but is not thought to be insurmountable. Finding a site to relocate the existing depot uses is challenging so is likely to impact delivery timelines. Site to be put forward for allocation in Regulation 19 Local Plan.

## SPS5: Crescent Hall

Site name	Crescent Hall
SHLAA reference (and OLP2036 Policy if applicable)	017
Ward	Temple Cowley
Total site size (ha)	0.9
Existing use(s)	Student accommodation

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	No	
---	----	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	The landowner has expressed interest in further developing the site for student accommodation.
<b>Does the landowner specify types of development</b>	Student accommodation

<b>Stage 1b conclusion</b>
Landowner has expressed interest in further development of the site. Continue to next stage.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1  (Small patch of surface water flood risk towards the northern corner of the site, with a much larger patch within the south eastern half of the site, towards Hollow Way).
<b>Flooding of land surrounding</b>	0	There is safe access/egress from the site – area surrounding site is Flood Zone 1

site for access/egress		
------------------------	--	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	<i>Site is previously developed land (with buildings in use on site)</i>
<b>Green belt?</b>	0	<i>Site is not on Green Belt land</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	<i>Site is currently in use as student accommodation. There is the potential to increase the current number of student rooms by further developing the site, and by more than the number of student rooms that equate to 10 dwellings.</i>
<b>Affordable housing provision</b>	I	<i>Depends on implementation</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	<i>Site is not in or adjacent to a regeneration area. (Site lies within an area that is less deprived than more than 60% of neighbourhoods in England – IMD 2025).</i>



**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	Site not allocated for community facilities

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	0	Site not allocated

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	Site is less than 400m away from a bus stop. The nearest one is the Crescent Hall bus stop on Hollow Way which is 150m away. Buses along Hollow Way are frequent and include the 10, 600 and 700.
<b>Sustainable transport links (rail station)</b>	-	Over 1600m from the nearest rail station (Oxford)
<b>Primary Schools</b>	+	Less than 800m from the nearest primary school (St Christopher's C of E Primary School is 500m away)
<b>Secondary Schools</b>	-	More than 800m from the nearest secondary school (Oxford Spires Academy)
<b>GP Surgeries</b>	+	Less than 800m from the nearest GP surgery (Hollow Way Medical Centre is 300m away)
<b>Post office</b>	-	More than 800m from the nearest post office (Woodfarm)
<b>Air Quality</b>	-	Site is within Air Quality Management Area (AQMA)

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	Site is not within 30m of a water body

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	<i>Contains no nature conservation designations but has potential for protected species to be present such as roosting bats and nesting birds. Could improve wildlife linkages or habitat continuity.</i>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	<i>Site lies within a large zone of general potential for Roman Kilns and has low to moderate archaeological potential.</i>
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	-	<i>Site lies on the edge of the Temple Cowley Conservation Area</i>
<b>Listed Buildings</b>	0	<i>Site contains no identified historic building constraint</i>
<b>View Cones</b>	0	<i>Site lies outside of a view cone</i>
<b>Historic Core Area</b>	0	<i>Site lies outside the City Council's locally designated Historic Core Area</i>

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>Employment Opportunities in the knowledge-based economy</b>	0	<i>No change in number of jobs/economic floorspace in knowledge-based economy</i>
<b>Diversifying the economy and employment opportunities</b>	0	<i>No change in employment base or access to affordable workspaces</i>

#### Other constraints which could affect suitability of site for development

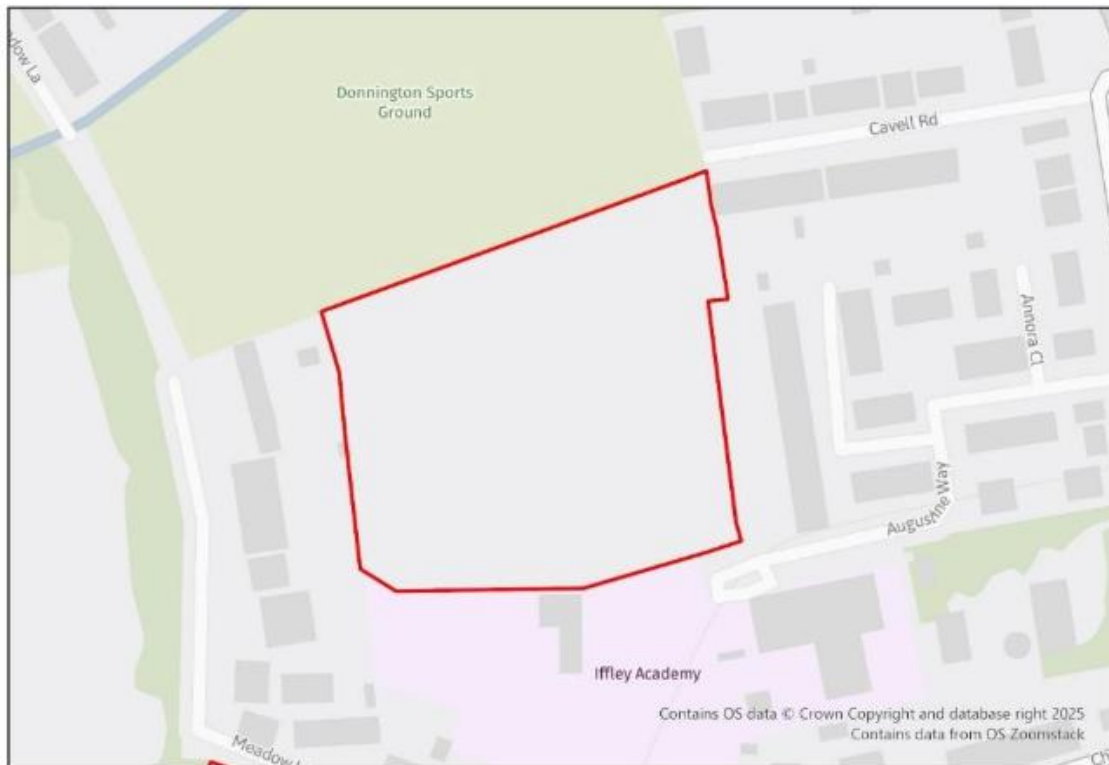
Can access for vehicles be achieved?	Site is accessible by vehicle from Crescent Road.
Can walking and cycling connections with the surrounding area be achieved?	There are existing walking and cycle connections with the surrounding area to/ from the site.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains significant existing trees along the Crescent Road, Junction Road and Hollow Way frontages which are important to public amenity in the area and will provide valuable ecosystem services. These trees are protected by the Oxford City Council Crescent Road (No.1) Tree Preservation Order 1998.  Existing trees will influence developable area of site and its capacity.
Are land contamination issues likely?	There are no likely land contamination issues.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	The site is already in use for student accommodation, however design sensitivity would be required for further redevelopment as there are residential uses in close proximity to the site.

<b>Stage 2 conclusion</b>
<p>The site scores well overall against the sustainability criteria and has good access to sustainable transport links. However, design sensitivity is likely to be required due to the site's location adjacent to a conservation area.</p> <p>Site to be put forward for allocation in Regulation 19 Local Plan.</p>

## SPS6: Former Iffley Mead Playing Field

<b>Site name</b>	<b>Former Iffley Mead Playing Field</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>104 (OLP 2036 ref SP38)</b>
<b>Ward</b>	<b>Rose Hill &amp; Iffley</b>
<b>Total site size (ha)</b>	<b>2.04</b>
<b>Existing use(s)</b>	<b>Vacant, former playing field</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820

### Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	Vacant but outside flood zone
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	No	Outline application submitted July 25 for up to 90 homes (25/00813/OUT). Yet to be determined.
---	----	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Yes
Does the landowner specify types of development	Site has been allocated for residential use in current plan, and landowner retains interest.

<b>Stage 1b conclusion</b>
Site does not have insurmountable obstacles to development and is suitable for allocation for residential use. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

See SA Objective 8 for decision-making criteria.

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1.  Very small patch of surface water flood risk on the south eastern boundary.
<b>Flooding of land surrounding site for</b>	0	One of two existing access routes to the site lies within Flood Zone 1 and could potentially provide hazard free access to and from the site via Augustine Way/Iffley Turn. (Cavell Road at NE corner of site lies within Flood Zone 3).

access/ egress		
-------------------	--	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	-	<i>Site is vacant greenfield</i>
<b>Green belt?</b>	0	

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	<i>Site would provide more than 10 new homes</i>
<b>Affordable housing provision</b>	+	<i>Affordable provision will depend on policy at time of application. Current 2036 policy requires a min of 40%.</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	+	<i>Site is adjacent to an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.</i>

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	<i>Site is allocated for residential use, although suitable complementary uses would be considered on their merits</i>

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	+	<i>Site allocated for housing, which will require min 10% public space on site.</i>

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<i>There are a number of bus stops within 400m of site, served by several routes towards city centre and suburbs.</i>
<b>Sustainable transport links (rail station)</b>	-	<i>Oxford Rail Station is approx 4km away.</i>
<b>Primary Schools</b>	+	<i>A number of primary schools are within 800m of site (Larkrise, St Frideswide, Greyfields). Site is also directly opposite Iffley Academy, which is a SEND specialist school.</i>
<b>Secondary Schools</b>	-	<i>Site is directly opposite Iffley Academy, which is a SEND specialist school, nearest secondary schools are at least 900m away.</i>
<b>GP Surgeries</b>	+	<i>Nearest GP surgery just over 400m distance (Donnington Medical practice)</i>
<b>Post office</b>	+	<i>Nearest post office within 800m (at junction between Iffley Road/Howard Street)</i>
<b>Air Quality</b>	-	<i>Entire city is within an AQMA</i>

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	Site is 350m from Thames watercourse.

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	0	Site has no specific ecological designations, although it has been vacant for some time and mature planting is present throughout so there is potential for biodiversity value.

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	The site has general archaeological potential, as it is located 70m from a Neolithic pit circle and there is potential for further remains. It also has potential for Early Saxon settlement as the Archeox excavation to the north recovered a significant amount of Saxon pottery. Any sizable development will require pre-determination evaluation (geophysical survey and trenching).
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	-	Site boundary adjoins Iffley CA
<b>Listed Buildings</b>	0	No listed buildings on site.
<b>View Cones</b>	0	Site lies outside a view cone but there is potential for it to impact views from the Rose Hill view cone.
<b>Historic Core Area</b>	0	Site is not in historic core area



**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	<i>Site is allocated for residential use so no implications for knowledge economy expected</i>
<b>Diversifying the economy and employment opportunities</b>	0	<i>Site is allocated solely for residential use and suitable complementary uses.</i>

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes
Can walking and cycling connections with the surrounding area be achieved?	Yes
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Mature planting and trees on site boundary.
Are land contamination issues likely?	Significant contamination unlikely.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Site is directly opposite Iffley Academy.

<b>Stage 2 conclusion</b>
There are a number of physical and policy constraints, however these are not considered to be insurmountable, though potential mitigations may need to be considered as part of any allocation where necessary. Site to be put forward for allocation in Regulation 19 Local Plan.

## SPS7: Kassam Stadium

<b>Site name</b>	<b>Kassam Stadium</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>028a LP2036 Policy SP14 028c</b>
<b>Ward</b>	<b>Littlemore + Northfield Brook</b>
<b>Total site size (ha)</b>	<b>6.52 ha</b>
<b>Existing use(s)</b>	<b>Kassam football Stadium with related conference facilities, car parking, cinema, bowling, other community/leisure uses</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

### **Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the	No	

planning process (development commenced)?		
--	--	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	Yes
<b>Does the landowner specify types of development</b>	Yes – mixed use development including R&D (already planning permission for part of site 23/01198/FUL)

<b>Stage 1b conclusion</b>
Landowner has set out intentions for development and potential uses. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	--	Very small area of Flood Zone 3a and 3b immediately adjacent to the brook, slightly wider area of Flood Zone 2. Patches of surface water flooding, particularly south of the stadium.

<b>Flooding of land surrounding site for access/ egress</b>	<b>0</b>	Grenoble Road nearly all free of flood risk.
---	----------	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	<b>0</b>	Site consists of previously developed land
<b>Green belt?</b>	<b>0</b>	Site lies outside the Oxford Green Belt

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	<b>++</b>	The landowner is interested in developing the site for a mix of uses including a significant amount of residential, which it is suitable for.
<b>Affordable housing provision</b>	<b>+</b>	The site is likely to include deliver of affordable housing (not suitable for student accommodation)

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most</b>	<b>++</b>	Site is within a regeneration area.

deprived areas IMD)		
---------------------	--	--

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

Criteria	SA rating	Comments
Community facilities	I	Community function would be replaced, but whether there is additional or the form will depend on implementation.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

Criteria	SA rating	Comments
Public open space	+	Site is likely to deliver additional public open space.

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

Criteria	SA rating	Comments
Sustainable transport links (bus stop)	+	<400m to nearest bus stop outside Kassam stadium which provides 3A service every 30mins to Templars Square and the 600 service every 30 mins to the Hospitals and Thornhill Park and Ride. Most of the site is within 800m of Pegasus Road stop with the 1 and 5 services running approximately every 5-6mins to the City Centre and Oxford Rail station.
Sustainable transport links (rail station)	I	Over 3.5km walk to Oxford Station, however there is potential for the site to be within walking distance of the Cowley Branch line station if this is delivered during the plan period.
Primary Schools	-	Approximately 1km to Windale Primary and John Henry Newman Academy Primary.
Secondary Schools	-	Approximately 1.5km to Oxford Academy.

<b>GP Surgeries</b>	<b>+/-</b>	Some parts of the site are within 800m of the nearest GP Surgery (The Leys Health Centre) while other parts of the site are further away.
<b>Post office</b>	<b>-</b>	Over 1km to Littlemore PO or Balfour Road PO (Dunnock Way Drop and Collect within 800m of some of the site).
<b>Air Quality</b>	<b>-</b>	Whole city is within an AQMA.

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	<b>-</b>	Northern boundary of site within 30m of a watercourse.

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	<b>+</b>	<p>Contains no nature conservation designations but has potential for nature conservation interest. Can improve wildlife linkages or habitat continuity e.g., along brook.</p> <p>The site is dominated by hardstanding and the stadium, with patches of vegetation along the brook and to the east. It appears to have very limited intrinsic ecological value. However, it is bordered by the Littlemore Brook and Northfield Brook OCWSs, which provide a corridor for wildlife. A buffer should be included to support these features. There is scope to deliver significant ecological enhancements, which should include an element focused on buffering the brooks.</p> <p>Site contains significant existing trees around the boundaries which are important to public amenity in the area and will provide valuable ecosystem services. If existing trees are removed new trees should be planted to fully mitigate the impact on tree canopy cover green infrastructure in the area. New tree planting should be appropriate to ensure that the predicted tree canopy cover (% site area) following development (25 years) delivers policy and GI TAN expectations i.e. at least no net loss. Opportunities exist to plant new trees to improve connectivity within GI network.</p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	The Minchery Farmhouse is on the adjacent site. There is potential for prehistoric, Roman and medieval archaeology, dispersed Roman pottery manufacturing activity, burials and other features east and north of the standing Nunnery dormitory range. This will need to be explored as part of any redevelopment.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	The site is outside of a conservation area.
<b>Listed Buildings</b>	-	Minchery Farmhouse (Grade II*) is adjacent to the site.
<b>View Cones</b>	0	Site lies outside of a view cone
<b>Historic Core Area</b>	0	Site lies outside the City Council's locally designated Historic Core Area.

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	Some employment-generating uses as part of the stadium, which will be replaced.
<b>Diversifying the economy and employment opportunities</b>	0	Unlikely to provide affordable workspace.

### Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Vehicular access exists from Grenoble Road
Can walking and cycling connections with the surrounding area be achieved?	Walking and cycling connections already exist to surrounding area (e.g., to Blackbird Leys). Potential for improvements to be made depending on use delivered.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No significant changes in ground level.  Site contains significant existing trees around the boundaries which are important to public amenity in the area and will provide valuable ecosystem services. Existing trees will influence developable area of site and its capacity. The quality of all existing trees should be assessed against the criteria in table 1 of BS5837:2012 (or its latest iteration). High quality trees must be retained unless there is a robust over-riding policy-based justification. Moderate and low quality trees should be retained where it is feasible to do so. Opportunities exist to plant new trees to benefit public amenity in the area.
Are land contamination issues likely?	Includes areas of filled ground which may be unsuitable for housing without mitigation.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	N/A

<b>Stage 2 conclusion</b>
No insurmountable constraints to development. Proximity to Grade II* listed Farmhouse may require design sensitivity in a small part of the site. Site to be put forward for allocation in Regulation 19 Local Plan.



## SPS8: Land at Meadow Lane

Site name	Land at Meadow Lane
SHLAA reference (and OLP2036 Policy if applicable)	389 Policy SP42
Ward	Rose Hill and Iffley
Total site size (ha)	0.99ha
Existing use(s)	Private green space, in the past rented out for horse grazing

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

### Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	Yes	Small part in corner of the site.
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	No	
---	----	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Landowner has expressed an intention to develop this site.
Does the landowner specify types of development	Seeking to deliver residential development.

<b>Stage 1b conclusion</b>
Landowner has set out intentions for development and potential uses. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	--	Small amount of Flood Zone 3a and 3b on the western boundary of the site, and a slightly wider area of Flood Zone 2. Surface water flooding in same area.
<b>Flooding of land surrounding</b>	0	Safe access and egress from the site can be achieved as the route identified is flood-free, with the majority of the site also in Flood Zone

<b>site for access/egress</b>		1. (There is a watercourse running along the site's western boundary, but the site would not be accessed from here).
-------------------------------	--	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	-	Site is unprotected open space.
<b>Green belt?</b>	0	Not in the Green Belt

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	
<b>Affordable housing provision</b>	+	

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	Not within a regeneration area.

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	Amount of community facilities likely to remain the same as a result of the application.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	0	

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	-	>400m to nearest bus stop, Iffley turn. Services include 3 City, 3A.
<b>Sustainable transport links (rail station)</b>	-	>3200m from Oxford railway station
<b>Primary Schools</b>	-	>800m from nearest primary school (Rose Hill School)
<b>Secondary Schools</b>	-	>800m from nearest Secondary School (Greyfriars Oxford Catholic School)
<b>GP Surgeries</b>	-	>800m from the nearest GP surgery
<b>Post office</b>	-	>800m from the nearest post office
<b>Air Quality</b>	-	Whole city is within an Air Quality Management Area.

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	Small watercourse along western boundary of the site

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	-	<p>Site contains no nature designations.</p> <p>Ecological assessments undertaken in support of a planning application have found the site is of value for invertebrates, and badger activity is evident. As such, the site is highly ecologically constrained. Although it is not subject to any designations for its wildlife value, it may qualify at least as an Oxford City Wildlife Site (if not a Local Wildlife Site). Any development proposals coming forward should retain and enhance as much of the habitat supporting the invertebrate assemblage as possible, and ideally the badger sett as well. If this cannot be achieved, a detailed assessment of how invertebrates and badgers utilise the site and surrounding land should be made, to inform a package of mitigation and compensation measures that ensures there are no residual impacts on either.</p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	Known archaeological potential. General potential for Iron Age and Roman activity and located within the historic core of the medieval village.
<b>Conservation Areas &amp; Register of Parks and</b>	--	Site lies within the Iffley Conservation Area.

<b>Gardens (RPG)</b>		
<b>Listed Buildings</b>	-	Two Grade II Listed Buildings (Tudor Cottage and Townsend Close) and a Grade II Listed Wall (Wall and Gate of Townsend Close) nearby. The setting and any impacts on it of any proposed development would need to be understood as part of any application.
<b>View Cones</b>	-	Site within view cone
<b>Historic Core Area</b>	0	Not within historic core area

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	No change in the number of jobs/ economic floorspace in the knowledge economy
<b>Diversifying the economy and employment opportunities</b>	0	No change

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes. Via Church Way. Limited access for existing properties along Meadow Lane
Can walking and cycling connections with the surrounding area be achieved?	Yes.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains significant existing trees and hedgerows which are important to public amenity in the area and will provide valuable ecosystem services. Trees are protected by the location within the Iffley Village Conservation Area. Existing trees will influence developable area of site and its capacity. The quality of all existing trees should be assessed against the

	criteria in table 1 of BS5837:2012 (or its latest iteration). High quality trees must be retained unless there is a robust over-riding policy-based justification. Moderate and low quality trees should be retained where it is feasible to do so. Opportunities exist to plant new trees to benefit and enhance the character and appearance of the Iffley Village Conservation Area.
Are land contamination issues likely?	No significant contamination risks identified.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Surrounding uses are residential.

<b>Stage 2 conclusion</b>
<p>This site is an unprotected undeveloped greenfield site with a small portion of the site in Flood Zone 3b. There are some heritage assets on the site including the site's location within the Iffley Conservation Area. It has some general archaeological potential and is sited within one of the city's locally designated view cones. Careful design will be needed to mitigate impacts on nearby heritage assets. There are also ecological concerns, in terms of the potential for badgers and invertebrates, but with potential for a scheme that responds to these carefully. Site to be put forward for allocation in Regulation 19 Local Plan.</p>

## SPS9: Littlemore Mental Health Centre, Sandford Road

<b>Site name</b>	Littlemore Mental Health Centre, Sandford Road
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	33
<b>Ward</b>	Littlemore
<b>Total site size (ha)</b>	6.6
<b>Existing use(s)</b>	Site is in use for health care facilities, includes employer linked housing. Use Class C2.

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

### Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	Within 200m of SSSI (Littlemore Railway Cutting)
Is the site greenfield in flood zone 3b?	No	



Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Yes
Does the landowner specify types of development	Intending to develop some residential (employer-linked) subject to operational hospital uses.

<b>Stage 1b conclusion</b>
Confirmed landowner intent, continue to next stage.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city’s ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	<i>Site is in Flood Zone 1  (Patches of surface water flood risk present throughout site)</i>
<b>Flooding of land surrounding site for</b>	0	<i>There is safe access/egress from the site – area surrounding site is Flood Zone 1</i>

access/ egress		
-------------------	--	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	<i>Site is currently in use as a mental health centre.</i>
<b>Green belt?</b>	0	<i>Site is not on green belt land</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	I	<i>Depends on implementation.</i>
<b>Affordable housing provision</b>	I	<i>Depends on implementation.</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	+	<i>Site is adjacent to an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.</i>

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	0	

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<i>Bus stops located on Sandford Road - services 3A, 45, X40</i>
<b>Sustainable transport links (rail station)</b>	-	<i>Oxford Rail station over 1.6km from site</i>
<b>Primary Schools</b>	-	<i>John Henry Newman Academy located over 800m from the site</i>
<b>Secondary Schools</b>	-	<i>The Oxford Academy located over 800m from the site</i>
<b>GP Surgeries</b>	-	<i>Donnington Medical Practice over 800m from the site</i>
<b>Post office</b>	-	<i>Littlemore Post Office over 800m from the site</i>
<b>Air Quality</b>	-	<i>Site is located within an Air Quality Management Area</i>

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	--	Site contains a water body.

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	0	<p>Scrub by Heyford Hill Roundabout (incl. Littlemore Railway Cutting SSSI, which is a geological SSSI)</p> <p>Site has tree, grassland, pond and ditch habitats. Potential for various Priority/ Principal species in the area including swifts, badgers, common toad, hedgehog, grass snake, starling, dunnock, house sparrow, song thrush, reed bunting, starling.</p> <p>Earthwatch Tiny Forest: Littlemore within/ adjacent to site.</p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	Has archaeological potential – roman pottery has been found previously, also Iron Age and Roman remains recorded nearby.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	Site is not in or on the edge of a conservation area or near site on the RPG register. Littlemore Conservation Area is located to the north of the site beyond the railway line.
<b>Listed Buildings</b>	0	Site contains no identified historic building constraint but heritage assets are located nearby.
<b>View Cones</b>	0	Site lies outside of a view cone
<b>Historic Core Area</b>	0	Site lies outside the City Council's locally designated Historic Core Area.

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	<i>No change in number of jobs/economic floorspace in knowledge-based economy</i>
<b>Diversifying the economy and employment opportunities</b>	0	<i>No change in employment base or access to affordable workspaces</i>

#### **Other constraints which could affect suitability of site for development**

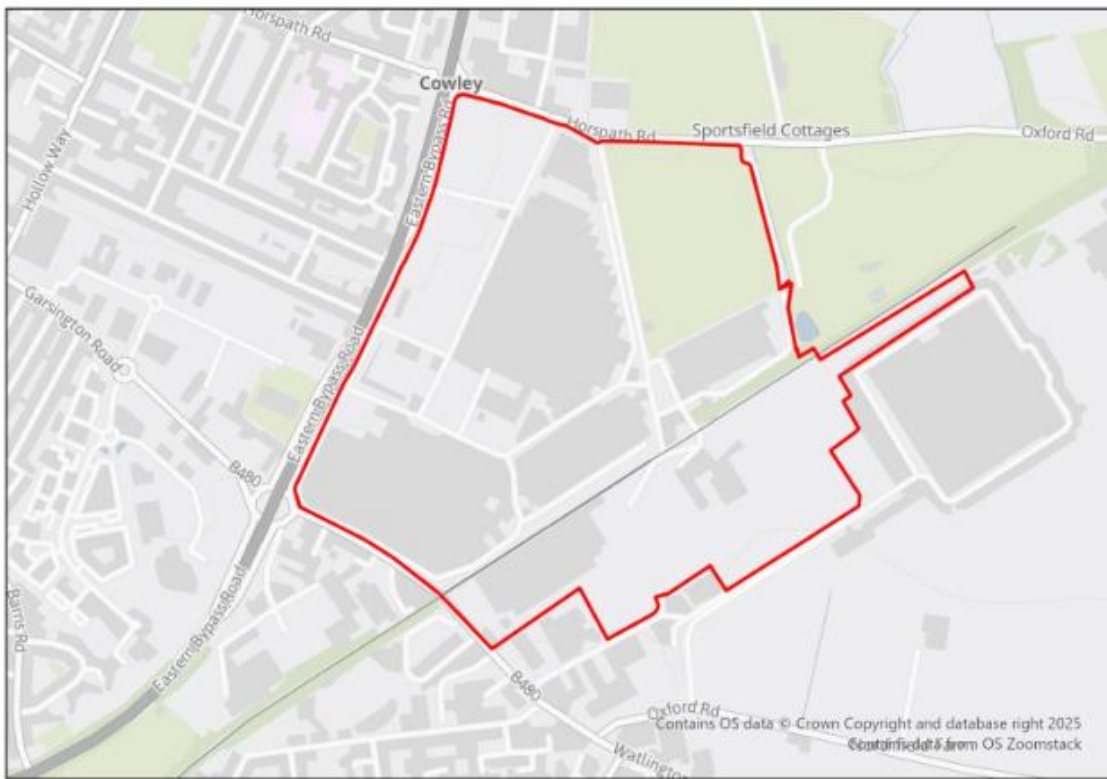
Can access for vehicles be achieved?	Vehicular access from Sandford Road
Can walking and cycling connections with the surrounding area be achieved?	Walking and cycling connections already exist to surrounding area.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	There are numerous trees on the northern (railway cutting) and southern (A4074) boundaries and other trees within the site. There is also a hedge line along site frontage with Sandford Road. There is a pond and brook on the site. Site is within 200m of SSSI (Littlemore Railway Cutting)
Are land contamination issues likely?	Any re-development on this site would likely require a contamination site investigation and risk assessment.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	N/A

<b>Stage 2 conclusion</b>
No insurmountable constraints to development. Site to be put forward for allocation in Regulation 19 Local Plan.

## SPS10: MINI Plant Oxford

<b>Site name</b>	<b>MINI Plant Oxford</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>497 (SP8 MINI Plant Oxford; AOC7 – Cowley Branch Line)</b>
<b>Ward</b>	<b>Blackbird Leys</b>
<b>Total site size (ha)</b>	<b>69.9Ha</b>
<b>Existing use(s)</b>	<b>Car Plant (Mix of B2/ B8 and Class E(g) uses associated with manufacturing process)</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	Yes	Application reference 23/02166/FUL for 26,350sqm net (GIA) under construction
---	-----	---

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	Yes – ongoing ambitions continue to produce BMW MINI at MINI Plant Oxford.
<b>Does the landowner specify types of development</b>	No however, an appropriate mix of B2/ B8 and Class E(g) employment uses to enable on-going car manufacturing to remain in the city has been assumed.

<b>Stage 1b conclusion</b>
Landowner has ongoing ambitions to continue to use the site for car manufacturing. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1  (Large patches of surface water flood risk present, particularly centrally and towards the western corner of site.)

<b>Flooding of land surrounding site for access/ egress</b>	0	<i>There is safe access/egress from the site – area surrounding site is Flood Zone 1</i>
---	---	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	<i>Site is previously developed land (in use as car manufacturing plant)</i>
<b>Green belt?</b>	0	<i>Site not within the Green Belt</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	0/1	<i>Site is primarily a non-residential allocation however policy E1 allows housing delivery on employment sites if landowner sought this.</i>
<b>Affordable housing provision</b>	0/1	<i>Site unlikely to deliver affordable housing but depends on implementation.</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most</b>	0	<i>The site is not within a Regeneration Area. (Site lies within an area that is more deprived than 55% of neighbourhoods – IMD 2025)</i>



deprived areas IMD)		
---------------------	--	--

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

Criteria	SA rating	Comments
Community facilities	0	Community facilities unlikely to change

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

Criteria	SA rating	Comments
Public open space	0	Public open space unlikely to change

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

Criteria	SA rating	Comments
Sustainable transport links (bus stop)	+	Nearest Bus Stops is Factory Gate (Garsington Road) - less than 400m from site entrance. This is a frequent service bus stop. There is turn style access for workers directly onto the site.
Sustainable transport links (rail station)	-	Oxford Railway station is more than 800m away (in fact, more than 5km away)
Primary Schools	-	Nearest Primary school is more than 800m away (St Francis CofE Primary)
Secondary Schools	-	Nearest secondary school is more than 800m away (Oxford Academy is almost 2km away)
GP Surgeries	-	Nearest GP Surgery is more than 800m away (Hollow Way Medical Centre – part of St Bartholomew & Hollow Way Medical Practice is 1.5km away)

<b>Post office</b>	-	<i>Although Balfour Road Post Office is within 800m of Gate 10 (Garsington Road), given the size of the site, the majority of it is more than 800m away from the nearest Post Office</i>
<b>Air Quality</b>	-	<i>Within city-wide AQMA but outside of recognised air quality “hotspot”.</i>

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	<i>Pond within 30m of eastern site boundary</i>

**SA objective 10.** To conserve and enhance Oxford’s **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	<i>Contains no nature conservation designations. However, site contains 9ha approx. of former playing fields. Aerial imagery shows some hedgerows on this greenspace which have some ecological potential. The remainder of the site contains limited green spaces which seem to comprise artificially landscaped areas including trees and mowed grass areas.</i>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	<i>Site is of archaeological interest as the Dorchester-Alchester Roman Road runs through the site and there is potential for roadside settlement. Archaeological remains from the Bronze Age and Roman remains have also previously been recorded.</i>
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	<i>Site is not in or on the edge of a conservation area or site on the RPG register</i>

<b>Listed Buildings</b>	0	<i>Site contains no identified historic buildings constraint</i>
<b>View Cones</b>	0	<i>Site lies outside of a view cone</i>
<b>Historic Core Area</b>	0	<i>Site lies outside the historic core area</i>

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	I	<i>Unlikely to increase jobs in knowledge-based sectors due to nature of employment – i.e., car manufacturing but depends upon implementation</i>
<b>Diversifying the economy and employment opportunities</b>	I	<i>Site would support continued diversification of employment base by continuing to offer car manufacturing jobs – again generally depends upon implementation</i>

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes
Can walking and cycling connections with the surrounding area be achieved?	Yes, although size, nature and location of the site – accessed from Oxford Ring Road (A4142) result in a rather car-dominated environment.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	The site contains scattered trees around car parking areas and along main vehicular routes. Overall, the site appears relatively flat.
Are land contamination issues likely?	Possible contamination issues due to many years of use as a car manufacturing plant. Site investigations and remedial works likely to be necessary.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Site adjoins a railway line, the ring road and other industrial/ storage style employment. Site is also adjacent to fields/ arable land and sports pitches.

#### **Stage 2 conclusion**

No insurmountable constraints to continued car-manufacturing-related development activities at this site. The site has some archaeological potential due to its proximity to the Dorchester-Alchester Roman Road. Potential for surface water flood risk at parts of site. Site to be put forward for allocation in Regulation 19 Local Plan.

## SPS11: Overflow Carpark at Kassam Stadium

Site name	Overflow carpark at Kassam Stadium
SHLAA reference (and OLP2036 Policy if applicable)	028b Policy SP14
Ward	Northfield Brook
Total site size (ha)	2.29
Existing use(s)	Surface level overflow car park

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	No	
---	----	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Yes
Does the landowner specify types of development	Yes

<b>Stage 1b conclusion</b>
Landowner has set out intentions for development and potential uses. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

See SA Objective 8 for decision-making criteria.

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	--	Site is partially in Flood Zone 3b (south-western corner of car park and partly along south-eastern perimeter).  (Patch of surface water flood risk towards far eastern corner of site)
<b>Flooding of land</b>	-	A very small part of the initial access route is within Flood Zones 2 and 3a, although most of the route lies within Flood Zone 1.

surrounding site for access/ egress		
-------------------------------------	--	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Previously developed land?</b>	<b>0</b>	<i>Site consists of previously developed land</i>
<b>Green belt?</b>	<b>0</b>	<i>Site lies outside the Oxford Green Belt</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Housing provision</b>	<b>++</b>	<i>Landowner interest in developing the site for housing, which is a suitable use.</i>
<b>Affordable housing provision</b>	<b>+</b>	<i>Site likely to deliver affordable housing.</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	<b>+</b>	<i>Site is adjacent to a regeneration area.</i>

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	<b>I</b>	There is potential for community facilities to be delivered on site however this would depend on implementation.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	<b>+</b>	<i>Site likely to deliver additional open space.</i>

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	<b>-</b>	<i>600m to Littlemore 5A every 30 mins, just over 800m to Pegasus Road stop with buses every 5-6mins to the city centre</i>
<b>Sustainable transport links (rail station)</b>	<b>I</b>	Over 3.5km walk to Oxford Station however there is potential for the site to be within walking distance of a new Cowley Branch line station if this delivered during the plan period.
<b>Primary Schools</b>	<b>-</b>	<i>Just over 800m to John Henry Newman Academy primary</i>
<b>Secondary Schools</b>	<b>-</b>	<i>1.4km to Oxford Academy</i>
<b>GP Surgeries</b>	<b>-</b>	<i>1.4km to The Leys Health Centre</i>
<b>Post office</b>	<b>-</b>	Over 1km to Littlemore PO or Balfour Road PO
<b>Air Quality</b>	<b>-</b>	<i>Whole city is within an AQMA</i>

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?



<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	<i>Southern boundary of site within 30m of a watercourse</i>

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	<p>Contains no nature conservation designations but has potential for nature conservation interest. Can improve wildlife linkages or habitat continuity e.g., along brook.</p> <p>The site is dominated by hardstanding and the stadium, with small patches of vegetation in the northern parcel. It appears to have very limited intrinsic ecological value. However, it is bordered by the Littlemore Brook and Northfield Brook OCWSs, which provide a corridor for wildlife. A buffer should be included to support these features. There is scope to deliver significant ecological enhancements, which should include an element focused on buffering the brooks.</p> <p>If existing trees are removed new trees should be planted to fully mitigate the impact on tree canopy cover green infrastructure in the area. New tree planting should be appropriate to ensure that the predicted tree canopy cover (% site area) following development (25 years) delivers policy and GI TAN expectations i.e. at least no net loss. Opportunities exist to plant new trees to improve connectivity within GI network.</p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	There is potential for prehistoric, Roman and medieval archaeology. The archaeology is dispersed and mostly focused around the fringes of the car park (peat with potential for prehistoric pollen sequences near the Bingo Hall, dispersed Roman pottery manufacturing activity, burials and other features

		east and north of the standing Nunnery dormitory range). This will need to be explored as part of any redevelopment.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	<b>0</b>	The site is outside of a Conservation Area but close to the Littlemore Conservation Area.
<b>Listed Buildings</b>	<b>0</b>	Site is nearby Minchery Farmhouse (Grade II*) although not within the setting of.
<b>View Cones</b>	<b>0</b>	Site lies outside of a view cone
<b>Historic Core Area</b>	<b>0</b>	Site lies outside the City Council's locally designated Historic Core Area.

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	<b>0</b>	<i>Not expected to lead to a change in the number of jobs or amount of floorspace in knowledge-based economy.</i>
<b>Diversifying the economy and employment opportunities</b>	<b>0</b>	<i>No change in employment base or access to affordable workspaces expected.</i>

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Vehicular access exists from Grenoble Road, through the main Kassam site and across the bridge into the site.
Can walking and cycling connections with the surrounding area be achieved?	Walking and cycling connections already exist to surrounding area, e.g., to Blackbird Leys and Littlemore, but improvements would be needed.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Vegetation around the edges of the site. Brook to the south is a wildlife corridor which can be enhanced.

Are land contamination issues likely?	Includes areas of filled ground which may be unsuitable for housing without mitigation.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	n/a

<b>Stage 2 conclusion</b>
No insurmountable constraints to development. Proximity to Grade II* listed Farmhouse may require design sensitivity in a small part of the site. Site to be put forward for allocation in Regulation 19 Local Plan.

## SPS12: Oxford Science Park

<b>Site name</b>	<b>Oxford Science Park</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>588 LP2036 Policy SP9 – Oxford Science Park &amp; Policy AOC7 – Cowley Branch Line</b>
<b>Ward</b>	<b>Littlemore</b>
<b>Total site size (ha)</b>	<b>27.33</b>
<b>Existing use(s)</b>	<b>Mix of employment uses (mainly office and labs) and ancillary uses including car parking and nursery.</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	Site not greenfield, but some areas of Flood zone 3b,

		generally following the line of the watercourse which runs through the site.
Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	Yes	All remaining plots, either have planning permission or development has commenced

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	Confirmed intention to retain/redevelop for employment R&D uses
<b>Does the landowner specify types of development</b>	Employment (R&D) uses – primarily a mix of laboratory and office buildings and associated uses

<b>Stage 1b conclusion</b>
Confirmed landowner intention, continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>What flood zone(s) is the site in?</b>	<b>--</b>	Site is partially in Flood Zone 3b - the flood zone largely follows the boundaries of the watercourse which runs east-west along northern portion of site. Areas of Flood Zone 2 and 3a extend slightly further beyond.  (Various patches of surface water flood risk present within site)
<b>Flooding of land surrounding site for access/ egress</b>	<b>0</b>	There is safe access/egress from the site – surrounding area for access to the site is Flood Zone 1.

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	Site is previously developed land
<b>Green belt?</b>	0	Site is not on Green Belt land

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	I	Site unlikely to deliver new homes however policy E1 allows housing delivery on employment sites if landowner intentions were to change
<b>Affordable housing provision</b>	I	Site unlikely to deliver affordable housing because no housing is proposed, but depends on implementation.

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	++	Site is partly within 20% most deprived, and partly within 30% most deprived.

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	Community facilities unlikely to change as a result of allocation

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	+	Public open space should be provided as part of redevelopment of plots

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	Bus stop on site (number 45 – limited hours service). Also close to site (Park Homes stop – frequent service stop, close to the site – 550m away)
<b>Sustainable transport links (rail station)</b>	-	Oxford Station is more than 5km away
<b>Primary Schools</b>	-	John Henry Newman Academy is 1.5km away

<b>Secondary Schools</b>	-	The Oxford Academy is 2km
<b>GP Surgeries</b>	-	The Leys Health Centre is more than 2km away)
<b>Post office</b>	-	Littlemore Stores & Post Office is more than 2km away)
<b>Air Quality</b>	-	Within AQMA but outside of identified hotspot or area in breach of local air quality standards

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	--	Littlemore Brook runs through the site

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	-	Littlemore Brook (Oxford City Wildlife Site) runs through the site. Several trees appear on-site as does a small area of woodland which screens acts as a visual screen from the sewage infrastructure located to the south. Trees along part of the northern boundary to the site are covered by a TPO woodland group area (which runs part of the way along the Littlemore Brook from the A4074 and then acting as a boundary between Littlemore house and the new development directly to the south and the Science Park itself. Northern boundary and area on the east (generally following the watercourse) identified in LRNS as areas that have the potential to become important for biodiversity.

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	Archaeological potential for Saxon and Roman remains
<b>Conservation Areas &amp;</b>	0	Site not within one of the city's conservation areas or on the RPG register



<b>Register of Parks and Gardens (RPG)</b>		
<b>Listed Buildings</b>	-	Minchery Farmhouse (Grade II*) is adjacent to the site.
<b>View Cones</b>	0	Site lies outside the city's view cones
<b>Historic Core Area</b>	0	Site lies outside the city's historic core area

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	+	Development of remaining plots, and intensification of existing developments will support the knowledge economy.
<b>Diversifying the economy and employment opportunities</b>	+	Site has potential to deliver affordable/ flexible workspaces

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes, access already exists
Can walking and cycling connections with the surrounding area be achieved?	Yes, active travel connections can be improved as accessibility of area is car-dominated
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains trees, hedgerows and woodland likely to form part of structural landscaping. Site contains Littlemore Brook – Oxford City Local Wildlife Site. No significant changes in ground level.
Are land contamination issues likely?	Some areas of potential contamination are present resulting from filled ground. Further site investigations will be required.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Oxford Sewage Treatment Works is located to the South of the site (smells). Residential properties in Littlemore are located to the North. A4074 is located to the west (noise) and

	to the east is the Kassam Stadium including the Ozone Leisure Park.
--	---

<b>Stage 2 conclusion</b>
<p>Site is generally sustainable for ongoing / intensified use for employment, and more so with the opportunities for sustainable travel that will come with the reopening of Cowley Branch line with a new passenger station adjoining this site during the plan period. Care will need to be taken in terms of the site's proximity to the brook (including in relation to potential need for buffers but also in terms of addressing flood risk arising from the watercourse); to nearby protected trees; and the potential for archaeology which may need investigation. Site to be put forward for allocation in Regulation 19 Local Plan.</p>

## SPS13: Ozone Leisure Park and Minchery Farmhouse

<b>Site name</b>	<b>Ozone Leisure Park and Minchery Farmhouse</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>028c</b>
<b>Ward</b>	<b>Littlemore</b>
<b>Total site size (ha)</b>	<b>3.0 ha</b>
<b>Existing use(s)</b>	<b>Cinema, bowling, other community/leisure uses</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

### **Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the	No	

planning process (development commenced)?		
--	--	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	Yes
<b>Does the landowner specify types of development</b>	Yes – mixed use development including R&D (already planning permission for part of site 23/01198/FUL)

<b>Stage 1b conclusion</b>
Landowner has set out intentions for development and potential uses. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	--	Very small area of Flood Zone 3a and 3b immediately adjacent to the brook, slightly wider area of Flood Zone 2. Patches of surface water flooding.
<b>Flooding of land</b>	0	Grenoble Road nearly all free of flood risk.

surrounding site for access/ egress		
-------------------------------------	--	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	<b>0</b>	Site consists of previously developed land
<b>Green belt?</b>	<b>0</b>	Site lies outside the Oxford Green Belt

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	<b>0</b>	
<b>Affordable housing provision</b>	<b>0</b>	

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	<b>++</b>	Site is within a regeneration area.

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	<b>I</b>	Community function would be replaced, but whether there is additional or the form will depend on implementation.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	<b>+</b>	Site is likely to deliver additional public open space.

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	<b>+</b>	<400m to nearest bus stop outside Kassam stadium which provides 3A service every 30mins to Templars Square and the 600 service every 30 mins to the Hospitals and Thornhill Park and Ride. Most of the site is within 800m of Pegasus Road stop with the 1 and 5 services running approximately every 5-6mins to the City Centre and Oxford Rail station.
<b>Sustainable transport links (rail station)</b>	<b>I</b>	Over 3.5km walk to Oxford Station, however there is potential for the site to be within walking distance of the Cowley Branch line station if this is delivered during the plan period.
<b>Primary Schools</b>	<b>-</b>	Approximately 1km to Windale Primary and John Henry Newman Academy Primary.
<b>Secondary Schools</b>	<b>-</b>	Approximately 1.5km to Oxford Academy.
<b>GP Surgeries</b>	<b>+/-</b>	Some parts of the site are within 800m of the nearest GP Surgery (The Leys Health Centre) while other parts of the site are further away.
<b>Post office</b>	<b>-</b>	Over 1km to Littlemore PO or Balfour Road PO (Dunnock Way Drop and Collect within 800m of some of the site).

<b>Air Quality</b>	-	Whole city is within an AQMA.
--------------------	---	-------------------------------

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	Northern boundary of site within 30m of a watercourse.

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	<p>Contains no nature conservation designations but has potential for nature conservation interest. Can improve wildlife linkages or habitat continuity e.g., along brook.</p> <p>The site is dominated by hardstanding and the stadium, with patches of vegetation along the brook and to the east. It appears to have very limited intrinsic ecological value. However, it is bordered by the Littlemore Brook and Northfield Brook OCWSs, which provide a corridor for wildlife. A buffer should be included to support these features. There is scope to deliver significant ecological enhancements, which should include an element focused on buffering the brooks.</p> <p>Site contains significant existing trees around the boundaries which are important to public amenity in the area and will provide valuable ecosystem services. If existing trees are removed new trees should be planted to fully mitigate the impact on tree canopy cover green infrastructure in the area. New tree planting should be appropriate to ensure that the predicted tree canopy cover (% site area) following development (25 years) delivers policy and GI TAN expectations i.e. at least no net loss. Opportunities exist to plant new trees to improve connectivity within GI network.</p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	--	Contains the Minchery Farmhouse, which formed part of Littlemore Priory. There is potential for prehistoric, Roman and medieval archaeology (peat with potential for prehistoric pollen sequences near northwestern corner of the Ozone, dispersed Roman pottery manufacturing activity, burials and other features east and north of the standing Nunnery dormitory range). This will need to be explored as part of any redevelopment.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	The site is outside of a conservation area.
<b>Listed Buildings</b>	--	Minchery Farmhouse (Grade II*)
<b>View Cones</b>	0	Site lies outside of a view cone
<b>Historic Core Area</b>	0	Site lies outside the City Council's locally designated Historic Core Area.

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	+	The redevelopment of the ozone leisure park presents an opportunity to deliver an increase in jobs to support the knowledge economy.
<b>Diversifying the economy and employment opportunities</b>	+	The Kassam Stadium is a site where affordable workspaces may be expected to come forward. This site would therefore support diversification of the employment base or provide affordable workspaces.

**Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Vehicular access exists from Grenoble Road
--------------------------------------	--



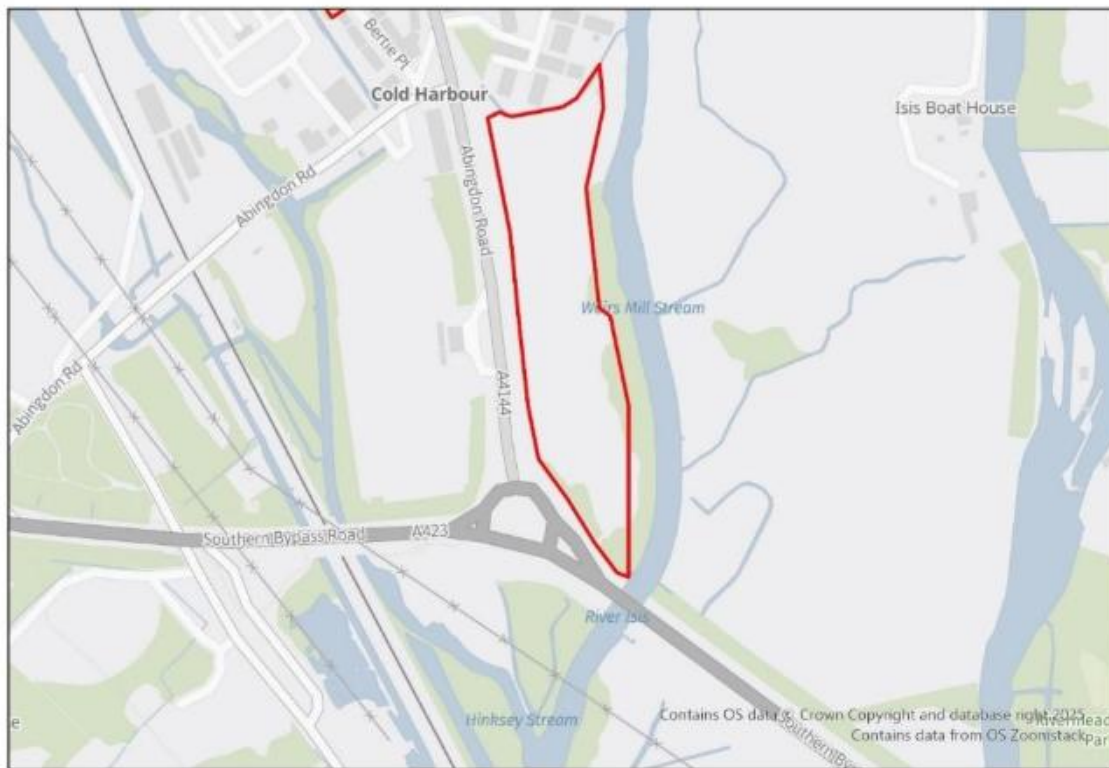
Can walking and cycling connections with the surrounding area be achieved?	Walking and cycling connections already exist to surrounding area (e.g., to Blackbird Leys). Potential for improvements to be made depending on use delivered.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No significant changes in ground level.  Site contains significant existing trees around the boundaries which are important to public amenity in the area and will provide valuable ecosystem services. Existing trees will influence developable area of site and its capacity. The quality of all existing trees should be assessed against the criteria in table 1 of BS5837:2012 (or its latest iteration). High quality trees must be retained unless there is a robust over-riding policy-based justification. Moderate and low quality trees should be retained where it is feasible to do so. Opportunities exist to plant new trees to benefit public amenity in the area.
Are land contamination issues likely?	Includes areas of filled ground which may be unsuitable for housing without mitigation.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	N/A

<b>Stage 2 conclusion</b>
No insurmountable constraints to development. Proximity to Grade II* listed Farmhouse may require design sensitivity in a small part of the site. Site to be put forward for allocation in Regulation 19 Local Plan.

## SPS14: Redbridge Paddock

<b>Site name</b>	<b>Redbridge Paddock</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>113 Policy SP29</b>
<b>Ward</b>	<b>Hinksey Park</b>
<b>Total site size (ha)</b>	<b>3.64ha</b>
<b>Existing use(s)</b>	<b>Private open space previously used for horse grazing.</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

### **Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	

Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	Yes (2025 confirmed intention)
<b>Does the landowner specify types of development</b>	Yes – Residential development.

<b>Stage 1b conclusion</b>
Landowner has set out intentions for development and potential uses. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	-	A very small portion of the site lies within Flood Zone 3a, mainly along the watercourses, with a marginally higher area within Flood Zone 2 (mainly towards the northern boundary of the site).  Only a few very small patches of surface water flooding.

<b>Flooding of land surrounding site for access/ egress</b>	0	There is safe access/egress from the site from the south, as the ring road and Abingdon Road lies in Flood Zone 1.
---	---	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	-	Site is meadowland used for grazing until recently (unprotected private open space)
<b>Green belt?</b>	0	Site not in the green belt.

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	Site allocated for homes and residential moorings.
<b>Affordable housing provision</b>	+	Site expected to deliver policy compliant levels of affordable housing.

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	Site is not in or adjacent to a regeneration area.

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	Site not allocated for community facilities.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	+	10% POS will be provided within the site.

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	Less than 100m away there are regular bus services on the Abingdon Road, and from the Park and Ride opposite the site
<b>Sustainable transport links (rail station)</b>	-	Oxford railway station is over 20 minutes walk (3500m)
<b>Primary Schools</b>	-	The nearest school is more than 800m away.
<b>Secondary Schools</b>	-	The nearest school is more than 800m away.
<b>GP Surgeries</b>	-	The nearest GP surgery is more than 800m away.
<b>Post office</b>	-	The nearest post office is more than 800m away.
<b>Air Quality</b>	-	Entire city lies within an AQMA.

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	Weirs Mill Stream, a tributary of the Thames, runs along the eastern edge of the site.

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	0	<p>Within 50m of the Iffley Meadows SSSI</p> <p>Site is not subject to any designations for its wildlife value; however, the land opposite the River Thames forms part of the Iffley Meadows Site of Special Scientific Interest (SSSI). The potential for any proposed development to directly or indirectly impact the SSSI must be assessed.</p> <p>Aerial imagery indicates Redbridge Paddock is dominated by grassland with areas of scattered scrub and potentially a woodland belt along the eastern boundary. Numerous tree lines are present. Iffley Meadows SSSI is noted for its alluvial flood meadows containing a rich grassland flora. It should be a priority to establish the distinctiveness and condition of the grassland within the allocation site to understand the extent of constraint this provides to potential development.</p> <p>Potential protected species constraints include roosting bats, foraging and commuting bats, badger, water vole, otter, breeding birds, reptiles, and invertebrates.</p> <p>In addition, the River Thames is likely to be an important foraging and commuting resource for bats and should not be subject to any artificial illumination as a result of any proposed development. A lighting strategy should be submitted in support of any planning application, setting out the lighting associated with the proposed development. Given the proximity of the proposed development, this will need to account for both internal and external lighting. It is vital that a suitable buffer in terms of size and composition is provided to the River Thames and Iffley Meadows SSSI. This should include retaining the existing treeline / woodland belt and delivering high quality habitats within the river corridor.</p> <p>If existing trees are removed new trees should be planted to fully mitigate the impact on tree canopy cover green infrastructure in the</p>

		area. New tree planting should be appropriate to ensure that the predicted tree canopy cover (% site area) following development (25 years) delivers policy and GI TAN expectations i.e. at least no net loss. Opportunities exist to plant new trees to improve connectivity within GI network.
--	--	--

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	Potential for Norman/ medieval archaeological remains.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	Site not within a conservation area or RPG
<b>Listed Buildings</b>	0	Site does not contain any listed buildings
<b>View Cones</b>	0	Site not within view cone
<b>Historic Core Area</b>	0	Site outside the city's locally designated high buildings area.

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	Site not allocated for employment, unlikely to support additional jobs in the knowledge economy.
<b>Diversifying the economy end</b>	0	No change.

<b>employment opportunities</b>		
---------------------------------	--	--

#### Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Vehicular access to the site would be from Abingdon Road and may require either a connection into the existing signalised junction from Abingdon Road/Old Abingdon Road or a connection into the existing traffic signals for buses accessing the Redbridge P & R site opposite.
Can walking and cycling connections with the surrounding area be achieved?	Yes two points of access would be required for pedestrians and cyclists: one to the west connecting with the bus stops at the P & R site and the other to the north connecting with existing bus stops on Abingdon Road. The existing cycle track which runs along the western boundary should be retained.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	<p>Weir Mill stream forms the eastern boundary to the site, the site is comprised of made up ground being a former landfill site.</p> <p>Site contains significant existing trees along the river bank which are important to public amenity in the area and will provide valuable ecosystem services. Existing trees will influence developable area of site and its capacity. The quality of all existing trees should be assessed against the criteria in table 1 of BS5837:2012 (or its latest iteration). High quality trees must be retained unless there is a robust over-riding policy-based justification. Moderate and low quality trees should be retained where it is feasible to do so. Opportunities exist to plant new trees to benefit public amenity and to enhance the street scene along Abingdon Road and cycle track.</p>
Are land contamination issues likely?	Yes – historic use as landfill
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No but consideration needs to be given about views into the site from Iffley village

<b>Stage 2 conclusion</b>
No insurmountable constraints. Site to be put forward for allocation in Regulation 19 Local Plan.



## SPS15: Sandy Lane Recreation Ground

<b>Site name</b>	<b>Sandy Lane Recreation Ground</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>SHLAA #289 Local Plan 2036 policy SP11</b>
<b>Ward</b>	<b>Blackbird Leys</b>
<b>Total site size (ha)</b>	<b>5.15ha</b>
<b>Existing use(s)</b>	<b>Green open space with sports pitches, vacant car parking area off Ambassador Avenue currently used for motorbike training</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	

Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	2023 landowner intention to develop.
<b>Does the landowner specify types of development</b>	Local Plan 2036 allocation establishes site as suitable for residential on the western part of site, subject to reprovision of sports facilities and safeguarding land for Cowley Branch line.

<b>Stage 1b conclusion</b>
Landowner has confirmed intention to develop – continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city’s ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1.  Surface water flooding across site.

<b>Flooding of land surrounding site for access/ egress</b>	0	<i>There is safe access and egress from the site- surrounding streets in Flood Zone 1.</i>
---	---	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	-	Site is greenfield land (public open space)
<b>Green belt?</b>	0	Site not in the green belt

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	<i>Site is allocated residential-led development. Landowner intention to include significant amount of residential.</i>
<b>Affordable housing provision</b>	+	<i>Site should be capable of providing affordable housing.</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most</b>	0	<i>The site is not within a Regeneration Area. (Site lies within an area that is more deprived than 64% of neighbourhoods – IMD 2025)</i>

deprived areas IMD)		
---------------------	--	--

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	I	<i>Development of the site could lead to decrease in sports facilities unless these are appropriately reprovided. Will depend upon implementation.</i>

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	-	Development at this site likely to reduce the amount of available public open space.

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<400m to nearest bus stop on the Blackbird Leys Road with frequent services
<b>Sustainable transport links (rail station)</b>	-	Currently more than 1600m from Oxford Railway Station, however, potential to be in close proximity to Cowley Branch Line in future.
<b>Primary Schools</b>	+	Primary school within 800m
<b>Secondary Schools</b>	-	Nearest secondary school is more than 800m away.
<b>GP Surgeries</b>	-	1.5km to nearest GP in Blackbird Leys.
<b>Post office</b>	-	About 1km to Balfour post office
<b>Air Quality</b>	-	Whole city within AQMA but not in proximity to hotspot.

--	--	--

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	Not within 30m of a watercourse

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	No designations on or near the site. The site is currently an open space for recreational sports pitches, there is scrub and vegetation and some tree planting along the southeastern and southwestern edges of the site. Potential protected species constraints are likely limited to nesting birds in boundary vegetation. There may be potential to improve habitat provision through enhancement of the remaining green space which is currently unlikely to provide much in ecological terms.

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	A sizable site with Roman kiln 90m to west and medieval stray finds to the east means some potential for deposits on site.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	Nothing notable
<b>Listed Buildings</b>	0	Nothing notable
<b>View Cones</b>	0	Nothing notable

<b>Historic Core Area</b>	<b>0</b>	Nothing notable
---------------------------	----------	-----------------

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	<i>Unlikely to result in change in the number of jobs related to the knowledge economy.</i>
<b>Diversifying the economy and employment opportunities</b>	0	<i>No change.</i>

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes, from BBL road however there is a slope from the road and so the change in levels needs to be considered.
Can walking and cycling connections with the surrounding area be achieved?	There is a cycle path running along the north-western side of the site beyond the ring road. There is scope to improve connections for pedestrian and cycling by creating access through the retail park.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Change in ground levels as the BBL road is above the site  Site contains significant existing trees around the boundaries which are important to public amenity in the area and will provide valuable ecosystem services. Existing trees will influence developable area of site and its capacity. Opportunities exist to plant new trees to benefit public amenity in the area.
Are land contamination issues likely?	Some made ground and potential fill so likely minor contamination risks. Site investigations would be required.

Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	The ring road runs along one side of the site and the Cowley Branch Line to the other side which if opened up to passenger services would result in more train movements with the potential for more noise and pollution.
---	---

<b>Stage 2 conclusion</b>
The site is generally a sustainable one with limited heritage or biodiversity sensitivities, however, any development will need to take into consideration the loss of existing pitch provision and deliver appropriate re-provision to mitigate for losses of these public facilities. Additionally, the site adjoins a railway line and the A4142 and mitigation may be required to minimise impacts on new residents. Site to be put forward for allocation in Regulation 19 Local Plan.

## SPS16: Templars Square

<b>Site name</b>	<b>Templars Square</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>014 Policy SP3</b>
<b>Ward</b>	<b>Cowley</b>
<b>Total site size (ha)</b>	<b>3.88Ha</b>
<b>Existing use(s)</b>	<b>Mixed use including retail, parking, residential</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	



Is the site already at an advanced stage in the planning process (development commenced)?	No	Planning permission was granted (November 2021) for a mixed-use scheme comprising retail, 225 residential units and hotel (16/03006/FUL). There has since been a change in ownership and this permission has expired.
---	----	---

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to stage 2 assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Yes
Does the landowner specify types of development	Mixed of uses including retail and residential

<b>Stage 1b conclusion</b>
Landowner has expressed interest in further development of the site. Continue to next stage.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>What flood zone(s) is the site in?</b>	<b>0</b>	<i>Site is in Flood Zone 1  (Patches of surface water flood risk present across site, particularly towards the south western area around Hockmore Street and central area to the east.)</i>
<b>Flooding of land surrounding site for access/ egress</b>	<b>0</b>	<i>There is safe access/egress from the site – area surrounding site is Flood Zone 1</i>

**SA objective 3.** To encourage the **efficient use of land** through good design and layout and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	<b>0</b>	<i>Site is occupied and in use for retail, economic and residential uses</i>
<b>Green belt?</b>	<b>0</b>	<i>Site not on Green Belt land</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	<b>++</b>	<i>Expired permission includes 225 residential units. Landowner intent remains to deliver housing.</i>
<b>Affordable housing provision</b>	<b>+</b>	<i>Likely that any new scheme coming forward would deliver affordable housing.</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	<b>0</b>	<i>Site is not within one of the most deprived areas of Oxford.</i>
---	----------	---

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	<b>0</b>	<i>Community facilities likely to remain the same- would be protected by policy.</i>

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	<b>I</b>	Public open space could be re-modelled or re-provided as part of residential e.g. rooftop gardens. There is also opportunity to improve access and visual links to nearby green spaces especially the park area opposite (John Allen Park), and to create new areas of attractive public open space within the site.

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot? 18 St Omer Rd, Oxford OX4 3HBtemp

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	<b>+</b>	Multiple frequent bus services adjacent to the site, along Between Towns Road, Crowell Road and Barns Road, with services connecting to the City Centre, Cowley Road, JR Hospital, and Blackbird Leys. (Services 1, 5A, 5, 10, 700). Also less frequent (hourly) services connecting further afield to Great Milton, Chalgrove and Watlington (services 11, 46).

		Also within 400m are bus stops along Oxford Road, including Brookes Bus frequent service. Policy SP3 also notes that bus stopping facilities should also be improved.
<b>Sustainable transport links (rail station)</b>	-	5.3km to Oxford Rail Station
<b>Primary Schools</b>	+	Primary schools within 800m (Church Cowley St James).
<b>Secondary Schools</b>	-	Greyfriars Oxford Catholic School 1.3km, Oxford Spires Academy 1.9km
<b>GP Surgeries</b>	+	Temple Cowley Health Centre 500m
<b>Post office</b>	+	Onsite and Rose Hill 650m
<b>Air Quality</b>	-	Whole city is within an AQMA

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	<b>0</b>	Not within 30m of a water body

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	<b>+</b>	<p>The site is predominantly brownfield so there will be opportunities to introduce some biodiversity and natural resource enhancements, e.g. more trees, green walls, roof gardens.</p> <p>Semi-natural habitats are absent from the site. Potential protected species constraints include roosting bats and nesting birds; however, the urban surrounding reduces the likelihood that bats are present.</p> <p>The need for survey work should be assessed on a case-by-case basis with any application coming forwards.</p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	Site is of archaeological interest - Historic core of Church Cowley and western end of Roman pottery manufacturing compound, though heavily built up.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	-	Partly adjoins Beauchamp Lane CA
<b>Listed Buildings</b>	-	Site forms the setting of a number of listed buildings on Beauchamp lane.
<b>View Cones</b>	0	The site is not in a View Cone, although is in an elevated position in the city.
<b>Historic Core Area</b>	0	Site outside of Historic Core Area

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	No change in the number of jobs/economic floorspace in the knowledge-based economy.
<b>Diversifying the economy and employment opportunities</b>	I	In this district centre location, there is scope for affordable workspace to be delivered and diversification outside of the knowledge economy, but it will depend on implementation.

**Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes
Can walking and cycling connections with the surrounding area be achieved?	<p>Yes</p> <p>There is currently pedestrian access from all directions, all around the site. The surrounding pavements are fairly wide. Height differences across the site at present could present access issues for wheelchair users and buggies, as the site is accessed in some places via stairways. Opportunity to enhance public realm to accommodate improved pedestrian connectivity across Between Towns Road and across Barns Road which are both busy roads, and an improved pedestrian and cycle experience e.g. there are some large junctions that cyclists would currently need to navigate including the junction at the entrance to John Allen Way, and other ways to improve support for walking and cycling should also be explored as the current situation is skewed towards access by car.</p>
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	<p>There is a variation in base level across the site, with the rear/northern side of the site being 1-2 storeys higher up than the base level at the southern edge of the site along Between Towns Road.</p> <p>No significant physical features, a few ornamental trees.</p>
Are land contamination issues likely?	Contamination risks potentially present. Site investigations and remedial works likely to be necessary.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	None identified, mainly residential surrounding the site

<b>Stage 2 conclusion</b>
<p>The site is previously developed land and is in an accessible location. The site is also not sensitive from an ecological perspective. However, it lies adjacent to a conservation area, so design sensitivity in that location will be required. Also, the site has some archaeological potential. None of the heritage constraints are insurmountable. Site to be put forward for allocation in Regulation 19 Local Plan.</p>

## SPS17: Unipart

<b>Site name</b>	<b>Unipart</b>
<b>HELAA reference (and OLP2036 Policy if applicable)</b>	<b>120 (Policy SP7 Unipart and Policy AOC7 Cowley Branch Line)</b>
<b>Ward</b>	<b>Blackbird Leys</b>
<b>Total site size (ha)</b>	<b>30.63ha</b>
<b>Existing use(s)</b>	<b>Warehousing, Industrial uses, offices</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	No	
---	----	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	Yes, landowner has expressed an interest to redevelop the site within the plan period
<b>Does the landowner specify types of development</b>	Yes – employment uses

<b>Stage 1b conclusion</b>
Landowner has confirmed intent to develop. Consider site further for employment uses, continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city’s ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1  (There are patches of surface water flood risk present throughout site)
<b>Flooding of land</b>	0	There is safe access/egress from the site – area surrounding site is Flood Zone 1



<b>surrounding site for access/ egress</b>		
--	--	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	<i>Site is previously developed land and with buildings in use on site</i>
<b>Green belt?</b>	0	<i>Site is not on Green Belt land</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	0/1	<i>Site is primarily a non-residential allocation however policy E1 allows housing delivery on employment sites if landowner sought this.</i>
<b>Affordable housing provision</b>	0/1	<i>Site unlikely to deliver affordable housing but depends on implementation.</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	<i>The site is not within a Regeneration Area. (Site lies within an area that is more deprived than 55% of neighbourhoods – IMD 2025)</i>

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	<i>Site unlikely to deliver community facilities</i>

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	0	<i>Public open space is unlikely to increase resulting from the allocation of this site.</i>

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<i>Less than 100m from site entrance to "Buildbase" Bus Stop (11 City bus)</i>
<b>Sustainable transport links (rail station)</b>	-	<i>More than 1600m from nearest railway station (Oxford Station)</i>
<b>Primary Schools</b>	-	<i>More than 800m from nearest Primary School (Pegasus Primary School)</i>
<b>Secondary Schools</b>	-	<i>More than 800m from nearest Secondary School (Oxford Academy is more than 2km away)</i>
<b>GP Surgeries</b>	-	<i>More than 800m from nearest GP Surgery (The Leys Health Centre is more than 1km away)</i>
<b>Post office</b>	-	<i>More than 800m from nearest Post Office (Balfour Road Post Office is more than 1km away)</i>
<b>Air Quality</b>	-	<i>Within AQMA but outside known "hotspots"</i>

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	<i>Hollow Brook runs along the north-eastern boundary of the site</i>

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	<p><i>Site is highly urbanised with mainly artificial/ impermeable surface cover. It contains an area of scrub to the north-east and trees and hedges on the boundaries. There are opportunities for greening of surfaces/ roofs.</i></p> <p><i>Potential for Open Mosaic Habitat to be present in the surrounding developed land. Potential protected species constraints likely include breeding birds, foraging and commuting bats, reptiles, badgers, and water vole and otters (associated with Hollow Brook). Hedging/trees on boundaries.</i></p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	<i>Site is of archaeological interest as part of the access road is on the line of the Dorchester-Alchester Roman road and there is high potential for roadside settlement. There is also high potential for other prehistoric and Roman remains (sites are recorded to the north &amp; south of the plot).</i>
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	<i>Site is not within or adjacent to a conservation area or RPG site</i>
<b>Listed Buildings</b>	0	<i>Site contains no identified historic building constraint</i>
<b>View Cones</b>	0	<i>Site lies outside of a view cone</i>

<b>Historic Core Area</b>	0	<i>Site lies outside the City Council's locally designated Historic Core Area</i>
---------------------------	---	---

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	+	<i>Site likely to be redeveloped in the plan period for a mix of B class and E class jobs, the latter have the potential to support the knowledge economy</i>
<b>Diversifying the economy and employment opportunities</b>	+	<i>The site is likely to be redeveloped in the plan period and has the potential to support diversification of the employment base by nature of the mix of B class and E class jobs. Also has the potential to deliver affordable workspaces</i>

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes, Vehicular access exists
Can walking and cycling connections with the surrounding area be achieved?	Yes, it is possible to achieve these although currently the site has poor accessibility for walking and cycling
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No significant features however site is an irregular shape.
Are land contamination issues likely?	Potential for contamination. Site investigations and remedial works likely to be necessary.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Site is in an industrial area with adjacent fields (to the east).

<b>Stage 2 conclusion</b>
There are no notable issues with the site. The site is currently designated as a category 1 employment site and is likely to continue to remain suitable for employment uses in future. Design would need to consider any impacts to the hollow brook on the boundary of the site and

should take opportunities to incorporate natural features to break up the urbanised nature of the site. Site to be put forward for allocation in Regulation 19 Local Plan.

## SPE1: Churchill Hospital

Site name	Churchill Hospital
SHLAA reference (and OLP2036 Policy if applicable)	012 Policy SP19
Ward	Churchill
Total site size (ha)	22.74
Existing use(s)	Hospital, student and staff accommodation

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	Partially	Incremental change including 2 completed permissions for housing. Still significant potential and intention for change.
---	-----------	---

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Planning permission 19/01039/FUL for 19 key worker units, completed, and permission for further 32 units also completed (June 2022).
Does the landowner specify types of development	Potential interest in further development at the site, as hospital, research, and additional housing.

<b>Stage 1b conclusion</b>
Landowner has expressed interest in further development of the site. Continue to next stage.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1  (Several patches of surface water flood risk present within site)
<b>Flooding of land surrounding</b>	0	There is safe access/egress from the site – area surrounding site is Flood Zone 1

site for access/egress		
------------------------	--	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	<i>Site is occupied and is in use as an NHS Trust hospital.</i>
<b>Green belt?</b>	0	<i>Site is not on Green Belt land</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	1	<i>The hospital will remain the principal use of the site, however there is already accommodation on the site and the hospital trust may propose more, depending on implementation.</i>
<b>Affordable housing provision</b>	1	<i>If housing comes forward it is likely to be in the form of employer-linked housing, affordable to staff of the hospital trust.</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	<i>Site is not in a regeneration area.</i>



**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	/	Unlikely to increase community facilities on site but precise mix will depend on implementation and which of the other suitable uses come forward. Depends on implementation.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	/	Depending on how much of the site is brought forward for residential there is the potential to require some public open space. Depends on implementation

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<300m away from the nearest bus stop with frequent service into Oxford City Centre e.g. 15, 600, 700
<b>Sustainable transport links (rail station)</b>	-	> 1600m from train station (4.2km)
<b>Primary Schools</b>	-	>800m from Wood Farm Primary (c.1km)
<b>Secondary Schools</b>	+	600m from the nearest secondary school (Cheney School)
<b>GP Surgeries</b>	-	1,200m from nearest GP surgery (Brookes Medical Centre)
<b>Post office</b>	-	1,100m from the nearest post office (Wood Farm Post Office)
<b>Air Quality</b>	-	Whole city is within an AQMA

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	<i>Boundary Brook runs along the southern boundary</i>

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	-	<p>While there are no designated ecological features on the site itself, the site directly adjoins a number of designated ecological sites and parts of the GI network including Lye Valley SSSI, Boundary Brook wildlife corridor and local/ city wildlife sites. The site and boundary does contain deciduous woodland which would constitute a priority/ principal habitat.</p> <p>The site itself is mostly built out and dominated by buildings and hardstanding, with pockets of green space comprising grassland, scrub and scattered trees. The site has significant existing trees scattered within it and near to the western boundary growing along Boundary Brook which are important to public amenity in the area and will provide valuable ecosystem services. Existing trees will influence developable area of site and its capacity. Protected species constraints within the site are likely limited to roosting bats and nesting birds; consideration should also be given to what value different parts of the site may hold for ecological connectivity in the wider landscape.</p> <p>Any planning application will need to demonstrate how a reduction in the quantity or quality of groundwater recharge, or an increase in surface water run-off, will be avoided to ensure there are no significant effects on the Lye Valley SSSI.</p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	This site has known archaeological potential (Roman pottery manufacturing and further Roman archaeological remains).
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	
<b>Listed Buildings</b>	0	
<b>View Cones</b>	0	
<b>Historic Core Area</b>	0	

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	/	Site has potential to deliver additional jobs to support the knowledge economy and life sciences.
<b>Diversifying the economy and employment opportunities</b>	/	

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Vehicle access already exists
Can walking and cycling connections with the surrounding area be achieved?	Existing connections and routes to site are established, although movement within the site can be improved by making more pedestrian and cyclist friendly and more legible.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site has significant existing trees scattered within it and near to the western boundary growing along Boundary Brook which are important to

	<p>public amenity in the area and will provide valuable ecosystem services. Existing trees will influence developable area of site and its capacity.</p> <p>Peat reserves potential at northwestern corner of site.</p>
Are land contamination issues likely?	Long-established continuous medical use onsite so it may be possible.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Site adjoins SSSI.

<b>Stage 2 conclusion</b>	
<p>Site does not have significant constraints to development. The site's proximity to the Lye Valley SSSI means that any development that does take place will need to be fully mitigated to ensure that development does not adversely impact the SSSI. No insurmountable constraints.</p> <p>Site to be put forward for allocation in Regulation 19 Local Plan.</p>	

## SPE2: East Oxford Bowls Club

Site name	East Oxford Bowls Club
SHLAA reference (and OLP2036 Policy if applicable)	204
Ward	St Clement's
Total site size (ha)	0.3ha
Existing use(s)	Recreation

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	No	
---	----	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Yes.
Does the landowner specify types of development	Residential.

<b>Stage 1b conclusion</b>
Landowner has confirmed intent to develop, consider further for allocation for housing. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1  <i>(Surface water flood risk is located predominantly inside the north western, south eastern and south western perimeter of site, with a patch located more centrally.)</i>
<b>Flooding of land surrounding site for</b>	0	There is safe access/egress from the site – area surrounding site is Flood Zone 1

access/ egress		
-------------------	--	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	+	Site is previously developed with vacant buildings on site.
<b>Green belt?</b>	0	Site is not on Green Belt land.

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	Site allocated for residential development and would provide more than 10 homes.
<b>Affordable housing provision</b>	+	Site would likely provide up to 40% affordable housing.

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	Site is not within or adjacent to a regeneration area.

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	Allocation would lead to loss of former community facility, although this is no longer in use or accessible to the public.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	0	Site not allocated.

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<400m from multiple bus services on Cowley Road.
<b>Sustainable transport links (rail station)</b>	-	>1600m from Oxford train station.
<b>Primary Schools</b>	-	>800m to the nearest primary school.
<b>Secondary Schools</b>	-	800m to the nearest secondary school (Oxford Spires Academy).
<b>GP Surgeries</b>	+	<800m from the nearest GP (Bartlemas Surgery).
<b>Post office</b>	-	>800m from the nearest post office (Donnington Post Office).
<b>Air Quality</b>	-	Whole city is within an AQMA.

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------



<b>Water</b>	0	Site is not within 30m of a water body.
--------------	---	---

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	Adjacent to green infrastructure network (allotments). Site itself contains no nature conservation designations but has potential for nature conservation interest. Potential to improve wildlife linkages or habitat continuity.  Records of swifts <100m from site.

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	Located between Leper Hospital and Cowley Road the potential is unclear, would require desk based assessment in first instance.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	-	Site is entirely within Bartlemas Conservation Area.
<b>Listed Buildings</b>	-	Site forms the setting of multiple listed buildings within the conservation area.
<b>View Cones</b>	-	Within view cone/High Buildings Area.
<b>Historic Core Area</b>	0	Site is not within Historic Core Area.

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>Employment Opportunities in the knowledge-based economy</b>	0	No change in number of jobs/employment floorspace in knowledge-base economy.
<b>Diversifying the economy and employment opportunities</b>	0	No change in employment base or access to affordable workspaces.

#### Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Yes.
Can walking and cycling connections with the surrounding area be achieved?	Yes.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	As the site is entirely within a conservation area, all trees within and surrounding the site are subject to a Tree Protection Order.
Are land contamination issues likely?	No.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No.

<b>Stage 2 conclusion</b>
No insurmountable constraints although any potential development would need to take into account the site's sensitive historic environment including nearby listed buildings, the view cone and make a positive contribution to Bartlemas Conservation Area. Site should be considered further for allocation subject to any additional work informing Regulation 19 Local Plan.

## SPE3: Government Buildings and Harcourt House

<b>Site name</b>	<b>Government Buildings and Harcourt House</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>024 (formerly also 023) Policy SP16</b>
<b>Ward</b>	<b>Headington Hill and Northway</b>
<b>Total site size (ha)</b>	<b>2.37ha</b>
<b>Existing use(s)</b>	<b>Car park, offices and cadet accommodation</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820

### Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	Yes - landowner has confirmed intention.
<b>Does the landowner specify types of development</b>	Yes - mixed use academic development to include residential for staff and students with complimentary commercial uses.

<b>Stage 1b conclusion</b>
Consider site further for allocation for mixed use academic development to include residential development for staff and students, continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	<i>Site is in Flood Zone 1  (Patches of surface water flood risk around the southern half of the lower parcel).</i>
<b>Flooding of land surrounding site for access/ egress</b>	0	<i>There is safe access/egress from the site – area surrounding site is Flood Zone 1</i>

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	<i>The site is previously developed with some buildings in use</i>
<b>Green belt?</b>	0	<i>Site not in the Green Belt</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	<i>Site currently allocated residential-led development. Landowner intention to include significant amount of residential.</i>
<b>Affordable housing provision</b>	I	<i>Depends on implementation</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	<i>The site is not within a Regeneration Area. (Site lies within an area that is less deprived than 93% of neighbourhoods – IMD 2025)</i>

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>Community facilities</b>	<b>I</b>	Site has potential to deliver community facilities- depends on implementation.
-----------------------------	----------	--

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	<b>I</b>	<i>Likely to deliver public open space, depending on amount and form of residential.</i>

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	<b>+</b>	<i>Bus stop outside site with buses 100 and X3 to city centre about 10min frequency</i>
<b>Sustainable transport links (rail station)</b>	<b>-</b>	<i>c.3km to Oxford Station</i>
<b>Primary Schools</b>	<b>+</b>	<i>c.300 metres to St Michaels CE</i>
<b>Secondary Schools</b>	<b>-</b>	<i>1.3km to Cheney School</i>
<b>GP Surgeries</b>	<b>-</b>	<i>c.1km to Brookes Medical Centre</i>
<b>Post office</b>	<b>+</b>	<i>c.600m to St Clement's Post Office</i>
<b>Air Quality</b>	<b>-</b>	<i>Whole city is within an AQMA</i>

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	<b>0</b>	<i>Site is more than 30m away from a water body</i>

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	<p>There are limited opportunities for habitat creation at this site however there are opportunities to retain and enhance existing features. Buffering of the woodland (where possible), could also help to mitigate the impacts of development.</p> <p>The site is within 200m of a Local Wildlife Site and within 600m of the New Marston Meadows SSSI.</p> <p>The site is comprised of hardstanding, buildings, scrub and woodland. Part of the northern parcel is identified by Natural England as potentially containing Open Mosaic Habitat (a priority habitat). This would require a detailed botanical survey to determine presence/absence. Small areas of woodland in the southern parcel (mostly at the boundary) are also included on the priority Habitat Inventory. Potential protected species constraints include foraging and commuting bats, roosting bats (trees and buildings), badgers, and nesting birds.</p> <p>Existing trees on the site, some protected by TPOs.</p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	<p>Potential for archaeological remains on the site. The Civil War Parliamentary siege line has been identified in Headington Hill Park, suggesting that it runs through the northern of the two plots. This would warrant protection through sensitive design if the line confirmed by trenching as it's the only part of the siege line confidently located to the east of the town.</p>
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	--	<p>This site is in two parts. Part 1 (Government Buildings) is adjacent to the Headington Hill Conservation Area and Part 2 (Harcourt House) is within it. The whole site is opposite to the to St Clements and Iffley Road CA.</p>
<b>Listed Buildings</b>	-	<p>There are no listed buildings on the sites but the Grade II* Headington Hall sits within the park and St. Clements Church is nearby.</p>

<b>View Cones</b>	-	The Headington Hill viewcone passes through Part 1 (Government Buildings) and South Park Viewcone passes to the south of Part 2 (Harcourt House). Significant view lines are indicated in the conservation area documents from Headington Hill Hall towards the site and along the paths at the back of Part 2 (Harcourt House).
<b>Historic Core Area</b>	0	<i>The site is outside the Historic Core Area</i>

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	I	Depends on implementation – if site brought forward for other uses than residential.
<b>Diversifying the economy and employment opportunities</b>	I	Depends on implementation – if site brought forward for other uses than residential .

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes – via Marston Road
Can walking and cycling connections with the surrounding area be achieved?	<p>Partially, via Marston road. Part 1 (Government Buildings) has potential for pedestrians access alongside the existing vehicle entrance. However, Part 2 (Harcourt House) does not currently have pedestrian access. There is the potential for pedestrian linkage between the sites where Cuckoo Lane and the Park meet the road.</p> <p>Good existing cycle connections from Marston Road to the city centre. Further plans to improve environment for cyclists from the County Council.</p>



Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	<p>Yes - Large mature trees define the north and south edges of the site including a number of TPOs. A high hedge separates the site from the Marston Road and low trees and shrub define back edge</p> <p>Sites contain significant existing trees which are important to public amenity in the area and will provide valuable ecosystem services. Various trees at the northern site are protected by OCC-Marston Road (No.1) TPO, 2000, and trees at the south site are protected within the Headington hill Conservation Area. Existing trees within the sites and adjacent to them will influence developable area of site and its capacity. Opportunities exist to plant new trees to benefit public amenity and the character and appearance of the conservation area</p>
Are land contamination issues likely?	Potential for contamination at Government Buildings site (although site previously remediated, further investigations may be required). No known issues on Harcourt House site. Depending on proposed use, a site investigation and contamination risk assessment may be required to confirm absence of risks.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No

<b>Stage 2 conclusion</b>
<p>No significant issues identified – however, there are a number of historic environment/heritage constraints which would need to be carefully considered and addressed within the design of any scheme, including archaeological potential. Opportunities should also be sought to incorporate green features which can improve connectivity with neighbouring green spaces, as well as to retain significant green features on boundaries.</p> <p>Site to be put forward for allocation in Regulation 19 Local Plan.</p>

## SPE4: Jesus College Sports Area

Site name	Jesus College Sports Area
SHLAA reference (and OLP2036 Policy if applicable)	234 and 026 (SP43)
Ward	Donnington
Total site size (ha)	234 = 0.8 026 = 0.55 Combined = 1.35
Existing use(s)	Open air sports

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	

Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Yes
Does the landowner specify types of development	Landowner (2025) confirmed intention to develop for postgrad accommodation.

<b>Stage 1b conclusion</b>
Confirmed landowner intent, continue to next stage.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1  (Several small patches of surface water flood risk present within site)

<b>Flooding of land surrounding site for access/ egress</b>	0	<i>There is safe access/egress from the site – area surrounding site is Flood Zone 1</i>
---	---	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	-	<i>Unprotected open space</i>
<b>Green belt?</b>	0	<i>Site is not within GB</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	<i>Previously allocated for housing in part.</i>
<b>Affordable housing provision</b>	I	<i>Will depend on implementation</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	<i>Not in or adjacent to regen. area</i>

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	I	<i>Depending on the scale and type of housing delivered, there could be potential to require a small increase in community facilities, however, this would depend on implementation.</i>

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	I	<i>Site has potential to deliver public open space, but depends on implementation.</i>

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	>400m from bus stops located on Cowley Road – high frequency services including no's 1, 5, 10
<b>Sustainable transport links (rail station)</b>	-	>3500m from Oxford Railway station via Bartlemas Close and B480
<b>Primary Schools</b>	-	Over 800m from a primary school (East Oxford Primary)
<b>Secondary Schools</b>	+	>1,100m from Oxford Spires Academy
<b>GP Surgeries</b>	+	> 800m from Bartlemas Surgery and Cowley Road Medical Practice
<b>Post office</b>	+	>1000m from Donnington Post office
<b>Air Quality</b>	-	Site is within an Air Quality Management Area (AQMA)

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	Ditch to south of site

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	<p>Contains no nature conservation designations but has potential for nature conservation interest. Can improve wildlife linkages or habitat continuity e.g., through retention of hedgerows, green roofs, walls, etc.</p> <p>Aerial imagery indicates the site is dominated by grassland subject to recreational use, with hedgerows flanking two boundaries. Potential protected species constraints are likely limited to nesting birds. The land is at the edge of a block of green space including the Lye Valley and Oxford Golf Course, and it would be beneficial for any development to deliver ecological enhancements onsite where possible.</p> <p>If existing trees are removed new trees should be planted to fully mitigate the impact on tree canopy cover green infrastructure in the area. New tree planting should be appropriate to ensure that the predicted tree canopy cover (% site area) following development (25 years) delivers policy and GI TAN expectations i.e., at least no net loss. Opportunities exist to plant new trees to improve connectivity within GI network.</p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>Archaeology</b>	-	Site contains no known archaeological sites. Roman kilns to the east at Oxford Spires, general potential for prehistoric and Roman would likely require assessment and evaluation.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	-	Adjacent to Bartlemas Conservation Area but within the Bartlemas Historic Hamlet.
<b>Listed Buildings</b>	-	No listed buildings onsite but within the setting of a no. of listed buildings – including Grade 2* Bartlemas Farm House and Bartlemas House and Grade 1 listed St Bartholomew Chapel – these buildings can be seen from within the site/ the site frontage on Bartlemas Close.
<b>View Cones</b>	-	Crescent Road View Cone across part of site
<b>Historic Core Area</b>	0	Outside the locally designated High Buildings Area

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	No change in jobs for the knowledge economy
<b>Diversifying the economy and employment opportunities</b>	0	No change

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes from Bartlemas Close and Barracks Lane
Can walking and cycling connections with the surrounding area be achieved?	Yes – Cycle route along the site's southern boundary – National Cycle Route 57. Walking connections to existing residential areas north and south of site via Bartlemas Close and Barracks Lane.

Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	<p>Ditch to southern boundary, outside of site.</p> <p>Site contains significant existing trees and hedgerows along the southern and western boundaries which are important to public amenity in the area and will provide valuable ecosystem services. 2 group of trees north of the pavilion in the western corner of the site are protected by the OCC -Bartlemas Close (No.1) TPO, 2006. Existing trees will influence developable area of site and its capacity.</p>
Are land contamination issues likely?	Unlikely
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Surrounding area is primarily residential in nature.

#### **Stage 2 conclusion**

Although the site is protected open space it is in a suitable location for residential development. The site is adjacent to an existing CA and lies within an Historic Hamlet. Part of the site also lies within a view cone. Design sensitivity will be required in order to mitigate impacts on heritage assets. Site to be put forward for allocation in Regulation 19 Local Plan.



## SPE5: John Radcliffe Hospital

<b>Site name</b>	John Radcliffe Hospital
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	027, OLP2036 SP41
<b>Ward</b>	Headington Hill and Northway
<b>Total site size (ha)</b>	27.75
<b>Existing use(s)</b>	Hospital including A&E & associated uses, key worker accommodation

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	Yes	
---	-----	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to stage 1b assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	Site is available and viable for development. There are a number of planning permissions for the site, with some being implemented.
<b>Does the landowner specify types of development</b>	Landowner has expressed an interest in delivering some employer-linked affordable housing on site in addition to maintaining hospital-related uses. Site likely to be developed in phases as part of hospital restructuring within the Local Plan time period.

<b>Stage 1b conclusion</b>
Landowner has set out intentions for development and potential uses. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>What flood zone(s) is the site in?</b>	0	<i>Site is in Flood Zone 1</i>  <i>(Patches of surface water flood risk present throughout site, with noticeably larger patches around the hospital buildings to the north west and south east.)</i>
<b>Flooding of land surrounding site for access/ egress</b>	0	<i>There is safe access/egress from the site – area surrounding site is Flood Zone 1</i>

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	<i>Site is currently in use.</i>
<b>Green belt?</b>	0	<i>Site is not on Green Belt land</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	1	<i>Depends on implementation</i>
<b>Affordable housing provision</b>	1	<i>Depends on implementation</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	<i>The site is not in a regeneration area.</i>
---	---	--

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	<i>It is unlikely that the amount of community facilities will change.</i>

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	0	

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<i>&lt;100m from several stops on site and in the immediate vicinity e.g. X3 City, 700, 10</i>
<b>Sustainable transport links (rail station)</b>	-	<i>Oxford Station (4.6 km)</i>
<b>Primary Schools</b>	+	<i>St Joseph's RC Primary School (750m)</i>
<b>Secondary Schools</b>	-	<i>Cheney School (1.7 km)</i>

<b>GP Surgeries</b>	+	<i>The Manor Surgery (500 m)</i>
<b>Post office</b>	-	<i>Marston Road (1.2 km)</i>
<b>Air Quality</b>	-	<i>Entire city is with AQMA</i>

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	--	<i>Watercourse (brook between car parks) on site and on site boundaries.</i>

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	<p><i>Contains no nature conservation designations but has potential for nature conservation interest. Can improve wildlife linkages or habitat continuity.</i></p> <p><i>The site boundary contains Section 41 (Priority/ Principal) habitats that fall within the LPA Biodiversity Duty. Deciduous Woodland. Extent needs to be confirmed from TVERC database.</i></p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	<p><i>The eastern part of the site has significant potential because it incorporates parts of the medieval village of Headington.</i></p> <p><i>Significant new development in undisturbed areas may require evaluation.</i></p>
<b>Conservation Areas &amp;</b>	--	<i>Outer comparatively less developed edge of site within Old Headington CA, with most of site directly adjacent.</i>

<b>Register of Parks and Gardens (RPG)</b>		
<b>Listed Buildings</b>	--	<i>Grade II listed Manor House, annex and boundary wall within site boundary on outer edge</i>
<b>View Cones</b>	0	<i>While not within view cones the site is very prominent in views across Oxford.</i>
<b>Historic Core Area</b>	0	<i>Not within high buildings area</i>

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	
<b>Diversifying the economy and employment opportunities</b>	0	

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Vehicular access already exists.
Can walking and cycling connections with the surrounding area be achieved?	Footpaths and cycleways connecting to the site, with links through the site.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	There are some mature hedges on site.  Site contains many significant existing trees. Some of the trees are protected by location within the Old Headington Conservation Area.
Are land contamination issues likely?	Investigation and risk assessment would be required due to current and historical use of land.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause	The site is located within an area of mixed character including residences, educational

disturbance or environmental issues such as noise or smells?	sites, and partly within the setting of heritage assets.
--	--

<b>Stage 2 conclusion</b>
Part of the site falls within a conservation area, with the remainder within the setting of this conservation area. The site contains a number of listed buildings on its outer edge. Design sensitivity will be needed to mitigate potential impacts on heritage assets at certain parts of the site. No insurmountable constraints to development. Site to be put forward for allocation in Regulation 19 Local Plan.

## SPE6: Land Surrounding St Clement's Church

Site name	Land Surrounding St Clement's Church
SHLAA reference (and OLP2036 Policy if applicable)	117 Policy SP18
Ward	St Clement's
Total site size (ha)	2.31ha
Existing use(s)	Greenfield land surrounding churchyard.

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	



Is the site already at an advanced stage in the planning process (development commenced)?	No	
---	----	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Yes. The landowner (Magdalen College) has intention to develop
Does the landowner specify types of development	Primarily residential

<b>Stage 1b conclusion</b>
Consider further for allocation for residential-led development, continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	-	A small area in the western part of the site, adjacent to the River Cherwell lies in Flood Zone 3a.  Surface water flood risk south of the church.
<b>Flooding of land</b>	0	There is safe access/egress from the site – area surrounding site is Flood Zone 1.

surrounding site for access/egress		
------------------------------------	--	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

Criteria	SA rating	Comments
Previously developed land?	-	The site is greenfield and will therefore not make use of previously developed land. The site can be defined as unprotected open space, surrounding a churchyard.
Green belt?	0	Site is not on Green Belt land.

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

Criteria	SA rating	Comments
Housing provision	++	Landowner interest in housing, which is a suitable use for the site.
Affordable housing provision	+	Likely to deliver affordable housing (unless student accommodation).

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.

Criteria	SA rating	Comments
Regeneration area (within the top 20% most deprived areas IMD)	0	Site is not within one of the most deprived areas of Oxford.

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	It is unlikely that any development will increase the provision of essential services and facilities on site. Facilities will remain the same.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	+	<i>Likely that development would create additional public open space.</i>

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<i>Bus stop outside site with buses 100 and X3 to city centre about 10min frequency</i>
<b>Sustainable transport links (rail station)</b>	-	<i>2.7km to Oxford Station</i>
<b>Primary Schools</b>	+	<i>c.750m to East Oxford Primary School</i>
<b>Secondary Schools</b>	-	<i>c.1.2km to Cheney School</i>
<b>GP Surgeries</b>	-	<i>Just over 800m from most of the site to St Clement's Surgery</i>
<b>Post office</b>	+	<i>Under 800m to St Clement's Post Office.</i>
<b>Air Quality</b>	-	<i>Whole city is within an AQMA</i>

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	<i>Adjacent to Cherwell</i>

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	0	<p>The site is within 50m of Long Meadow Oxford City Wildlife Site (OCWS).</p> <p>Aerial imagery indicates the site is comprised of grassland, with scrub incursion from the hedgerows at the boundaries. The site is located at the edge of the central green corridor through Oxford (to the west) and areas of parkland and woodland (to the east). The River Cherwell is located immediately adjacent to the western boundary.</p> <p>One meadow in the surrounding landscape is identified by Natural England as priority habitat, another is identified as an OCWS. It should be a priority to establish the distinctiveness and condition of the grassland within the allocation site to understand the extent of constraint this provides to potential development.</p> <p>Potential protected species constraints include roosting bats (both in trees onsite and in the adjacent St Clement's Church), foraging and commuting bats, nesting birds, badger, reptiles, water vole and otter (associated with the River Cherwell).</p> <p>In addition, the River Cherwell is likely to be an important foraging and commuting resource for bats and should not be subject to any artificial illumination as a result of any proposed development. If St Clement's Church has the potential to support roosting bats, neither the church nor flightpaths to and from it should be subject to illumination either. A lighting strategy should be submitted in support of any planning application, setting out the lighting associated with the proposed development. This will need to account for both internal and external lighting.</p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	Site contains no known archaeological sites.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	--	The entire site is within the St Clement's and Iffley Road Conservation Area. The site is also adjacent to the Headington Hill Conservation Area and Central (University & City) Conservation Area.
<b>Listed Buildings</b>	-	The site is adjacent to St Clement's Church, which is Grade II* listed.
<b>View Cones</b>	--	<i>The site is partly within a view cone.</i>
<b>Historic Core Area</b>	0	<i>Site lies outside of the Historic Core Area.</i>

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	<i>No change expected.</i>
<b>Diversifying the economy and employment opportunities</b>	0	<i>No change expected.</i>

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	There is existing vehicular access via Marston Road; however this will need to be improved.
Can walking and cycling connections with the surrounding area be achieved?	Walking and cycling connections are already established within the area, however these could also be improved to better connect the site.

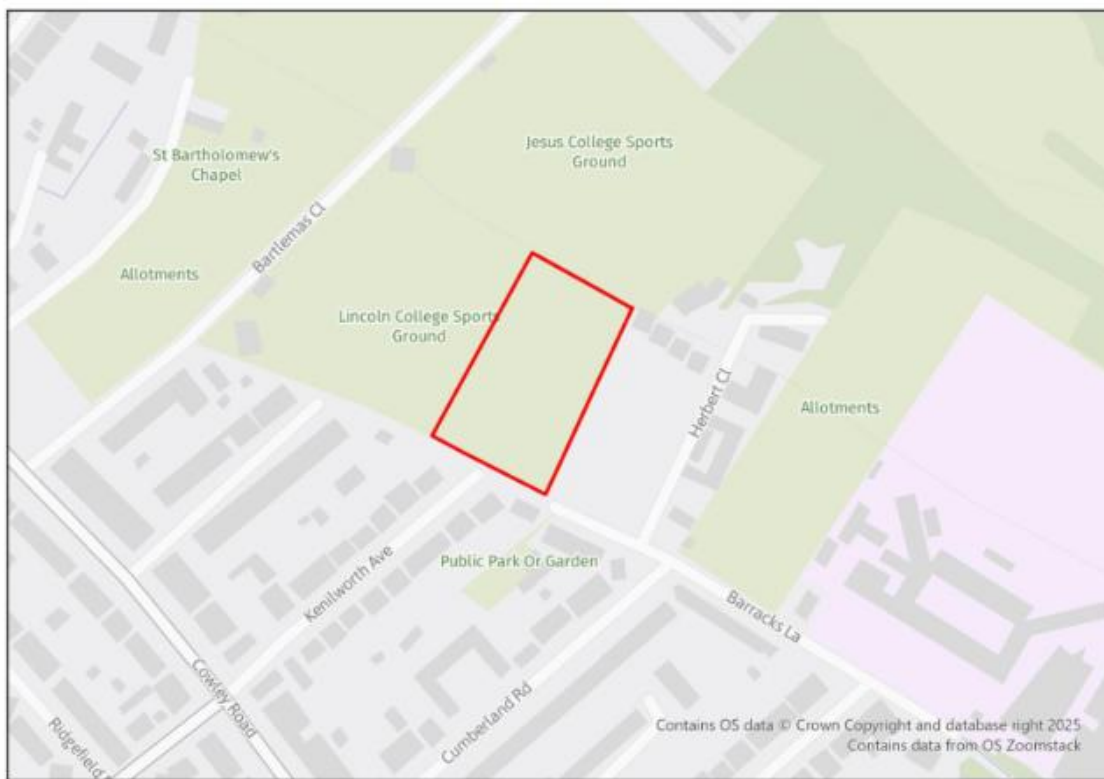
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	St Clement's Churchyard is adjacent to the site and contains a number of designated TPO's.
Are land contamination issues likely?	The current land use suggests contamination issues are unlikely.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Site is adjacent to Magdalen College Sports Ground South.

<b>Stage 2 conclusion</b>
Site is greenfield land surrounding a churchyard and forming the setting of the adjacent listed building, it is also located within a conservation area and may have ecological sensitivities; new development will need to consider impacts and respond accordingly. There is some flood risk on the site and proximity to the watercourse will also need to inform design response. Site to be put forward for allocation in Regulation 19 Local Plan.

## SPE7: Lincoln College Sports Ground

Site name	Lincoln College Sports Ground
SHLAA reference (and OLP2036 Policy if applicable)	032 (SP40)
Ward	Donnington
Total site size (ha)	0.8ha
Existing use(s)	Open air sports

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	No	
---	----	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Yes
Does the landowner specify types of development	Landowner (2025) confirmed intention to develop for postgrad accommodation.

<b>Stage 1b conclusion</b>
Confirmed landowner intent, continue to next stage.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1  (Several small patches of surface water flood risk present within site)
<b>Flooding of land surrounding</b>	0	There is safe access/egress from the site – area surrounding site is Flood Zone 1



site for access/ egress		
-------------------------	--	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	-	<i>Unprotected open space</i>
<b>Green belt?</b>	0	<i>Site is not within GB</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	<i>Previously allocated for housing in part.</i>
<b>Affordable housing provision</b>	I	<i>Will depend on implementation</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	<i>Not in or adjacent to regen. area</i>

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	/	<i>Depending on the scale and type of housing delivered, there could be potential to require a small increase in community facilities, however, this would depend on implementation.</i>

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	/	<i>Site has potential to deliver public open space, but depends on implementation.</i>

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	>400m from bus stops located on Cowley Road – high frequency services including no's 1, 5, 10
<b>Sustainable transport links (rail station)</b>	-	>3500m from Oxford Railway station via Bartlemas Close and B480
<b>Primary Schools</b>	-	Over 800m from a primary school (East Oxford Primary)
<b>Secondary Schools</b>	+	>1,100m from Oxford Spires Academy
<b>GP Surgeries</b>	+	> 800m from Bartlemas Surgery and Cowley Road Medical Practice
<b>Post office</b>	+	>1000m from Donnington Post office
<b>Air Quality</b>	-	Site is within an Air Quality Management Area (AQMA)

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	Ditch to south of site

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	<p>Contains no nature conservation designations but has potential for nature conservation interest. Can improve wildlife linkages or habitat continuity e.g., through retention of hedgerows, green roofs, walls, etc.</p> <p>Aerial imagery indicates the site is dominated by grassland subject to recreational use, with hedgerows flanking two boundaries. Potential protected species constraints are likely limited to nesting birds. The land is at the edge of a block of green space including the Lye Valley and Oxford Golf Course, and it would be beneficial for any development to deliver ecological enhancements onsite where possible.</p> <p>If existing trees are removed new trees should be planted to fully mitigate the impact on tree canopy cover green infrastructure in the area. New tree planting should be appropriate to ensure that the predicted tree canopy cover (% site area) following development (25 years) delivers policy and GI TAN expectations i.e., at least no net loss. Opportunities exist to plant new trees to improve connectivity within GI network.</p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	Site contains no known archaeological sites. Limited/ uncertain archaeological potential. Roman kilns to the east at Oxford Spire, general potential for prehistoric and Roman would likely require assessment and evaluation.
<b>Conservation Areas &amp;</b>	-	Adjacent to Bartlemas Conservation Area but within the Bartlemas Historic Hamlet.

<b>Register of Parks and Gardens (RPG)</b>		
<b>Listed Buildings</b>	-	No listed buildings onsite but within the setting of a no. of listed buildings – including Grade 2* Bartlemas Farm House and Bartlemas House and Grade 1 listed St Bartholomew Chapel – these buildings can be seen from within the site/ the site frontage on Bartlemas Close.
<b>View Cones</b>	-	Crescent Road View Cone across part of site
<b>Historic Core Area</b>	0	Outside the locally designated High Buildings Area

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	No change in jobs for the knowledge economy
<b>Diversifying the economy and employment opportunities</b>	0	No change

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes from Bartlemas Close and Barracks Lane
Can walking and cycling connections with the surrounding area be achieved?	Yes – Cycle route along the site’s southern boundary – National Cycle Route 57. Walking connections to existing residential areas north and south of site via Bartlemas Close and Barracks Lane.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Ditch to southern boundary, outside of site.  Site contains significant existing trees and hedgerows along the southern and western boundaries which are important to public amenity in the area and will provide valuable

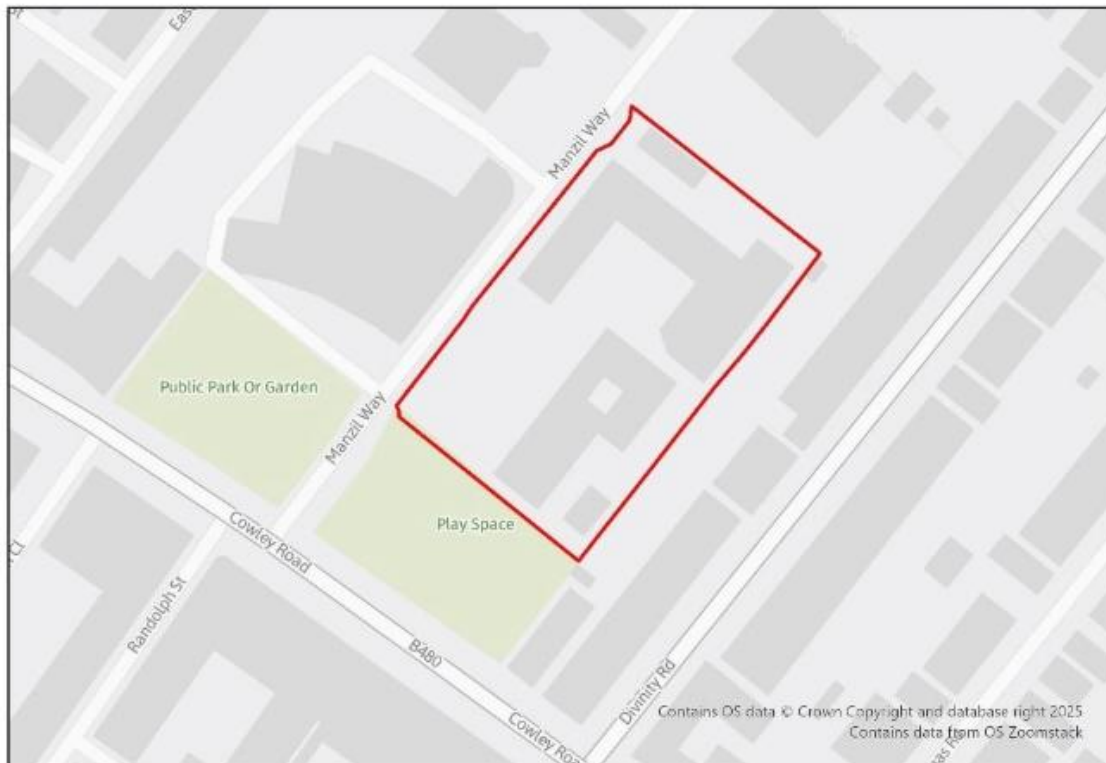
	ecosystem services. 2 group of trees north of the pavilion in the western corner of the site are protected by the OCC -Bartlemas Close (No.1) TPO, 2006. Existing trees will influence developable area of site and its capacity.
Are land contamination issues likely?	Unlikely
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Surrounding area is primarily residential in nature.

<b>Stage 2 conclusion</b>
<p>Although the site is protected open space it is in a suitable location for residential development. The site is adjacent to an existing CA and lies within an Historic Hamlet. Part of the site also lies within a view cone. Design sensitivity will be required in order to mitigate impacts on heritage assets. Site to be put forward for allocation in Regulation 19 Local Plan.</p>

## SPE8: Manzil Way Resource Centre

Site name	Manzil Way Resource Centre
SHLAA reference (and OLP2036 Policy if applicable)	SHLAA ref: #574 LP2036 ref: SP46
Ward	St Clement's
Total site size (ha)	0.75 ha
Existing use(s)	Administrative uses and health facilities

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	No	
---	----	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	SHLAA records that: Leaseholder (Oxford Health NHS Foundation Trust) has indicated (2023) that site could be available for broad range of alternative uses if it were to be declared surplus to requirements. Not currently available but likely to be in plan period subject to wider estate reorganisation.
<b>Does the landowner specify types of development</b>	SHLAA records that: developer has indicated site would be suitable for broad range of alternative uses.  LP2036 allocation establishes the site as being suitable for improved health-care facilities and associated administration; and/or residential development including employer-linked affordable housing

<b>Stage 1b conclusion</b>
Landowner has set out intentions for development and potential uses. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>What flood zone(s) is the site in?</b>	<b>0</b>	<i>Site is in Flood Zone 1</i>  <i>(Surface water flood risk present throughout site, particularly around the main buildings).</i>
<b>Flooding of land surrounding site for access/ egress</b>	<b>0</b>	<i>There is safe access/egress from the site – area surrounding site is Flood Zone 1</i>

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	<b>0</b>	<i>Site is previously developed land with buildings in use on site.</i>
<b>Green belt?</b>	<b>0</b>	<i>Site is not designated as greenbelt.</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	<b>I</b>	<i>Depends on implementation. May be opportunity to deliver some housing during the plan period.</i>
<b>Affordable housing provision</b>	<b>I</b>	<i>Depends upon implementation.</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within</b>	<b>0</b>	<i>Site is not in or adjacent to a regeneration area</i>



the top 20% most deprived areas IMD)		
--------------------------------------	--	--

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	<b>0</b>	<i>It is unlikely that the amount of community facilities will change.</i>

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	<b>0</b>	<i>Allocation would not lead to loss of public open space, though ability to provide 10% additional open space is unlikely due to size constraints of site.</i>

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	<b>+</b>	<i>200 metres to bus stop on the Cowley Road</i>
<b>Sustainable transport links (rail station)</b>	<b>-</b>	<i>3km to train station</i>
<b>Primary Schools</b>	<b>+</b>	<i>550m to East Oxford Primary School</i>
<b>Secondary Schools</b>	<b>-</b>	<i>1.3km to Oxford Spires; 1.9km to Cheney School.</i>
<b>GP Surgeries</b>	<b>+</b>	<i>Bartlemas Surgery 92m</i>

<b>Post office</b>	-	<i>St Clements Street post office is 900m</i>
<b>Air Quality</b>	-	<i>Within city-wide AQMA</i>

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	<b>0</b>	<i>Nothing notable nearby.</i>

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	<b>+</b>	<i>No international/national or local sites within 200m. Opportunity to link with area of green space/ park to the south of the site which could help enhance existing wildlife corridors/ green infrastructure/ ecological habitats. Potential for enhanced/ additional planting/ screening/ landscaping. Opportunities for 'green' communal areas. Opportunity to incorporate root protection areas for existing trees into overall scheme design.</i>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	<i>There is potential for Roman pottery as previously found near Cowley Road hospital.</i>
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	<b>0</b>	<i>Not within or on edge. Is to the west of the Bartlemas Conservation Area but not adjoining.</i>
<b>Listed Buildings</b>	<b>0</b>	<i>No listed buildings identified on Historic England mapper.</i>

<b>View Cones</b>	<b>-</b>	<i>Majority of site falls within the Crescent Road View Cone.</i>
<b>Historic Core Area</b>	<b>0</b>	<i>Not within or on edge</i>

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	<b>0</b>	
<b>Diversifying the economy and employment opportunities</b>	<b>0</b>	

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes – via Manzil Way.
Can walking and cycling connections with the surrounding area be achieved?	Yes
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains existing trees and hedges which are collectively important to public amenity in the area and will provide valuable ecosystem services. Existing trees will influence developable area of site and its capacity.
Are land contamination issues likely?	Unlikely
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	East Oxford Central Mosque lies to the north of the site.

<b>Stage 2 conclusion</b>
The site is brownfield land and has existing residential dwellings (their rear gardens) located to the east. No significant ecological constraints, though some potential heritage constraints as view cone crosses part of the site and site is close to the Bartlemas Conservation Area, which may need to be considered as part of the allocation. Site to be put forward for allocation in Regulation 19 Local Plan.

## SPE9: Marston Paddock Extension

<b>Site name</b>	<b>Marston Paddock Extension</b>
<b>HELAA reference (and OLP2036 Policy if applicable)</b>	<b>114e</b>
<b>Ward</b>	<b>Marston</b>
<b>Total site size (ha)</b>	<b>0.51</b>
<b>Existing use(s)</b>	<b>Vacant farmhouse and curtilage including outbuildings and parking area</b>

### Site location plan



**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the	No	

planning process (development commenced)?		
--	--	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	Yes (2025 confirmed intention)
<b>Does the landowner specify types of development</b>	Yes – Residential development.

<b>Stage 1b conclusion</b>
Landowner has set out intentions for development and potential uses. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city’s ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	<i>Flood Zone 1</i>
<b>Flooding of land surrounding site for access/ egress</b>	0	<i>Safe access and egress to the site</i>

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	<i>Site is previously developed land, as a farmhouse and curtilage, although with green features found within the site.</i>
<b>Green belt?</b>	--	<i>Site within Green Belt</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	
<b>Affordable housing provision</b>	+	

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>Community facilities</b>	0	<i>Site not allocated for community facilities</i>
-----------------------------	---	--

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	+	<i>Some new publicly accessible open space will be required as part of the 'golden rules' for Green belt release.</i>

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<i>Bus stop about 400m with buses every 30mins</i>
<b>Sustainable transport links (rail station)</b>	-	<i>&gt;1,600m from train station</i>
<b>Primary Schools</b>	-	<i>&gt;800m from the nearest primary school</i>
<b>Secondary Schools</b>	-	<i>&gt;800m from the nearest secondary school</i>
<b>GP Surgeries</b>	-	<i>&gt;800m from the nearest GP surgery</i>
<b>Post office</b>	-	<i>&gt;800m from nearest post office</i>
<b>Air Quality</b>	-	<i>While city within AQMA</i>

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	<i>Site is not within 30m of a water body</i>

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	Contains no nature conservation designations but has potential for significant nature conservation enhancement

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	--	<i>Site within Old Marston Conservation Area</i>
<b>Listed Buildings</b>	0	
<b>View Cones</b>	0	
<b>Historic Core Area</b>	0	

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	<i>No change in number of jobs/economic floorspace in knowledge-based economy</i>
<b>Diversifying the economy end</b>	0	<i>No change in employment base or access to affordable workspaces</i>



<b>employment opportunities</b>		
---------------------------------	--	--

#### Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Yes, from Butts Lane
Can walking and cycling connections with the surrounding area be achieved?	Site within existing urban area with existing pedestrian and cycle connections.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Some significant trees along boundaries and scattered within site, which have important to public amenity in the area and will provide valuable ecosystem services. The quality of existing trees should be assessed against the criteria in table 1 of BS5837:2012 (or its latest iteration). High quality trees must be retained unless there is a robust over-riding policy-based justification. Moderate and low quality trees should be retained where it is feasible to do so. Opportunities exist to plant new trees to benefit public amenity in the area.
Are land contamination issues likely?	Potential contamination risks from previous uses and waste materials including tyres and scrap cars. Full contamination risk assessment would be required to determine contamination risks and any remediation required.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Surrounding uses are fields and Old Marston village, with the A40 relatively close.

<b>Stage 2 conclusion</b>
No insurmountable constraints. Site to be put forward for allocation in Regulation 19 Local Plan.

## SPE10: Nuffield Orthopaedic Centre (NOC)

Site name	Nuffield Orthopaedic Centre (NOC)
SHLAA reference (and OLP2036 Policy if applicable)	042 SP20
Ward	Headington
Total site size (ha)	8.38
Existing use(s)	Hospital and medical research

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

### Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	Within 200m of Rock Edge SSSI and 350m of Lye Valley SSSI.
Is the site greenfield in flood zone 3b?	No	

Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	Some scope for intensification of the site for hospital uses but this is unlikely during the plan period as landowner is focusing on other sites within their ownership.
<b>Does the landowner specify types of development</b>	Healthcare, medical research

<b>Stage 1b conclusion</b>
Site is not available for residential development and whilst there is some scope for intensification of the site for hospital related uses, it is unlikely to be during the plan period. Continue to next stage.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	<b>0</b>	Site is in Flood Zone 1  (South-east quarter of site has a large area of surface water flood risk, with smaller patches interspersed across rest of site).

<b>Flooding of land surrounding site for access/ egress</b>	<b>0</b>	<i>There is safe access/egress from the site – area surrounding site is Flood Zone 1</i>
---	----------	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	<i>Buildings currently in use on site.</i>
<b>Green belt?</b>	0	<i>Not green belt land.</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	0	<i>Site would not provide new housing.</i>
<b>Affordable housing provision</b>	0	<i>Site not allocated for housing.</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	<i>Site is not within a regeneration area.</i>

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	<i>It is unlikely that the amount of community facilities will change.</i>

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	0	<i>Public open space remains the same due to allocation.</i>

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<i>Less than 400m from multiple bus stops on Old Road and Windmill Road.</i>
<b>Sustainable transport links (rail station)</b>	-	<i>Site is more than 1600m from train station.</i>
<b>Primary Schools</b>	+	<i>Less than 800m from the nearest primary school with space (Wood Farm Primary School)</i>
<b>Secondary Schools</b>	+	<i>Less than 800m from Cheney School.</i>
<b>GP Surgeries</b>	-	<i>More than 800m to the nearest GP.</i>
<b>Post office</b>	+	<i>Less than 800m to Wood Farm Post Office.</i>
<b>Air Quality</b>	-	<i>Site is within an AQMA.</i>

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	<i>Site is not within 30m of a water body.</i>

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	0	<i>200m from Rock Edge SSSI. Within 350m of Lye Valley SSSI.</i>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	<i>Site has potential for archaeological interest as Roman remains have been found in the area.</i>
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	<i>Site is not in or on the edge of a conservation area or site on the RPG register</i>
<b>Listed Buildings</b>	0	<i>Site contains no identified historic building constraint</i>
<b>View Cones</b>	0	<i>Site lies outside a view cone</i>
<b>Historic Core Area</b>	0	<i>Site lies outside the City Council's locally designated Historic Core Area.</i>

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>Employment Opportunities in the knowledge-based economy</b>	I	<i>Depends on implementation.</i>
<b>Diversifying the economy and employment opportunities</b>	I	<i>Depends on implementation.</i>

#### Other constraints which could affect suitability of site for development

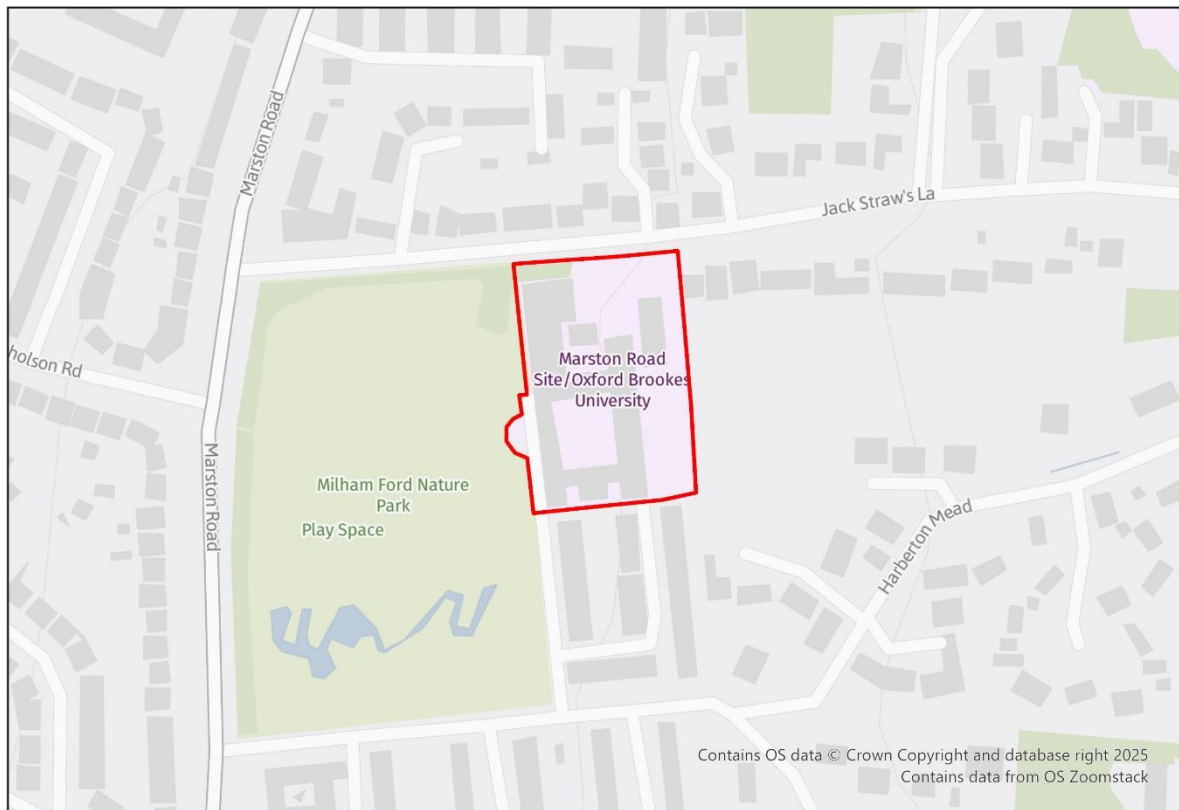
Can access for vehicles be achieved?	Yes
Can walking and cycling connections with the surrounding area be achieved?	Yes
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Mature trees on Old Road and Windmill Road frontages.
Are land contamination issues likely?	No
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No

<b>Stage 2 conclusion</b>
There are no significant conflicts with national policy or environmental or physical constraints to the development of this site, although the proximity of the site to two nearby SSSI's would need further consideration in any proposals that come forward; as well as potential for archaeological remains. The site is viable for intensification of medical related uses, although the landowners are currently focusing on other properties within the Trust. Site to be put forward for allocation in Regulation 19 Local Plan.

## SPE11: Oxford Brookes Marston Road Campus

Site name	Oxford Brookes Marston Road Campus
SHLAA reference (and OLP2036 Policy if applicable)	439 LP2036 Policy SP50
Ward	Headington Hill & Northway
Total site size (ha)	1.18 ha
Existing use(s)	Educational facilities

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	



Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	Landowner update 2025 - confirmed intention to retain for use for academic and research but may be available during plan period if surplus.
<b>Does the landowner specify types of development</b>	Academic and research uses.

<b>Stage 1b conclusion</b>
Landowner has set out intentions for development and potential uses. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1  (A significant proportion of the site is at risk from surface water flooding.)
<b>Flooding of land</b>	0	There is safe access/egress from the site – area surrounding site is Flood Zone 1

surrounding site for access/ egress		
-------------------------------------	--	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	Yes.
<b>Green belt?</b>	0	Not in Green Belt.

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	I	Landowner wishes to maintain the principle of institutional use and student accommodation use with a potential option to dispose for housing following a strategic review of its requirements. Site allocated for residential use including student accommodation in emerging plan, although delivery will be dependent on implementation.
<b>Affordable housing provision</b>	I	If residential development or student accommodation is brought forward on the site, then there is the potential to deliver some affordable housing through financial contributions.

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most</b>	0	Site is not in or adjacent to a regeneration area.

deprived areas IMD)		
---------------------	--	--

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	I	Depends on implementation.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	I	Depends on implementation.

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<400m from bus stops on Jack Straws Lane.
<b>Sustainable transport links (rail station)</b>	-	>1600m from train station.
<b>Primary Schools</b>	+	<550m to the nearest primary school (St Michaels CE Primary)
<b>Secondary Schools</b>	-	>2,400m to the nearest secondary school (Cheney School)
<b>GP Surgeries</b>	-	>1600m from the nearest GP surgery (Brookes Medical Centre)
<b>Post office</b>	-	>850m from the nearest post office (Marston Road post office)
<b>Air Quality</b>	-	The whole city is within an AQMA.

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	There are ponds within the nature park but over 30m distance.

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	-	<p>Contains The Quad, part of Milham Ford Field and Quad Local Wildlife site.</p> <p>Both parcels of the LWS are included in the designation due to the presence of botanically rich unimproved grassland. The main 'Nature Park' should be excluded from any development area, while any development should be encouraged to retain the Quad as well. There may be an opportunity to fund ongoing and additional habitat management through any development.</p> <p>Potential protected species constraints include roosting bats, foraging and commuting bats, breeding birds, reptiles, amphibians, badgers, and invertebrates.</p> <p>Please note the current Biodiversity TAN also states:</p> <p>"Additional consideration shall be given to developments in the vicinity of the Lye Valley SSSI and the Milham Ford City Wildlife Site. An Infiltration Drainage and Pollution Control Scheme for roof and hard surfacing run-off is required where the development is in the catchment area of the above sites. This is because reduction in water entering the aquifer is threatening the survival of this nationally rare habitat. Applicants for development in this area should discuss the requirements with the Council at an early stage."</p> <p>If existing trees are removed new trees should be planted to fully mitigate the impact on tree canopy cover green infrastructure in the area. New tree planting should be appropriate to ensure that the predicted tree canopy cover (% site area) following development (25 years) delivers policy and GI TAN expectations i.e., at least no net loss. Opportunities exist to plant new trees to improve connectivity within GI network.</p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	None identified
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	-	The site lies over the boundary, but within the setting of the Headington Hill Conservation Area and thus has an important relationship to the conservation area which will need to be considered.
<b>Listed Buildings</b>	0	No statutory heritage assets on the site. Former school have been included on the OHAR (i.e. the local list). School has a fairly significant history and is identified as a landmark in the Oxford in its Landscape Setting document.
<b>View Cones</b>	0	The site sits just to the south of the Doris Field Memorial Park view cone which skirts north east corner of site and looks south west
<b>Historic Core Area</b>	0	No

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	I	Depends on implementation. Potential for research-related jobs to support the knowledge economy.
<b>Diversifying the economy and employment opportunities</b>	0	No change.

**Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes from north and south of site. However, roads offer limited capacity into site (narrow and fairly quiet). Site may be more suitable for car free development that would not put additional pressure on surrounding connections.
Can walking and cycling connections with the surrounding area be achieved?	Yes from north and south of the site – depending on layout of development, opportunity to establish and north/south connection through site (currently divided by the buildings)
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	<p>The car park to the north of the site is on two levels with a fairly substantial slope. The row of hedges and trees form a natural border along the western boundary as well as to the north of the site (which are characteristic of the length of Jack Straw's Lane) and could be easily retained. There is a medium-sized tree located within the car parking to the north of the site as well as a couple of other medium-sized trees along the borders on the southern frontage, also appears to be 2-4 trees in north-west corner behind hedge.</p> <p>The site and boundary contains Section 41 (Priority/ Principal) habitats that fall within the LPA Biodiversity Duty. Deciduous Woodland. Extent needs to be confirmed from TVERC database.</p> <p>Site contains significant existing trees and hedgerows along the northern boundary and Jack Straws Lane frontage and also trees scattered within the site which are important to public amenity in the area and will provide valuable ecosystem services. Existing trees will influence developable area of site and its capacity. The quality of all existing trees should be assessed against the criteria in table 1 of BS5837:2012 (or its latest iteration). High quality trees must be retained unless there is a robust over-riding policy-based justification. Moderate and low quality trees should be retained where it is feasible to do so. Opportunities exist to plant new trees to benefit public amenity in the area.</p>
Are land contamination issues likely?	No major contamination issues likely.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	None identified.

### Stage 2 conclusion

No significant issues identified – care will need to be taken around how the development impacts the LWS (the Quad) which is within the site and adjacent (Milham Ford Field). The site may be better suited to car free development, to reduce pressure on the surrounding access roads into the site from

the north and south. There may also be an opportunity to create a pedestrian/cycle route through the site.

The site sits within the setting of (adjacent to) the Headington Hill Conservation Area, and the design of any proposal will need to respond to this accordingly. Equally, whilst the former school building itself is not subject to designation, it is noted as a landscape feature in the Oxford Landscape Assessment with some positive architectural features that would preferably be retained in any development and guidance could be set out in the allocation.

## SPE12: Rectory Centre

<b>Site name</b>	<b>Rectory Centre</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>428</b>
<b>Ward</b>	<b>St Clement's</b>
<b>Total site size (ha)</b>	<b>0.21ha</b>
<b>Existing use(s)</b>	<b>Healthcare</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	Yes	0.21hectares



Is the site already at an advanced stage in the planning process (development commenced)?	No	
---	----	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	Landowner has confirmed intention to redevelop site.
<b>Does the landowner specify types of development</b>	Landowner intends to redevelop for residential use subject to consolidation of existing uses onto alternative sites.

<b>Stage 1b conclusion</b>
Landowner has set out intentions for development and potential uses. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1  <i>(Patch of surface water flood risk in south eastern corner of site.)</i>
<b>Flooding of land surrounding</b>	0	There is safe access/egress from the site – area surrounding site is Flood Zone 1

site for access/egress		
------------------------	--	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	Site is previously developed land (with buildings currently in use)
<b>Green belt?</b>	0	Site is not on Green Belt land

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	Site allocation proposes a minimum of 21 residential dwellings at the site.
<b>Affordable housing provision</b>	+	It is likely that affordable housing would be provided at policy compliant levels.

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	Site is not in or adjacent to a regeneration area.

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	-	Re-development of this site would lead to a loss of community healthcare facilities, policy includes mitigation and suggests that these should be re-provided elsewhere however the precise amount would depend on implementation and assessed need.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	0	Site under 1.5ha. No requirement to provide public space on site. As such public open space likely to remain the same as a result of the allocation.

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	The site is located <200m from a bus stop on Cowley Road that is frequently served by buses, including routes number 1, 5 and 10 and on Headington Road served by 8, 15, 108, 120, 275, N8, N400, ST2, X3, X20, X32.
<b>Sustainable transport links (rail station)</b>	-	Oxford Station is situated 2.5km from the site, a walk of >30 minutes.
<b>Primary Schools</b>	+	The site is located <800m from the nearest primary school (East Oxford Primary School)
<b>Secondary Schools</b>	-	The site is located >800m from the nearest secondary school (Cheney School).
<b>GP Surgeries</b>	+	The site is located <800m from the nearest GP surgery (Manzil Way)

<b>Post office</b>	+	The site is located <800m from the nearest post office (St Clements Street)
<b>Air Quality</b>	-	The entirety of Oxford is situated within an AQMA.

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	The site is not within 30m of a body of water.

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	The site is not within proximity to an area designated for its biodiversity value. Aerial images show the site is almost entirely developed land, bordered by a tree line to the east that is situated within private residential gardens.

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	The site contains no known archaeological sites and has limited archaeological potential.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	The site is not in or on the edge of a conservation area or site on the RPG.
<b>Listed Buildings</b>	0	The site does not contain and is not near to any listed buildings.
<b>View Cones</b>	-	The site lies within the Crescent Road View Cone.
<b>Historic Core Area</b>	0	Not within historic core area

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	There would be no change in number of jobs/employment floorspace for the knowledge-based economy.
<b>Diversifying the economy and employment opportunities</b>	0	No change.

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Site has existing vehicular access from Rectory Road and car parking spaces on southern boundary.
Can walking and cycling connections with the surrounding area be achieved?	Site has good walking and cycling connections with the surrounding area as it is located in the Cowley Road District Centre.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	The site does not contain any significant physical features that would impact upon potential redevelopment.
Are land contamination issues likely?	The site has potential contamination. Any re-development of this site would require a site investigation and contamination risk assessment.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	All surrounding properties are residential in nature and the potential for disturbance or environmental issues is low.

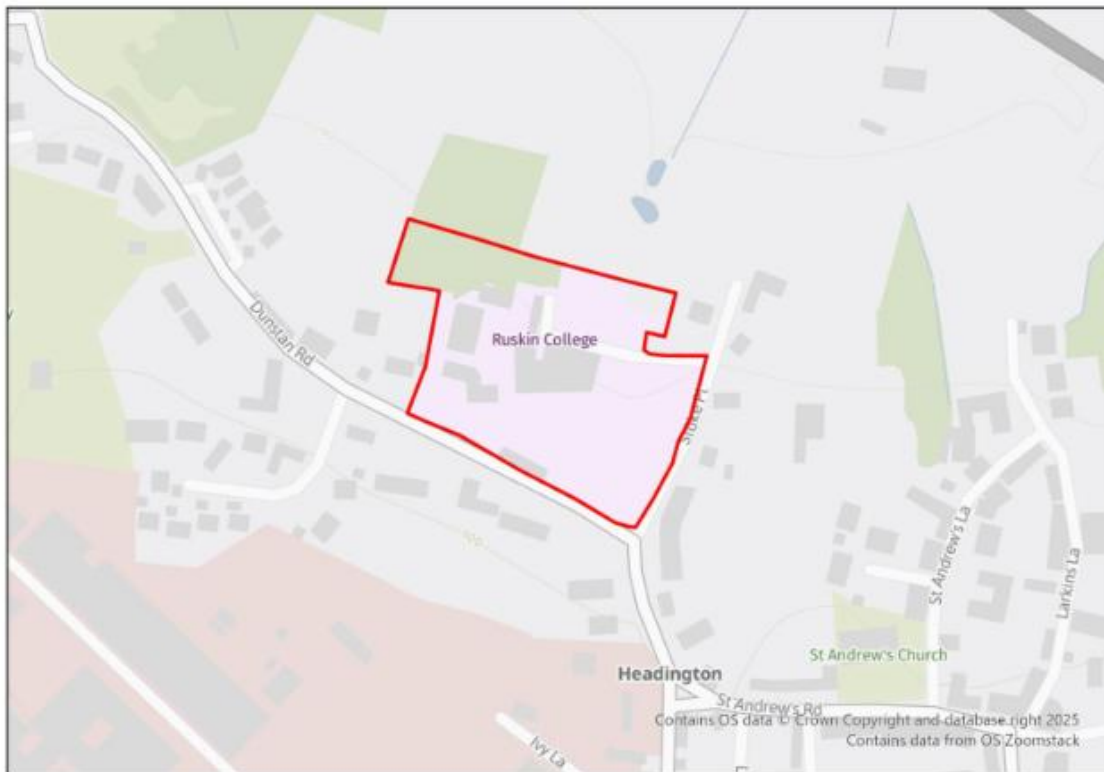
<b>Stage 2 conclusion</b>
The site scores well overall against the sustainability criteria and there are limited constraints to development at this location. Consideration will need to be given as to the accommodation of existing healthcare facilities on alternative sites and to the likely necessity for remedial works. Site

should be considered further for allocation subject to any additional work informing Regulation 19 Local Plan.

## SPE13: Ruskin Campus

Site name	Ruskin Campus
SHLAA reference (and OLP2036 Policy if applicable)	054 SP55
Ward	Headington
Total site size (ha)	1.86
Existing use(s)	University campus

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	No	Approval has been granted for student accommodation on part of site (ref 22/00962/FUL), but work has not yet commenced.
---	----	---

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Yes – approval has been granted for student accommodation on part of site (ref 22/00962/FUL), but work has not yet commenced.
Does the landowner specify types of development	Approval has been granted for student accommodation on part of site (ref 22/00962/FUL), but work has not yet commenced.

<b>Stage 1b conclusion</b>
Landowner has set out intentions for development and potential uses and planning consent issued. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

See SA Objective 8 for decision-making criteria.

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1  (Patches of surface water flood risk present, particularly towards eastern end of site.)
<b>Flooding of land surrounding</b>	0	There is safe access/egress from the site – area surrounding site is Flood Zone 1



site for access/egress		
------------------------	--	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	<i>Land is occupied by university buildings that are currently in use.</i>
<b>Green belt?</b>	0	<i>Site is not on green belt land</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	<i>Proposed development is for student accommodation</i>
<b>Affordable housing provision</b>	0	<i>Affordable housing is not included in proposed development</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	<i>Not within a regeneration area.</i>

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	<i>Approved scheme does not include community facilities provision that is open to wider public</i>

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	0	<i>Amount and accessibility of open space in development may be dependent on implementation</i>

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	-	<i>Several bus stops in the vicinity, although they are not directly adjacent to site.</i>
<b>Sustainable transport links (rail station)</b>	-	<i>Rail station is 5km away</i>
<b>Primary Schools</b>	-	<i>Nearest primary school is 1100m away, although there is a special needs school nearer. (St Andrew's)</i>
<b>Secondary Schools</b>	-	<i>Nearest secondary school is 2000m away (Cheney School)</i>
<b>GP Surgeries</b>	+	<i>Approx 450m from The Manor Surgery</i>
<b>Post office</b>	-	<i>More than 800m from nearest Post Office.</i>
<b>Air Quality</b>	-	<i>Entire city is within an Air Quality Management Area.</i>

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>Water</b>	0	Site is over 30m away from nearest watercourse.
--------------	---	---

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	The grounds comprise of extensive private open space, no specific ecological designations although with the location there is potential for linkages with adjoining greenfield and wildlife continuity. Dunstan Park wildlife site located to the west.

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	The site is of archaeological interest with Iron Age activity and Roman pottery production having been recorded previously.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	--	Entire site is within Old Headington CA.
<b>Listed Buildings</b>	--	Site contains Grade II listed Rookery (Ruskin College) and is in the setting of Grade II listed walled garden.
<b>View Cones</b>	0	Site is not within any view cones.
<b>Historic Core Area</b>	0	Site is outside of Historic Core Area.

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities</b>	0	Current and proposed uses are for higher education with no significant research activity expected.

<b>in the knowledge-based economy</b>		
<b>Diversifying the economy and employment opportunities</b>	0	<i>Current and proposed uses are for higher education with no significant research activity expected.</i>

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes
Can walking and cycling connections with the surrounding area be achieved?	Yes
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains several mature trees, and changes in level at various points.
Are land contamination issues likely?	No
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No ecological designations, but the site contains Grade II listed heritage assets within the site boundary.

<b>Stage 2 conclusion</b>
There are a number of physical and policy constraints, however these are not considered to be insurmountable. Site to be put forward for allocation in Regulation 19 Local Plan.

## SPE14: Ruskin Field

Site name	Ruskin Field
SHLAA reference (and OLP2036 Policy if applicable)	463 SP56 (part of site)
Ward	Headington
Total site size (ha)	3.51ha
Existing use(s)	Field

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	No	
---	----	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Yes. The landowner has confirmed that the site is available.
Does the landowner specify types of development	Landowner intention to develop for residential.

<b>Stage 1b conclusion</b>
Landowner has expressed intention to develop for residential use - continue to the next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	<b>0</b>	Site is in Flood Zone 1  <i>(Patches of surface water flood risk present in close proximity to watercourse)</i>

<b>Flooding of land surrounding site for access/ egress</b>	<b>0</b>	There is safe access/egress from the site – area surrounding site is Flood Zone 1
---	----------	---

**SA objective 3.** To encourage the **efficient use of land** through good design and layout and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	-	Site is greenfield land (unprotected open space).
<b>Green belt?</b>	0	Site is not in the Green Belt.

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	The developer has expressed the intention to develop a minimum of 28 dwellings.
<b>Affordable housing provision</b>	I	Depends on implementation.

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most</b>	0	Site is not in or adjacent to a regeneration area.

deprived areas IMD)		
---------------------	--	--

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also *SA Objective 8*.

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Community facilities</b>	<b>0</b>	Site is not allocated for community facilities so would remain the same.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Public open space</b>	<b>+</b>	10% public open space on site likely achievable as housing allocation

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Sustainable transport links (bus stop)</b>	<b>-</b>	> 400m to the nearest bus stops. Halliday Hill stop is 1000m away connecting to Risinghurst (Service 14). Headington Shops is 1000m away connecting to the City Centre (Services 8, 400, X20). John Radcliffe Main Entrance is 1100m away with multiple destinations (including Services 10, 14, 600).
<b>Sustainable transport links (rail station)</b>	<b>-</b>	>1600m to Oxford Train Station (over an hour's walk).
<b>Primary Schools</b>	<b>-</b>	>800m to the nearest primary school (New Marston, St Andrews).
<b>Secondary Schools</b>	<b>-</b>	>800m to the nearest secondary school (Cheney).
<b>GP Surgeries</b>	<b>+</b>	<800m to the nearest GP surgery (The Manor Surgery).
<b>Post office</b>	<b>-</b>	>800m to the nearest post office.



<b>Air Quality</b>	-	Whole city is within an AQMA.
--------------------	---	-------------------------------

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	--	There is a pond to the south of the site, and a ditch that runs through the site to this.

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	<p><i>Contains no nature conservation designations but has potential for nature conservation interest. Site is located within close proximity to Dunstan Park wildlife site.</i></p> <p><i>Aerial imagery indicates the site is comprised of grassland and hedgerows/tree lines. There is potentially a wetland element given the springs, seepages, and ponds in the surrounding area. This should be established through detailed botanical survey.</i></p> <p><i>Potential protected species constraints include roosting bats, foraging and commuting bats, breeding birds, reptiles, amphibians and invertebrates. The site contains Section 41 (Priority/Principal) habitats that fall within the LPA Biodiversity Duty. Deciduous Woodland. Extent needs to be confirmed from the TVERC database.</i></p> <p><i>Site contains significant existing trees and hedgerows around boundaries of site and marking historic field boundaries, and also individual trees and groups of trees scattered within the site, which are important to public amenity in the area and will provide valuable ecosystem services. Trees are protected by location within the Old Headington Conservation Area. Hedgerows are potentially "important" under the Hedgerow Regs. Existing trees and hedgerows will influence developable area of site and its capacity. If existing trees are removed new trees should be planted to fully mitigate the impact on tree canopy cover green infrastructure in the area. New tree planting should be appropriate to ensure that the predicted tree canopy cover (% site area) following development (25 years) delivers policy and GI TAN expectations i.e. at least no net loss. Opportunities exist to plant new trees to improve connectivity within GI network.</i></p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	<i>Evidence of Iron Age activity and Roman pottery production has been recorded from this site, so it has significant archaeological potential.</i>
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	--	<i>The site is entirely within the Old Headington Conservation Area.</i>
<b>Listed Buildings</b>	--	<i>There is a Grade II listed wall to the south of the site (Walls of Walled Garden at Ruskin College). The site lies within the settings of a number of other listed buildings: The Rookery (Ruskin College), Grade II, Stoke House, Grade II listed, 8 Dunstan Road, Grade II listed, The Manor Farmhouse and Garden Wall of Manor Farmhouse, both Grade II, Church of St Andrew, Grade II*.</i>
<b>View Cones</b>	0	<i>The site is not within the city's view cones.</i>
<b>Historic Core Area</b>	0	<i>Not within historic core area</i>

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	<i>No change in number of jobs.</i>
<b>Diversifying the economy</b>	0	<i>No change.</i>

<b>end employment opportunities</b>		
---	--	--

#### Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	There is currently no vehicle access to the site. Foxwell Drive is adjacent to the site and therefore access could be created to the site from there.
Can walking and cycling connections with the surrounding area be achieved?	Improved walking and cycling connections are likely to be required.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains significant existing trees and hedgerows around boundaries of site and marking historic field boundaries, and also individual trees and groups of trees scattered within the site, which are important to public amenity in the area and will provide valuable ecosystem services. Trees are protected by location within the Old Headington Conservation Area. Hedgerows are potentially "important" under the Hedgerow Regs.
Are land contamination issues likely?	Current land use suggests that land contamination issues are unlikely.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	The A40 (Oxford ring road) is at the northern boundary of the site which may cause disturbance such as noise and pollution. Mitigation may be necessary to minimise these impacts.

<b>Stage 2 conclusion</b>
Overall the site scores fairly well against the criteria. No significant heritage concerns although design sensitivity likely to be required as the site is within a conservation area and there is a listed wall to the south of the site. Site to be put forward for allocation in Regulation 19 Local Plan.

## SPE15: Slade House

<b>Site name</b>	<b>Slade House</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>124 Policy SP57</b>
<b>Ward</b>	<b>Lye Valley</b>
<b>Total site size (ha)</b>	<b>1.31 Ha</b>
<b>Existing use(s)</b>	<b>Former NHS care facility currently used for staff training and office accommodation, owned by Oxford Health NHS Trust</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	

Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	Yes, site expected to be developed within Local Plan period.
<b>Does the landowner specify types of development</b>	Landowner has expressed an interest in redeveloping site if is surplus to requirements following wider estate re-organisation.  Specified uses are improved healthcare facilities and associated administration and/ or residential development including employer linked affordable housing.

<b>Stage 1b conclusion</b>
Consider further for allocation for improved healthcare facilities, associated administration and/ or residential development including employer linked affordable housing. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>What flood zone(s) is the site in?</b>	0	<i>Site is in Flood Zone 1</i>  <i>(Patches of surface water flood risk present, particularly towards the east of the site).</i>
<b>Flooding of land surrounding site for access/ egress</b>	0	<i>There is safe access/egress from the site – area surrounding site is Flood Zone 1</i>

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	<i>Site is mainly PDL.</i>
<b>Green belt?</b>	0	<i>Site is not on Green Belt land</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	I	<i>Potential for delivery of some housing at this site but precise amount will depend on implementation.</i>
<b>Affordable housing provision</b>	I	<i>Potential for delivery of some affordable housing tenures at this site but precise amount will depend on implementation.</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	<b>0</b>	<i>Site is not in or adjacent to a regeneration area.</i>
---	----------	---

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also *SA Objective 8*.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	<i>Unlikely to be any change in community facilities as result of this allocation.</i>

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	I	<i>Site is only slightly larger than threshold (1.5ha) for delivery of 10% public open space on site. Whether public open space is provided on site will depend on how site is brought forward.</i>

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<i>Nearest bus stop is the corner house. Frequent services to the city and other destinations. E.g. 10, 100, 600, NU5, OX7, U5 Brookes.</i>
<b>Sustainable transport links (rail station)</b>	-	<i>Oxford Station (5.9 km)</i>
<b>Primary Schools</b>	-	<i>Tyndale School (1.4 km)</i>

<b>Secondary Schools</b>	-	Cheney School (2.4 km)
<b>GP Surgeries</b>	+	Wood Farm Health Centre (500m)
<b>Post office</b>	-	Wood Farm Post Office (900m)
<b>Air Quality</b>	-/--	Air quality hotspot is nearby (on Eastern Bypass Ring Road), although this is probably far enough from site to alleviate any direct impacts.

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	Site is not near water body.

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	0	<p>Site allocation policy requires assessment of potential recreational pressure on nearby Brasenose and Shotover SSSI which may include onsite mitigation measures.</p> <p>Aerial imagery indicates the site contains developed land and associated amenity habitats. Potential protected species constraints are likely limited to roosting bats and nesting birds.</p> <p>If existing trees are removed new trees should be planted to fully mitigate the impact on tree canopy cover green infrastructure in the area.</p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------



<b>Archaeology</b>	-	<i>Parliamentarian siege line may cross through this plot. May require evaluation depending on build footprint.</i>
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	<i>Not within conservation area</i>
<b>Listed Buildings</b>	0	<i>No listed buildings on site</i>
<b>View Cones</b>	0	<i>Not within view cones</i>
<b>Historic Core Area</b>	0	<i>Not within historic core area</i>

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	I	<i>Site is currently mainly used for admin and training purposes. Depends upon implementation whether the site allocation will result in any net change.</i>
<b>Diversifying the economy and employment opportunities</b>	0	<i>Site is currently mainly used for admin and training purposes, diversification of use unlikely with allocated uses.</i>

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Vehicle access already exists.
Can walking and cycling connections with the surrounding area be achieved?	Footpaths and cycleways run in front of the site (Horspath Driftway)
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	There are some mature trees and mature hedges on site. Site contains scattered significant existing trees which are important to public amenity in the area and will provide valuable ecosystem services. Trees are protected by the OCC - Horspath Driftway/Eastern By-Pass (no.1) TPO, 1994. Existing trees will influence developable

	area of site and its capacity. Opportunities exist to plant new trees to benefit public amenity in the area.
Are land contamination issues likely?	No significant contamination issues likely but might need further investigation.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Site located in a residential area, including student accommodation adjoining northern boundary.

<b>Stage 2 conclusion</b>
There are no significant constraints to development on the site. The site should be considered further for allocation subject to any additional work informing Regulation 19 Local Plan. Site to be put forward for allocation in Regulation 19 Local Plan.

## SPE16: Thornhill Park (Phase 2)

<b>Site name</b>	<b>Thornhill Park (phase 2)</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>38a2 LP2036 SP47</b>
<b>Ward</b>	<b>Barton and Sandhills</b>
<b>Total site size (ha)</b>	<b>3.39 ha</b>
<b>Existing use(s)</b>	<b>Former offices &amp; landscaping</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	Yes	Planning permission (21/01695/FUL) for mixed use residential, hotel, car parking and sport grounds, not yet implemented.
---	-----	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Yes – planning permission and confirmed intention to develop
Does the landowner specify types of development	Yes

<b>Stage 1b conclusion</b>
Landowner has set out intentions for residential development. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	<b>0</b>	Site is in Flood Zone 1  There are some small patches of surface water flood risk to the north of the site close to the London Road and a couple of smaller patches further south.
<b>Flooding of land surrounding site for access/ egress</b>	<b>0</b>	There is safe access/ egress from the site – area surrounding site is in Flood Zone 1.

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	Part previously developed, part greenfield
<b>Green belt?</b>	0	Site is not within the green belt.

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	Site allocated for residential development and would provide more than 10 homes.
<b>Affordable housing provision</b>	+	Site expected to deliver affordable housing in line with policy.

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	Site outside of a regeneration area.

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	-	Allocation would lead to a loss of community facilities. However, the existing pavilion is 25 years old and at the end of its lifespan, unable to comfortably accommodate the needs. The loss is considered acceptable provided a contribution is made towards a replacement pavilion as set out in the previous planning permission.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	+	Given site size, site expected to deliver at least 10% open green space.

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	Less than 400m from Thornhill Park and Ride.
<b>Sustainable transport links (rail station)</b>	-	>1,600m from Oxford Railway Station
<b>Primary Schools</b>	-	>800m from the nearest primary school (Barton Park Primary)
<b>Secondary Schools</b>	-	>800m from the nearest secondary school (Cheney School)
<b>GP Surgeries</b>	-	>800m from the nearest GP surgery
<b>Post office</b>	+	<800m from the nearest post office
<b>Air Quality</b>	-	Whole city within an AQMA.

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	Watercourse running along eastern boundary of the site

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	-	<p>Previous ecological assessments indicate the site is comprised of species-poor grassland, scattered trees, scrub, and developed land. It contains a medium population of great crested newt (GCN) and multiple bat roosts. Updated surveys would be required in support of any planning application, while both GCN and bats are European Protected Species and therefore any consented development would only be able to proceed under licence from Natural England. Other potential protected species constraints include reptiles, nesting birds, and badgers.</p> <p>Site contains significant existing trees around the boundaries and scattered within the site which are important to public amenity in the area and will provide valuable ecosystem services. All trees within the site are protected by the OCC - London Road (No.1) TPO, 1994. Existing trees will influence developable area of site and its capacity.</p> <p>The site is not designated for its nature conservation value. However, it is located in close proximity to the CS Lewis Nature Reserve and any planning application must assess the potential for recreational impacts on this site and agree suitable mitigation measures for any impact.</p> <p>If existing trees are removed new trees should be planted to fully mitigate the impact on tree canopy cover green infrastructure in the area. Opportunities exist to plant new trees to improve connectivity within GI network.</p> <p>Create or enhance suitable flower-rich grassland habitats with plentiful populations of violets and light patches of scrub for the Dark Green Fritillary</p> <p>Create new areas of lowland meadow by creating and restoring meadows in suitable locations (particularly on floodplains)</p> <p>Create areas of species-rich acid grasslands in suitable locations</p> <p>Create new areas of heathland on suitable soil types.</p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	The site has been evaluated for the recent planning application and no significant archaeology was identified.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	Site outside conservation area
<b>Listed Buildings</b>	0	Site contains no listed building constraint however Grade II listed milestone located close to the site (in the central reservation of the A40).
<b>View Cones</b>	0	Site outside the locally designated view cones
<b>Historic Core Area</b>	0	Site lies outside the locally designated high buildings area.

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	No change in number of jobs/economic floorspace in knowledge-based economy.
<b>Diversifying the economy and employment opportunities</b>	0	No change in employment base or access to affordable workspaces.

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes - Existing access from the A40
Can walking and cycling connections with the surrounding area be achieved?	Yes



Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains significant existing trees around the boundaries and scattered within the site which are important to public amenity in the area and will provide valuable ecosystem services. All trees within the site are protected by the OCC - London Road (No.1) TPO, 1994. Existing trees will influence developable area of site and its capacity. Opportunities exist to plant new trees to benefit public amenity in the area
Are land contamination issues likely?	Site investigations would be required due to previous use and potential contamination risks. Extensive investigations works completed over parts of site already?
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No

<b>Stage 2 conclusion</b>
The site itself has limited constraints for development. Design sensitivity will be required, as development in the southern part of the site could have a visual impact on open countryside, and there are also ecological sensitivities in terms of protected species and proximity to local ecological site that would need to be addressed. Unless the consented scheme is implemented, the site should be considered further for a mixed-use including residential allocation.

## SPE17: Union Street Car Park

Site name	Union Street Car Park
SHLAA reference (and OLP2036 Policy if applicable)	061
Ward	St Clement's
Total site size (ha)	0.24
Existing use(s)	Public Car park

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820

### Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	

Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	No live planning application.

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Yes
Does the landowner specify types of development	Residential and/or student accommodation

<b>Stage 1b conclusion</b>
Developer has expressed intent to develop. Site should be considered for allocation for residential use, continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site and immediate surrounding areas are in Flood Zone 1.  (An area of surface water flood risk runs along the length of Collins Street, forming the northern boundary of the site and extending down the eastern and western boundaries).

<b>Flooding of land surrounding site for access/ egress</b>	0	<i>Site and immediate surrounding areas are in Flood Zone 1.</i>
---	---	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	+	<i>Site is in use as a car park.</i>
<b>Green belt?</b>	0	<i>Site is not on green belt land.</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	1	<i>Landowner has expressed intention of developing site as residential or student accommodation</i>
<b>Affordable housing provision</b>	1	<i>Landowner has expressed intention of developing site as residential or student accommodation</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	<i>Site is not in a ward that is in or adjacent to a regeneration area.</i>

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	I	Community facility (supermarket) already exists on site, provision will depend on implementation.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	0	Site allocated for housing – dependent on implementation but open space can be provided.

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	Several bus stops along Cowley Road, with a wide range of routes
<b>Sustainable transport links (rail station)</b>	-	Site is 2.7km from Oxford Rail Station
<b>Primary Schools</b>	+	Site opposite East Oxford Primary School
<b>Secondary Schools</b>	-	Nearest state secondary school is 1.12km
<b>GP Surgeries</b>	+	Nearest GP is in St Clements (approx 600m away)
<b>Post office</b>	+	Nearest Post office is approx 600m away
<b>Air Quality</b>	-	Entire city is within AQMA

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	No watercourses nearby

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	0	No designations onsite, site is c.200m from South Park which is core in GI network. Not much potential for linkages with wider network other than providing for local amenity.

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	No known archaeological sites or potential
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	Site is not in a conservation area.
<b>Listed Buildings</b>	0	No listed buildings on site.
<b>View Cones</b>	-	Site is within Crescent Road view cone
<b>Historic Core Area</b>	0	Site is outside Historic core.

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>Employment Opportunities in the knowledge-based economy</b>	0	<i>Site is not promoted for employment or knowledge economy uses, but residential so no impact expected on quantity of employment floorspace.</i>
<b>Diversifying the economy and employment opportunities</b>	0	<i>Site is not promoted for employment or knowledge economy uses, but residential so no impact expected on quantity of employment floorspace.</i>

#### Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Yes, although this may be affected by LTNs.
Can walking and cycling connections with the surrounding area be achieved?	Yes
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No
Are land contamination issues likely?	Site investigation would be required due to previous use and slight potential contamination risks.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No

<b>Stage 2 conclusion</b>
No insurmountable obstacles to development, though sensitivity in respect to the view cone should be addressed. Site should be considered further for allocation subject to additional work informing Regulation 19 Local Plan.

## SPE18: Warneford Hospital

Site name	Warneford Hospital
SHLAA reference (and OLP2036 Policy if applicable)	#063 LP2036 Policy SP22
Ward	Headington
Total site size (ha)	8.67ha
Existing use(s)	Hospital, research, playing fields

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	



Is the site already at an advanced stage in the planning process (development commenced)?	No	Site is currently subject to an undetermined application (25/01859/OUTFUL) Previous applications, relating to Intensive Care Annex (21/00302/FUL)
---	----	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	2025 – landowner confirmed intention to develop surplus areas
Does the landowner specify types of development	Current allocation establishes site as suitable for healthcare related facilities primarily plus other uses inc residential and student accommodation, academic research, B1 uses with a link and education.

<b>Stage 1b conclusion</b>
Landowner has confirmed intention to develop – continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city’s ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1

		Patches of surface water flood risk present in the south-west of the site and also some smaller patches around the north-east boundaries.
<b>Flooding of land surrounding site for access/ egress</b>	0	There is safe access/egress from the site – area surrounding site is Flood Zone 1

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	Site is currently in use as a hospital and research centre, but does include some undeveloped green space. Some green infrastructure on the site.
<b>Green belt?</b>	0	Site is not on Green Belt land

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	0/1	<i>Site is primarily a non-residential allocation however policy E1 allows housing delivery on employment sites if landowner sought this.</i>
<b>Affordable housing provision</b>	1	Depends on implementation

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	<i>The site is not within a Regeneration Area. (Site lies largely within an area that is less deprived than 74% of neighbourhoods – IMD 2025)</i>
---	---	---

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	I	Provision of community facilities will depend on implementation of uses.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	I	Site has potential for providing public open space, but precise type and quantum will depend on implementation.

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<100m from bus stop with frequents services (Roosevelt Drive)
<b>Sustainable transport links (rail station)</b>	-	Oxford Station (3.9 km)
<b>Primary Schools</b>	-	1.6 km from Wood Farm Primary School
<b>Secondary Schools</b>	+	250m from Cheney School

<b>GP Surgeries</b>	-	About 1.4km from Bartlemas Surgery, Cowley Medical Centre
<b>Post office</b>	-	St Clements St Post Office (1.6 km)
<b>Air Quality</b>	-	Whole city is within an AQMA.

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	Nothing notable within 30m, although the site lies within the catchment area of Lye Valley SSSI, which contains important peat deposits and as a result is particularly sensitive to impacts to groundwater flows and other changes to hydrology.

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	-	<p>Site is adjacent to OCWS – Warneford Meadows and Orchard</p> <p>Potential for protected species constraints in the site likely include roosting bats, foraging and commuting bats, nesting birds, and reptiles.</p> <p>Site sits between two green corridors, and onsite there are several mature trees, lawns and hedges, and a playing field. Proposals should consider what connectivity the site provides to protected species and seek to preserve and enhance existing permeability through the site.</p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	Site is of archaeological interest for potential Roman remains. This will require further investigation as part of any redevelopment.
<b>Conservation Areas &amp;</b>	-	Adjoins Headington Hill CA

<b>Register of Parks and Gardens (RPG)</b>		
<b>Listed Buildings</b>	--	Various elements of the hospital complex are Grade II listed (the main hospital building, ancillary annexes (mortuary, nurses home, and chapel), front garden wall including lodge and piers)). Warneford Meadow nearby is on the Oxford Heritage Asset register.
<b>View Cones</b>	0	Site not within a view cone
<b>Historic Core Area</b>	0	Site not within historic core area

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	I	Hospital use and research centre likely to remain onsite, expansion or otherwise depends on implementation of development plans.
<b>Diversifying the economy and employment opportunities</b>	I	No indication on diversification of employment use on the site

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes via Roosevelt Road. Boundary wall and gate piers are at least partially covered by the listing so creating new access points will be difficult to deliver.
Can walking and cycling connections with the surrounding area be achieved?	Existing connections and routes to site are established. No segregated cycle paths through the site. Pedestrian walkways limited outside of built footprint. Car movement is currently prioritised through site.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains extensive greenspace around that makes a noticeable contribution to the setting and creates a character that is less institutional than nearby Churchill Hospital.  Site contains significant existing trees scattered across the site which are important to public amenity in the area and will

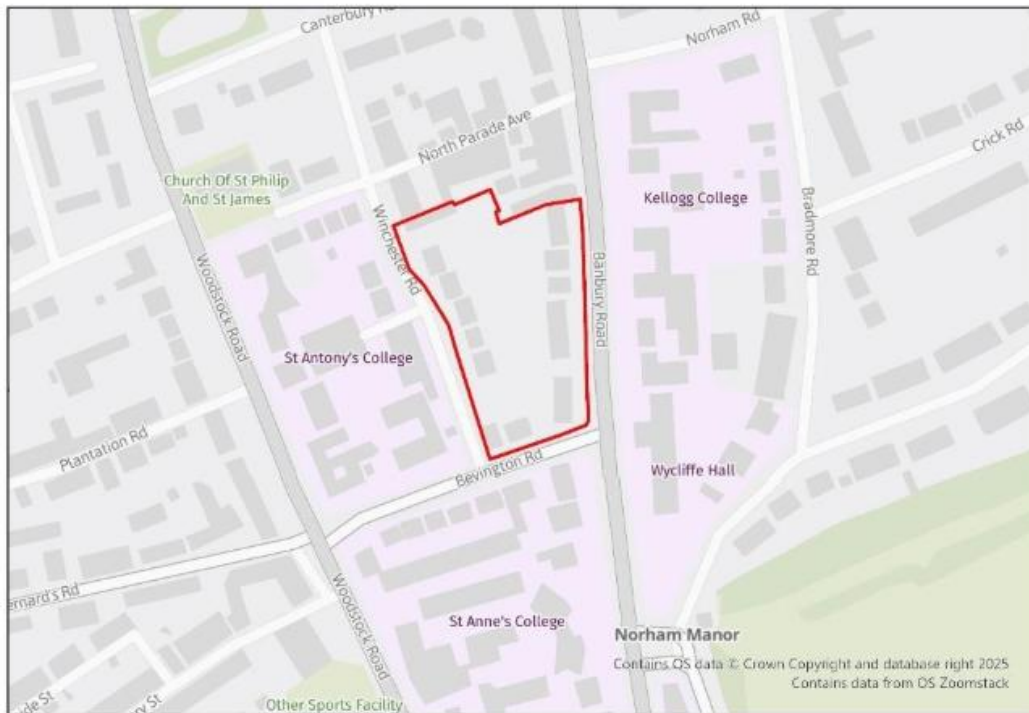
	<p>provide valuable ecosystem services. Existing trees are protected by the OCC - Warneford Hospital (No.1)TPO, 1994 and the OCC -Warneford Hospital (no.1) TPO, 1994. There is an orchard adjacent to the south eastern boundary of the site. Existing trees will influence developable area of site and its capacity. Opportunities exist to plant new trees to benefit public amenity and enhance the setting of the Listed Buildings.</p> <p>Within 200m of peat reserves potentially</p>
Are land contamination issues likely?	Although significant contamination is not expected, a site investigation will be required.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	<p>Wildlife site adjoins site, residential dwellings on east and west boundaries.</p> <p>Hospital uses likely to be retained onsite.</p>

<b>Stage 2 conclusion</b>
<p>There are heritage sensitivities including presence of listed buildings and adjacent conservation area; ecological sensitivities including adjacent local wildlife site and potential for protected species on site; as well as presence of protected trees on the site which will need to be addressed through appropriate mitigation requirements as part of any allocation. These are not considered insurmountable. Site to be put forward for allocation in Regulation 19 Local Plan.</p>

## SPCW1: Banbury Road University Sites – Parcel B

<b>Site name</b>	<b>Banbury Road University Sites - Parcel B</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>006b Policy SP31</b>
<b>Ward</b>	<b>Walton Manor</b>
<b>Total site size (ha)</b>	<b>1.26</b>
<b>Existing use(s)</b>	<b>Academic and student accommodation</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the	Yes	22/02849/FUL - provision of student accommodation (130 student rooms) and an

planning process (development commenced)?		academic building approved November 2024.
--	--	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	Yes – the planning application approved in November 2024 indicates there is landowner intention to develop.
<b>Does the landowner specify types of development</b>	The approved planning application is for student accommodation and academic use.

<b>Stage 1b conclusion</b>
Confirmed landowner intent, continue to next stage.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city’s ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	<i>Site is in Flood Zone 1</i>  <i>(Patches of surface water flood risk present within site)</i>
<b>Flooding of land surrounding site for</b>	0	<i>There is safe access/egress from the site – area surrounding site is Flood Zone 1</i>



access/ egress		
-------------------	--	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	<i>The site is previously developed land with buildings in use on site.</i>
<b>Green belt?</b>	0	<i>Site is not on Green Belt land</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	<i>The site has planning permission for the provision of 130 student rooms (C3 equivalent: 52 dwellings)</i>
<b>Affordable housing provision</b>	-	<i>Site is allocated in LP2036 for housing (student accommodation) and other uses which typically would not provide affordable housing. The recent planning approval also does not make provision for affordable housing.</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	<i>Site is not in or adjacent to a regeneration area. (Site lies within an area that is less deprived than more than 90% of neighbourhoods in England – IMD 2025).</i>

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	<i>Site not allocated for community facilities and the recent planning approval only included development relating to student accommodation and academic facilities.</i>

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	0	<i>The amount of public open space is likely to remain the same due to the allocation.</i>

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<i>The site is less than 400m from a bus stop. The nearest one is the Bevington Road bus stop on Banbury Road which is 200m away. Buses along Banbury Road are frequent and include the 2, 2A, S4, S5 and S7.</i>
<b>Sustainable transport links (rail station)</b>	-	<i>Over 1600m from the nearest rail station (Oxford)</i>
<b>Primary Schools</b>	+	<i>Less than 800m from the nearest primary school (St Barnabas C of E Primary School is 650m away)</i>
<b>Secondary Schools</b>	-	<i>More than 800m from the nearest secondary school (Cherwell School). Most of the schools within 800m are private/independent schools.</i>
<b>GP Surgeries</b>	+	<i>Less than 800m from the nearest GP surgery (Jericho Health Centre/ Observatory Medical Practice are 550m away).</i>
<b>Post office</b>	+	<i>Less than 800m from the nearest post office (St Giles is 500m away)</i>
<b>Air Quality</b>	-	<i>Site is within an Air Quality Management Area (AQMA)</i>

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	<i>Site is not within 30m of a water body</i>

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	-	<i>Contains no nature conservation designations but surveys undertaken (in association with planning application 22/02849/FUL) identified numerous bat roosts on part of the site bounded by Bevington Road.</i>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	<i>Site is of archaeological interest as it is located on the line of a Bronze Age linear barrow cemetery and there is potential for prehistoric and Roman remains.</i>
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	--	<i>The site lies entirely within the North Oxford Victorian Suburb Conservation Area.</i>
<b>Listed Buildings</b>	--	<i>There is one Grade II listed building within the site located at 59 Banbury Road. There are several other Grade II listed buildings within the vicinity of the site, notably across the other side of Banbury Road including Wycliffe Hall, Wykeham House, 60 and 62 Banbury Road and Gees' Restaurant immediately adjacent to the north of the site.</i>
<b>View Cones</b>	0	<i>Site lies outside of a view cone</i>
<b>Historic Core Area</b>	0	<i>Site lies outside the City Council's locally designated Historic Core Area.</i>

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	<i>No change in number of jobs/economic floorspace in knowledge-based economy</i>
<b>Diversifying the economy and employment opportunities</b>	0	<i>No change in employment base or access to affordable workspaces</i>

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Site is already accessible by vehicle from Banbury Road.
Can walking and cycling connections with the surrounding area be achieved?	Site is bounded by pedestrian and cycle connections on Banbury and Woodstock Road.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	There are a considerable number of trees across the site, particularly around its perimeter but no other topographical constraints. One of the trees (in front of 10 Winchester Road) is protected by a Tree Preservation Order.
Are land contamination issues likely?	There are no likely land contamination issues.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	The site adjoins residential and educational uses, so design sensitivity would be required.

<b>Stage 2 conclusion</b>
<p>The site scores well overall against the sustainability criteria and has good access to sustainable transport links. However, design sensitivity is likely to be required due to the site's location within a conservation area, and the high number of listed buildings around the site, as well as the Listed Building within it.</p> <p>Site to be put forward for allocation in Regulation 19 Local Plan (unless construction has commenced in the meantime).</p>

--

## SPCW2: Botley Road Sites around Cripsey Road including River Hotel and Westgate Hotel

<b>Site name</b>	<b>Botley Road sites around Cripsey Road including River Hotel and Westgate Hotel</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>(613) - 0.34ha</b> 3-15 Botley Road and The River Hotel <b>(614) - 0.31ha</b> Land at Cripsey Place <b>(615) - 0.19ha</b> Westgate Hotel, Botley Road and 3-7 Mill Street
<b>Ward</b>	<b>Osney &amp; St Thomas</b>
<b>Total site size (ha)</b>	<b>0.84ha</b>
<b>Existing use(s)</b>	<b>Mixed uses including hotel with associated car park, residential dwellings and retail unit (courier service).</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	

Stage 1a conclusion
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Yes
Does the landowner specify types of development	Landowner indicates interest in mixed use development, including residential use.

Stage 1b conclusion
Landowner has confirmed intention to develop the site . Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city’s ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	-	Three of the four parcels partly lie within Flood Zone 3a, whilst the parcel to the southeast (south of Botley Road and east of Mill Street) lies within Flood Zone 2. Flood Zone 2 is prevalent within all four parcels.  Small area of surface water flood risk present within most southwestern parcel (north of Botley Road and west of Mill Street).
<b>Flooding of land surrounding site for access/ egress</b>	--	Site is adjacent to Osney Bridge. Mill Street and Park End Street are other access routes and are within Flood Zone 2.

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	Buildings are occupied and in use.
<b>Green belt?</b>	0	Site is not in green belt.

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	Site allocated for residential development and would provide more than 10 homes.
<b>Affordable housing provision</b>	+	Site has potential to deliver policy compliant affordable housing

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*



<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	<i>Site is not in a regeneration area.</i>

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	<i>Community facilities unlikely to change resulting from allocation</i>

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	0	<i>Public open space unlikely to change resulting from allocation.</i>

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<i>Site is in a very central location and opposite to city's key transport hub so a variety of options are available, including buses, taxis and rail links.</i>
<b>Sustainable transport links (rail station)</b>	+	<i>Site is opposite Oxford railway station.</i>
<b>Primary Schools</b>	+	<i>Nearest primary school is West Oxford Community School, approx 650m.</i>

<b>Secondary Schools</b>	-	Nearest secondary school is over 800m from the site.
<b>GP Surgeries</b>	+	<i>Nearest GP is located 800m away (Beaumont Street)</i>
<b>Post office</b>	-	<i>Nearest Post office located more than 800m away</i>
<b>Air Quality</b>	-	<i>Entire city is designated as an AQMA.</i>

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	<i>Western edge of site is directly adjacent to Thames/Isis watercourse.</i>

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	0	<p><i>No ecological designations on site or adjacent.</i></p> <p>Given part of the site's location adjacent to watercourse and associated riparian habitat potential for a variety of protected species. Appropriate ecological surveys should be undertaken. A lighting strategy may be required along the river. The mature trees adjacent to the river should be protected. A 10m watercourse buffer should be maintained along the river or reinstated where possible.</p> <p>Any habitat delivery should be reflective of the River Thames context (i.e., providing for species such as otter and bats with natural vegetation along the river boundary). Habitat would benefit from being delivered along the river corridor, with habitat retained and enhanced in line with the LNRS.</p> <p>Whole site covered by LNRS.</p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	<i>Site is wholly located within City Centre Archaeological Area</i>
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	-	<i>Part of the site allocation located adjacent to Osney Town CA</i>
<b>Listed Buildings</b>	0	<i>Site contains no listed buildings.</i>
<b>View Cones</b>	-	<i>Site within a View Cone (Boar's Hill)</i>
<b>Historic Core Area</b>	-	<i>Site is within Historic Core Area</i>

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	<i>No change in knowledge economy jobs</i>
<b>Diversifying the economy and employment opportunities</b>	0	<i>Wider employment opportunities unlikely to change through redevelopment.</i>

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes
Can walking and cycling connections with the surrounding area be achieved?	Yes
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No
Are land contamination issues likely?	sites would likely require a site investigation and contamination risk assessment if re-developed to a sensitive end-use.

Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	The site is adjacent to a mainline railway track. The immediate surrounding area is of mixed character comprising of residential dwellings, hotels and some commercial uses.
---	--

<b>Stage 2 conclusion</b>
Site is in a sustainable and accessible location. There are several considerations including flood risk and above and below ground heritage, however these are not insurmountable and are likely be able to be addressed through appropriate further investigation/ mitigation at the planning application stage. Site should be allocated for a residential-led scheme (housing).

## SPCW3: Canalside Land, Jericho

<b>Site name</b>	<b>Canalside Land, Jericho</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>011</b> <b>Policy SP33</b>
<b>Ward</b>	<b>Jericho and Osney</b>
<b>Total site size (ha)</b>	<b>0.49 ha</b>
<b>Existing use(s)</b>	<b>Part boat hire base, garages, open space, derelict workshops, boat repair yard. The site has been derelict since 2006.</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820

### **Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	

Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	Multiple land ownership. Confirmed intention from one landowner for part of the site.
<b>Does the landowner specify types of development</b>	Planning application 20/01276/FUL (18 units) indicates intent to develop. Planning application was refused in 2022 and the applicants lodged an appeal which was determined in 2023. The appeal was allowed however the appeal for Listed Building Consent was dismissed on the basis that the proposed works were covered by Ecclesiastical Exemption and therefore Listed Building Consent was not required

<b>Stage 1b conclusion</b>
Consider further as an allocation for a mixed-use development including residential and boatyard. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>What flood zone(s) is the site in?</b>	--	Site is partially in Flood Zone 3b  <i>(Patches of surface water flood risk towards centre/ north east of site.)</i>
<b>Flooding of land surrounding site for access/ egress</b>	-	The initial parts of the access route are within Flood Zone 2, with the hazard rating generally low at the start of the route. Access/ egress from the site is over land at moderate to low risk/ hazard.

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	+	The site would make use of previously developed land although the existing buildings would need to be cleared from the site.
<b>Green belt?</b>	0	The site will not be on Green Belt land.

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	I	Site allocated for a number of uses including residential development however precise amount of units delivered will depend on implementation.
<b>Affordable housing provision</b>	I	Precise amount of affordable housing to be delivered on site will depend on implementation, including possible off site contribution.

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within</b>	0	Site not within regeneration area.

the top 20% most deprived areas IMD)		
--------------------------------------	--	--

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	+	Development likely to increase the amount of community facilities on site as one of the allocated uses is a replacement community centre.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	+	Site allocated for mixed use including a public open space.

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	-	>400m to the nearest bus stop (10-minute walk) (850m). The bus routes to this site which go into Oxford city centre only travel via and stop along Woodstock Road. Services on this road are frequent.
<b>Sustainable transport links (rail station)</b>	+	Site is within a 1km walk of Oxford train station.
<b>Primary Schools</b>	+	The nearest primary school is within a 5-minute walk of the site (350m).
<b>Secondary Schools</b>	-	Site is just over 1km away from the nearest secondary school.
<b>GP Surgeries</b>	+	Site is within 500m of GP surgery.
<b>Post office</b>	+	Site is within 500m of a post office.



<b>Air Quality</b>	-	Whole city is within an AQMA.
--------------------	---	-------------------------------

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	Site is adjacent to Oxford Canal.

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	-	<p>Site is near to Oxford Meadows SAC and may require mitigation including notice boards and signage for example. Site is adjacent to Oxford Canal which is an Oxford City Wildlife Site. The site supports a small number of common bat roosts but is otherwise of limited ecological value. Key to any development is avoiding potential impacts on the Canal and the wildlife that utilise it, including foraging and commuting bats, otter and (potentially) water vole. Any planning application should incorporate a robust lighting assessment that demonstrates no additional artificial lightspill on the Canal – from either exterior or interior lighting – or otherwise demonstrate that the lightspill will avoid any significant impacts on the faunal interest.</p> <p>Site contains significant existing trees including a false acacia and silver birch in the public open space north of the church and an ash tree in the church grounds next to Cardigan Street. There also is a row of important trees adjacent to the site along the western side of the Canal Towpath. These trees are collectively important to public amenity in the area and will provide valuable ecosystem services. All these trees are protected by location within the Jerichio Conservation Area. Existing trees will influence developable area of site and its capacity. If existing trees are removed new trees should be planted to fully mitigate the impact tree canopy cover green infrastructure in the area. Opportunities exist to plant new trees to improve connectivity within GI network.</p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	Site contains no known archeological sites or has limited or uncertain archaeological potential.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	--	Site is entirely within the Jericho Conservation Area.
<b>Listed Buildings</b>	--	Site is adjacent to a Grade I Listed Building (Church of St Barnabas).
<b>View Cones</b>	0	Site lies outside of a View Cone.
<b>Historic Core Area</b>	-	Site lies within the historic core area.

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	Site has been designated for mixed-use development with residential. Any new boatyard will have employees and new leisure moorings will support tourism.
<b>Diversifying the economy and employment opportunities</b>	0	Site has been designated for mixed-use development with residential.

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Vehicle access to the site already exists but is likely to need improvements.
Can walking and cycling connections with the surrounding area be achieved?	The site is within the urban area with existing cycle and pedestrian connections but is likely to need improvements.

Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site is adjacent to the Oxford canal and includes a docking basin. Site contains significant existing trees including a false acacia and silver birch in the public open space north of the church. There also is a row of important trees adjacent to the site along the western side of the Canal Towpath. These trees are collectively important to public amenity in the area and will provide valuable ecosystem services. All these trees are protected by location within the Jerichio Conservation Area. Existing trees will influence developable area of site and its capacity. Opportunities exist to plant new trees to benefit public amenity in the area.
Are land contamination issues likely?	Historical dockyard area. Potential for contamination.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Site is adjacent to Oxford Canal on one side. Site adjoins residential therefore will need to consider sensitive design.

<b>Stage 2 conclusion</b>
The site scores well against a number of the sustainability criteria. Flood risk is an issue which will need to be addressed and the site is in a sensitive location with regard to the historic environment, in particular the conservation area and the Grade I Listed St Barnabus Church. There are potential biodiversity sensitivities which will also need to be considered, particularly with how the site interfaces with the canal. However none of the constraints are insurmountable and so the site is to be put forward for allocation in Regulation 19 Local Plan.

## SPCW4: Faculty of Music

Site name	Faculty of Music
SHLAA reference (and OLP2036 Policy if applicable)	021 OLP2036 SP36
Ward	Holywell
Total site size (ha)	0.33
Existing use(s)	Academic use

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820

### **Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	No	
---	----	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	Yes – the planning application submitted in July 2025 indicates there is landowner intention to develop.
<b>Does the landowner specify types of development</b>	The submitted planning application is for a change of use to create a graduate centre including student accommodation (25/01872/FUL). Currently undetermined.

<b>Stage 1b conclusion</b>
Developer has confirmed intent to develop. Consider further for allocation for residential, continue to next stage.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city’s ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	-	Site is partially in Flood Zone 2 – a small area on the eastern edge.

		Patches of surface water flood risk on the eastern, southern and western boundaries, with a narrow corridor of surface water flood risk extending into site from the west.
<b>Flooding of land surrounding site for access/ egress</b>	0	There is safe access/egress from the site – area surrounding site is Flood Zone 1

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	Site is previously developed land (with buildings in use on site) and in academic use
<b>Green belt?</b>	0	Site is not on Green Belt land

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	Site allocated for ongoing academic uses, residential development and/or student accommodation. Minimum number of dwellings to be delivered is 23 (or if delivered as student rooms, the equivalent number of student rooms where the relevant ratio is applied).
<b>Affordable housing provision</b>	/	Depends on implementation (no affordable housing to be delivered under the current but undetermined planning application).

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	Site is not in or adjacent to a regeneration area. (Site lies within an area that is less deprived than more than 50% of neighbourhoods in England – IMD 2025)
---	---	--

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	Site not allocated for community facilities.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	0	The amount of public open space is likely to remain the same due to the allocation.

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	City centre location with multiple bus stops and routes on St Aldate's and Speedwell Street. The nearest bus stop (Police Station on St Aldate's) is less than 100m from the site.
<b>Sustainable transport links (rail station)</b>	0	Between 1200 and 1600m from the nearest rail station (Oxford)
<b>Primary Schools</b>	-	More than 800m from the nearest primary school (St Ebbe's C of E Primary School is 850m away)
<b>Secondary Schools</b>	-	More than 800m from the nearest secondary school (Cheney School is more than 3000m away).

<b>GP Surgeries</b>	+	Less than 800m from the nearest GP surgery (Northgate Health Centre is 600m away).
<b>Post office</b>	+	Less than 800m from the nearest post office (Oxford Post Office is 350m away).
<b>Air Quality</b>	-	Site is within an Air Quality Management Area (AQMA)

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	Site is within 30m of a water body (Trill Mill stream lies adjacent to the eastern boundary of the site).

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	Adjacent to GI network (Wildlife Corridor at Christchurch Meadow), so potential for improving wildlife linkages

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	Located within the City Centre Archaeological Area. The site has potential for Middle-Late Saxon Archaeology (adjacent to possible causeway), also location of a short-lived medieval friary and has medieval and post-medieval potential. Potential for waterlogging and well preserved eco and artefacts.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	--	Entire site within Central (University & City) Conservation Area. Sensitive location - Christ Church Meadow; a Grade I Registered Park and Garden located in very close proximity to the site.
<b>Listed Buildings</b>	-	There are several Grade I and Grade II listed buildings, particularly towards the north of the site on St Aldate's. The Grade II listed



		Christ Church Footbridge and flanking walls in the Memorial Garden and Screen all lie immediately adjacent to the north of the site.
<b>View Cones</b>	0	Site lies outside of a view cone
<b>Historic Core Area</b>	-	Site lies within the City Council's locally designated Historic Core Area.

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	No change in number of jobs/economic floorspace in knowledge-based economy
<b>Diversifying the economy and employment opportunities</b>	0	No change in employment base or access to affordable workspaces

#### Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Yes, but site is located off St Aldate's in city centre, so is unlikely to be suitable for uses that require parking or generate much traffic. Therefore, continued academic use and/or student accommodation is most suitable.
Can walking and cycling connections with the surrounding area be achieved?	Very good walking and cycling connections already exist.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Some mature trees are located towards the western boundary of the site.  Some of these existing trees will influence developable area of site and its capacity.
Are land contamination issues likely?	None identified
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Sensitive location in terms of conservation area, listed buildings, and archaeology.

**Stage 2 conclusion**

Significant historic environment constraints will need to be addressed and mitigated in terms of conservation area, listed buildings, and archaeology. Development will also likely need to be low car or car free in this city centre location.

Site to be put forward for allocation in Regulation 19 Local Plan.

## SPCW5: Jowett Walk (South)

<b>Site name</b>	Jowett Walk (South)
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	664
<b>Ward</b>	Holywell
<b>Total site size (ha)</b>	0.21
<b>Existing use(s)</b>	Site currently a house, gardens and car park.

### Site location plan



### Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	Yes	
Is the site already at an advanced stage in the planning process (development commenced)?	No	

### Stage 1a conclusion

No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.
---

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Yes
Does the landowner specify types of development	Available for student accommodation

<b>Stage 1b conclusion</b>
Landowner has set out intentions for development and potential uses. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

See SA Objective 8 for decision-making criteria.

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1  (No surface water flood risk present on site)
<b>Flooding of land surrounding site for access/ egress</b>	0	There is safe access/egress from the site – area surrounding site is Flood Zone 1

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	<b>0</b>	Site is previously developed land (with buildings in use on site)
<b>Green belt?</b>	<b>0</b>	Site is not on Green Belt land

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	<b>++</b>	Site would provide more than 10 new homes
<b>Affordable housing provision</b>	<b>I</b>	Depends on implementation

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	<b>0</b>	Site is not in or adjacent to a regeneration area

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	<b>0</b>	Site not allocated for community facilities OR amount of community facilities remain the same due to the allocation

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	<b>0</b>	Site not allocated OR amount of public open space remains the same due to the allocation

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	-	> 400m from a bus stop
<b>Sustainable transport links (rail station)</b>	-	> 1600m from train station
<b>Primary Schools</b>	-	>800m from the nearest primary school with spaces
<b>Secondary Schools</b>	-	>800m from the nearest secondary school with spaces
<b>GP Surgeries</b>	-	>800m from the nearest GP Surgery
<b>Post office</b>	-	>800m from the nearest post office
<b>Air Quality</b>	-	Site is within an Air Quality Management Area (AQMA)

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	<b>0</b>	Site is not within 30m of a water body

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>Ecology and Biodiversity</b>	<b>+</b>	Contains no nature conservation designations but has potential for nature conservation interest. Can improve wildlife linkages or habitat continuity
---------------------------------	----------	--

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	<b>-</b>	Site within the central archaeological area
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	<b>--</b>	Site lies in a conservation area (Central Area)
<b>Listed Buildings</b>	<b>0</b>	Site contains no identified historic building constraint
<b>View Cones</b>	<b>0</b>	Site lies outside of a view cone
<b>Historic Core Area</b>	<b>-</b>	Site lies within the Historic Core Area.

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	<b>0</b>	No change in number of jobs/economic floorspace in knowledge-based economy
<b>Diversifying the economy and employment opportunities</b>	<b>0</b>	No change in employment base or access to affordable workspaces

**Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes, via Jowett Walk and Mansfield Rd.
Can walking and cycling connections with the surrounding area be achieved?	Yes
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No
Are land contamination issues likely?	Unlikely, but any re-development of this site would require a site investigation and contamination risk assessment.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No

**Stage 2 conclusion**

No insurmountable constraints. Site to be put forward for allocation in Regulation 19 Local Plan.



## SPCW6: Manor Place

<b>Site name</b>	<b>Manor Place</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>031 (SP45)</b>
<b>Ward</b>	<b>Holywell</b>
<b>Total site size (ha)</b>	<b>1.24Ha</b>
<b>Existing use(s)</b>	<b>Former tennis court, allotments, orchards</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	Although in close proximity to New Marston Meadows SSSI
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	No	
---	----	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Landowner has an intention to develop.
Does the landowner specify types of development	Potential for student accommodation or car free residential development.

<b>Stage 1b conclusion</b>
Landowner has set out intentions for development and potential uses. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	-	Site is partially in Flood Zone 3a  <i>(Patches of surface water flood risk to the east of the site, noticeably towards the south eastern corner).</i>
<b>Flooding of land surrounding</b>	0	The access road to the site is within Flood Zone 1, therefore safe access/ egress from the site can be achieved.

site for access/egress		
------------------------	--	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	-	Unprotected open space
<b>Green belt?</b>	0	Site not in Green Belt

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	Site allocated for a minimum of 43 dwellings, which could be delivered as student accommodation
<b>Affordable housing provision</b>	I	Depends on implementation.

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	Site is not in a regeneration area.

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	Amount of community facilities unlikely to change as a result of allocation.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	0	Amount of public open space would not change as a result of allocation.

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<400m from a bus stop.
<b>Sustainable transport links (rail station)</b>	-	>1600m from Oxford Train Station.
<b>Primary Schools</b>	-	>800m from nearest primary school with spaces (St Michael's CE Primary School).
<b>Secondary Schools</b>	-	>800m from nearest secondary school with spaces (Cheney School).
<b>GP Surgeries</b>	-	>800m from the nearest GP surgery (KES Northgate).
<b>Post office</b>	-	>800m from nearest post office (St Aldate's)
<b>Air Quality</b>	-	Site is located within an Air Quality Management Area.

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
-----------------	------------------	-----------------

<b>Water</b>	-	Site is bordered by the River Cherwell.
--------------	---	---

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	-	<p>Contains no nature conservation designations.</p> <p>Aerial imagery indicates the site contains grassland, scrub, woodland, and scattered trees. Patches of the woodland are included on the Priority Habitat Inventory. The site baseline is likely to have a high biodiversity value, making it difficult to achieve a net gain alongside development. Potential protected species constraints include foraging and commuting bats, roosting bats (trees), reptiles, badgers, nesting birds. Any development should seek to link in with the surrounding woodland and meadows and provide high-quality semi-natural habitat.</p> <p>The site contains Section 41 (Priority/ Principal) habitats that fall within the LPA Biodiversity Duty. Deciduous Woodland. Extent needs to be confirmed from TVERC database.</p> <p>If existing trees are removed new trees should be planted to fully mitigate the impact on tree canopy cover green infrastructure in the area. New tree planting should be appropriate to ensure that the predicted tree canopy cover (% site area) following development (25 years) delivers policy and GI TAN expectations i.e. at least no net loss. Opportunities exist to plant new trees to improve connectivity within GI network. Site contains significant existing trees which are important to public amenity in the area and will provide valuable ecosystem services. Existing trees are protected by location within the Central Conservation Area. Existing trees will influence developable area of site and its capacity.</p> <p>Strip running through middle of site within LNRS, and also along eastern boundary.</p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	Within city centre archaeological area. The site is of archaeological interest with Civil War defences having been excavated previously. The site contains the line of Royalist defences that should be preserved in situ.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	--	Within conservation area
<b>Listed Buildings</b>	-	A number of Listed Buildings surround the site including Magdalen College Wall (Grade II*) and on the other side of the river St. Catherine's College Music Room (Grade I) and a number of other Grade I listed buildings associated with St. Catherine's College.
<b>View Cones</b>	-	Within view cone
<b>Historic Core Area</b>	-	Within high buildings area

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	Development of the site is unlikely to increase jobs associated with the knowledge economy.
<b>Diversifying the economy and employment opportunities</b>	0	No Change

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes.
Can walking and cycling connections with the surrounding area be achieved?	Yes.

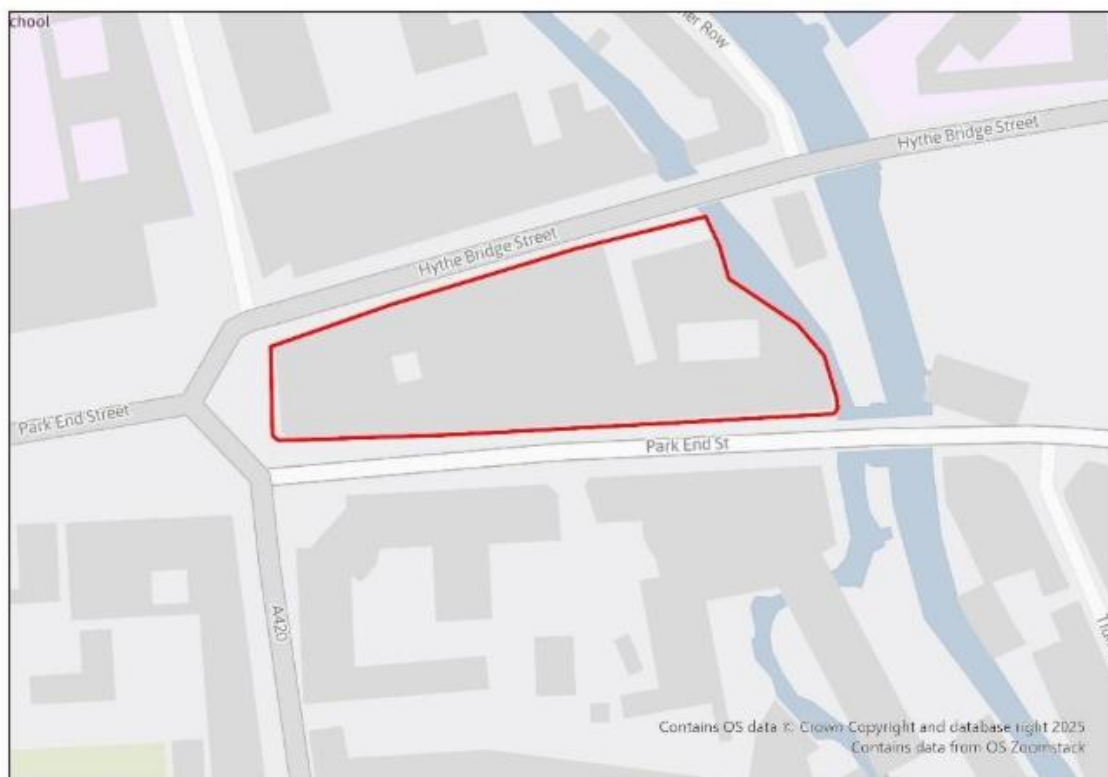
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	<p>Trees exist on the site, change in levels and the River Cherwell borders the site.</p> <p>Site contains significant existing trees which are important to public amenity in the area and will provide valuable ecosystem services. Existing trees are protected by location within the Central Conservation Area. Existing trees will influence developable area of site and its capacity.</p>
Are land contamination issues likely?	No known contamination issues.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Site adjacent to a cemetery.

<b>Stage 2 conclusion</b>
<p>Site has a number of heritage constraints which will require sensitive design in order to overcome. The site lies in a view cone and within the locally designated high buildings area and the height of any buildings should be restricted. However, no insurmountable constraints to development. Site should be considered further for allocation for student accommodation or residential development subject to any additional work informing Regulation 19 Local Plan.</p>

## SPCW7: Nuffield Sites

<b>Site name</b>	<b>Nuffield sites</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>070 SP1 – West End Sites</b>
<b>Ward</b>	<b>Osney &amp; St Thomas</b>
<b>Total site size (ha)</b>	<b>0.65ha</b>
<b>Existing use(s)</b>	<b>Mix of uses including hotel, retail, office and other town centre uses</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	



Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Yes
Does the landowner specify types of development	Yes, mix of uses including commercial and residential (including student accommodation)

<b>Stage 1b conclusion</b>
Landowner has set out intentions for development and potential uses. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	--	Site is partially in Flood Zone 3b  (Patches of surface water flood risk towards western and northern part of site).

<b>Flooding of land surrounding site for access/egress</b>	-	Access/egress from the site (from both Hythe Bridge Street and Park End Street) lies within Flood Zone 2, with a small part within Flood Zone 3.
--	---	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	Site is previously developed land with buildings in use on site
<b>Green belt?</b>	0	Site is not on green belt land

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	Likely to deliver more than ten dwellings
<b>Affordable housing provision</b>	I	Depends on implementation

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	Outside regeneration area. Site within one of the 20% least deprived areas in the country. (IMD, 2025)

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	<i>Amount of community facilities likely to remain the same</i>

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	1	<i>Given location, potential to deliver an element of civic space</i>

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<i>Several Bus stops within 400m of site (within immediate vicinity of site) Park End Street (Bus stop D1) serves numerous routes within the city (1, 5, 14) and also further afield (S1, S3 gold)</i>
<b>Sustainable transport links (rail station)</b>	++	<i>Site within 800m from Oxford Railway station</i>
<b>Primary Schools</b>	-	<i>Nearest primary school (West Oxford) is just over 800m away (850m from centre of site)</i>
<b>Secondary Schools</b>	-	<i>Nearest secondary schools more than 800m away. Activate Learning is 500m away but this is a further education college.</i>
<b>GP Surgeries</b>	+	<i>KES Northgate (Northgate Health Centre) is 500m away</i>
<b>Post office</b>	+	<i>Oxford Post Office (St. Aldate's) is 700m away</i>
<b>Air Quality</b>	-	<i>Whole city is within an Air Quality Management Area</i>

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	<i>Site within 30m of a water body (Wareham Stream)</i>

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	0	<i>Site within 100m of Middle Fisher Row Gardens – locally protected space.</i>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	<i>Site within city centre archaeological area</i>
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	-	<i>Site adjacent to boundary of Central (City and University) Conservation Area</i>
<b>Listed Buildings</b>	-	<i>Part of site potentially forms part of setting of a listed building (Cooper's Marmalade Factory or The Jam Factory, 27 Park End Street is nearest Listed Building)</i>
<b>View Cones</b>	0	<i>Not within view cone as within historic core area</i>
<b>Historic Core Area</b>	-	<i>Site lies within the historic core area</i>

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	+	<i>Site has potential to increase jobs/ floorspace relating to the knowledge economy</i>
<b>Diversifying the economy and employment opportunities</b>	+	<i>Potential to deliver affordable workspace at this site</i>

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes
Can walking and cycling connections with the surrounding area be achieved?	yes
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Wareham Stream runs adjacent to western site boundary
Are land contamination issues likely?	Contamination risks likely to be present. Site investigations and remedial works likely to be necessary.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	No

<b>Stage 2 conclusion</b>
<p>No insurmountable development considerations at this stage. There are various heritage considerations including views and archaeology. Part of the site is also in an area of flood risk, so will require further site-specific analysis at the planning application stage.</p> <p>Site to be put forward for allocation in Regulation 19 Local Plan as part of a wider mixed-use allocation (including Worcester St Car Park and Land South of Frideswide Square) for a mix of uses commercial and residential (including student accommodation) and other appropriate complementary town centre uses.</p>

## SPCW8: Osney Mead

<b>Site name</b>	<b>Osney Mead</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>586 (SP2 Osney Mead and AOC1 West End and Osney Mead)</b>
<b>Ward</b>	<b>Osney &amp; St Thomas</b>
<b>Total site size (ha)</b>	<b>17.8</b>
<b>Existing use(s)</b>	<b>Mix of employment uses including industrial, warehousing and academic activities</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	

Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Yes
Does the landowner specify types of development	Yes – an innovation quarter containing a mix of uses including commercial, education and residential (including student accommodation)

<b>Stage 1b conclusion</b>
Landowner has set out intentions for development and potential uses. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

Criteria	SA rating	Comments
What flood zone(s) is the site in?	--	Flood Zone 3b to the west and middle of the site, larger area of Flood Zone 3a extends across most of northern boundary, nearly all of the site in Flood Zone 2. Areas of surface water flooding scattered across the site.

<b>Flooding of land surrounding site for access/ egress</b>	--	Main access through Flood Zone 3b.
---	----	------------------------------------

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	<i>Site contains previously developed land including buildings (both in use and vacant) and areas of hard-standing</i>
<b>Green belt?</b>	0	<i>Site is not within the Green Belt</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	1	<i>Site has potential for homes/ student accommodation.</i>
<b>Affordable housing provision</b>	1	<i>Depends on implementation</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	<i>Site not within a regeneration area. (Site within one of 20% least deprived areas according to (IMD 2025)</i>



**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	+	<i>Site has ability to deliver community facilities as part of redevelopment</i>

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	+	<i>Site has potential to deliver public open space/ make improvements to public realm through redevelopment opportunities.</i>

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	-	<i>Site is more than 400m from nearest Bus stops on Botley Road (circa 800m from "Osney Island" bus Stop on Botley Road</i>
<b>Sustainable transport links (rail station)</b>	+	<i>Site is 1km from Oxford Station on foot</i>
<b>Primary Schools</b>	+	<i>Nearest Primary School (West Oxford Primary) is less than 400m from the site</i>
<b>Secondary Schools</b>	-	<i>Nearest secondary school is more than 800m away</i>
<b>GP Surgeries</b>	-	<i>Nearest GP Surgery (19 Beaumont Street) is more than 800m away</i>
<b>Post office</b>	-	<i>Nearest Post Office (Oxford St Aldate's) is more than 800m away</i>
<b>Air Quality</b>	-	<i>Site is within an Air Quality Management Area but not within air quality "hotspot"</i>

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	<i>Site is bounded by Bullstake Stream (to the south) and the River Thames (to the north)</i>

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	<i>Site not within a designated nature conservation area. Potential to improve relationship with adjacent habitats including the Bullstake Stream, River Thames and surrounding fields by ensuring development close to/ near the boundaries preserves/ restores/ re-naturalises bankside habitats and provides buffers. The trees on the northern bank are situated within the Osney Town conservation area and as such are afforded protection by virtue of their location within the conservation area.</i>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	<i>Site lies outside the city centre archaeological however there may be archaeological potential at the site</i>
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	-	<i>North western boundary of the site is immediately adjacent to the boundary of the Osney Town conservation area. Trees situated along the riverbank are within the conservation area boundary. Potential for northern part of site to be within the setting of the conservation area.</i>
<b>Listed Buildings</b>	-	<i>Site contains no listed buildings however Listed buildings nearby include Osney Abbey (Grade II), Osney Cottage (Grade II) and a Grade II Listed memorial 300 yards south of Osney Lock (Grade II)</i>
<b>View Cones</b>	-	<i>Part site lies within the Raleigh Park View Cone</i>
<b>Historic Core Area</b>	-	<i>Eastern half of the site falls within the Historic Core Area</i>

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	+	<i>The Landowner's ambition is to create an innovation area which would be likely to support an increase in jobs and floorspace in knowledge-based sectors</i>
<b>Diversifying the economy and employment opportunities</b>	/	<i>Currently the site provides a diverse employment base which could be impacted through the comprehensive delivery of a knowledge-based innovation area. However, the creation of such an innovation area could also bring about opportunities to deliver flexible and/or affordable workspaces.</i>

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes
Can walking and cycling connections with the surrounding area be achieved?	Yes, Oxpens Bridge will enhance connectivity with the city centre enabling improved cycling and walking connections with the west end of the city centre.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No significant changes in ground level however the River Thames and Bullstake Stream provide the northern and southern boundaries (respectively) to the site. Site contains a number of mature trees. Trees on the northern site boundary are within the Osney Town Conservation area and so benefit from protection.
Are land contamination issues likely?	Unknown, however, given the site's history as an industrial estate and considering the variety of previous industrial-related uses, contamination issues are possible.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Site located close to fields, is bounded by the river and some residential development nearby on Ferry Hinksey Road. Site adjacent to a substation and contains several pylons which may impact on future development aspirations.

**Stage 2 conclusion**

While not insurmountable, flood risk issues are potentially significant and will require mitigation. Redevelopment of the site should be undertaken sensitively so as not to detract from views into and out of the historic city core. Development of an Innovation area has the potential to impact existing local businesses who may be displaced.

Allocate site for a mixed-use innovation area including commercial, educational and residential uses (including student accommodation), acceptability of residential uses is subject to conclusions of further flood risk assessment. Site to be put forward for allocation in Regulation 19 Local Plan.

## SPCW9: Oxford Railway Station and Becket Street Car Park

<b>Site name</b>	<b>Oxford Railway Station and Becket Street Car Park</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>075 (a+b) (SP1 West End Sites and AOC1 West End and Osney Mead)</b>
<b>Ward</b>	<b>Osney and St Thomas</b>
<b>Total site size (ha)</b>	<b>2.56ha (in SHLAA)</b>
<b>Existing use(s)</b>	<b>Railway station and associated ancillary uses/ surface level car parking</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	

Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	

#### **Stage 1a conclusion**

The East West Rail Safeguarding Direction (19 November 2025) Maps suggests that the entire of the proposed site allocation lies within the safeguarded area. Where a planning application is submitted on land included within the EWR Safeguarding Direction, the East West Rail Company becomes a statutory consultee and must be consulted in accordance with the instructions in the Direction before planning permission can be granted.

There are no clear conflicts with national policy or insurmountable environmental or physical constraints. However, site allocation policy itself would benefit from acknowledging the EWR Safeguarding Direction (19 November 2025) and highlighting the procedural implications of the site's inclusion within this land. Continue to next stage assessment.

#### **Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	Yes. Network Rail is working to redevelop the site to support necessary upgrades to Oxford Railway Station to enable delivery of wider transport objectives (e.g., East West Rail and Cowley Branch Line)
<b>Does the landowner specify types of development</b>	Mixed use – residential and economic

#### **Stage 1b conclusion**

Landowner has set out intentions for development and potential uses. Continue to next stage of assessment.

#### **Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	-	<i>Site is partially in Flood Zone 2</i>  <i>(Patches of surface water flood risk present within site, with the largest patches around the station building in the northern parcel and inside part of the eastern perimeter of the southern parcel along Becket Street.)</i>
<b>Flooding of land surrounding site for access/ egress</b>	-	<i>The initial parts of the current access route are within Flood Zone 2 (Botley Road and Becket Street) and then Flood Zone 3 if heading further west onto Botley Road.</i>

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	<i>Site is previously developed land in use</i>
<b>Green belt?</b>	0	<i>Site is not on Green Belt land</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	<i>Likely to deliver more than ten dwellings</i>
<b>Affordable housing provision</b>	I	<i>Given city centre location, a range of residential typologies are acceptable. As such, the precise amount of affordable housing would depend on implementation</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.

Criteria	SA rating	Comments
Regeneration area (within the top 20% most deprived areas IMD)	0	Site not within a regeneration area Oxford Station is within one of the 20% least deprived areas. Becket St Car Park is within one of the 50% least deprived areas (IMD,2025)

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

Criteria	SA rating	Comments
Community facilities	0	Provision of community facilities unlikely to change.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

Criteria	SA rating	Comments
Public open space	1	Given location, potential to deliver an element of civic space/ public realm.

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

Criteria	SA rating	Comments
Sustainable transport links (bus stop)	+	Site contains bus stops with many frequent services to a range of locations
Sustainable transport	++	Site contains Oxford Railway Station



<b>links (rail station)</b>		
<b>Primary Schools</b>	+	West Oxford Primary School is 750m away
<b>Secondary Schools</b>	-	The nearest secondary education provider is more than 800m away. Activate Learning is 650m away but this is a further education college.
<b>GP Surgeries</b>	+	Beaumont Street Surgery is 700m away
<b>Post office</b>	-	Post Office (St. Aldate's) is over 800m away
<b>Air Quality</b>	-	Within City-wide AQMA

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	Northern boundary of site is just over 60m from Castle Mill Stream/ Sheepwash Channel

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	Contains no nature conservation designations with limited potential for nature conservation interest. Redevelopment has the potential to improve wildlife linkages

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	Station site in close proximity to two Scheduled Ancient monuments (Rewley Abbey and Swing Bridge, LNWR Station). Whole site lies within the city centre archaeological area. Site is therefore of potential archaeological interest.
<b>Conservation Areas &amp; Register of</b>	-	Becket Street car park is adjacent to the Central (University and City) conservation area

<b>Parks and Gardens (RPG)</b>		
<b>Listed Buildings</b>	-	<i>Potential that part the Becket Street car park lies within the setting of the Church of St Thomas the Martyr (Grade II) Listed Building. Several other Listed Buildings including Combe House (Grade II) and St Thomas Vicarage (Grade II) are close by.</i>
<b>View Cones</b>	-	<i>Not within a view cone as whole site within Historic Core Area.</i>
<b>Historic Core Area</b>	0	<i>Whole site lies within the Historic Core Area</i>

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	I	<i>Depending on precise nature of redevelopment, the site has potential to bring forward jobs to support the knowledge economy</i>
<b>Diversifying the economy and employment opportunities</b>	I	<i>Depending on precise nature and scale of redevelopment, site has potential to support diversification of employment base</i>

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes, vehicular access to the site already exists
Can walking and cycling connections with the surrounding area be achieved?	Yes,
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No
Are land contamination issues likely?	Site contains railway infrastructure which has potential for contamination
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	Site is adjacent to the railway line and part of the site contains the Oxford Railway station. Potential for noise issues, smells and other environmental issues associated with the railway.

**Stage 2 conclusion**

The site lies within the historic core area, and within the city archaeological area. It is also adjacent to the Central (University and City) conservation area. Given heritage considerations, sensitive design is likely to be required. Site is well served by a range of public transport opportunities. There is some flood risk on the site which may need to be addressed and appropriately mitigated.

Site to be put forward for allocation in Regulation 19 Local Plan.

## SPCW10: Oxpens

<b>Site name</b>	<b>Oxpens</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>076 (Policy SP1 West End Sites and AOC1 West End and Osney Mead)</b>
<b>Ward</b>	<b>Osney and St Thomas</b>
<b>Total site size (ha)</b>	<b>6.3ha</b>
<b>Existing use(s)</b>	<b>Ice Rink, car park, former filling station, open space, sheltered housing and businesses</b>

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820

### **Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	Yes	The site partially lies within Flood Zone 3b greenfield

Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	

#### **Stage 1a conclusion**

The East West Rail Safeguarding Direction (19 November 2025) Maps suggests that part of the northern boundary of the site (adjacent to the river and the railway line) is included within the safeguarded area. Where a planning application is submitted on land included within the EWR Safeguarding Direction, the East West Rail Company becomes a statutory consultee and must be consulted in accordance with the instructions in the Direction before planning permission can be granted.

There are no clear conflicts with national policy or insurmountable environmental or physical constraints. However, site allocation policy itself would benefit from acknowledging the EWR Safeguarding Direction (19 November 2025) and highlighting the procedural implications of part of the site's inclusion within this land. Continue to next stage assessment.

#### **Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	Yes. Resolution to Grant Outline Permission (Planning Committee January 2024)
<b>Does the landowner specify types of development</b>	Yes. Outline permission proposes a mixed use scheme including homes, jobs and a hotel as well as public realm improvements

#### **Stage 1b conclusion**

Landowner has set out intentions for development and potential uses. Continue to next stage of assessment.

#### **Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	--	<i>Site is partially in Flood Zone 3b  (Patches of surface water flood risk present within site, with the largest patches located towards the eastern end)</i>
<b>Flooding of land surrounding site for access/ egress</b>	-	<i>Initial access/egress from the site is within Flood Zone 1, although the route (A420) quickly crosses into Flood Zone 2 to both the east and west.</i>

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	<i>Part of the proposed site allocation contains publicly accessible open space (however this is outside the redline boundary of the planning application). The site also contains some previously developed land, some of which is surface level car parking and some of which contains a mixture of occupied and unoccupied buildings.</i>
<b>Green Belt?</b>	0	<i>Site is not on Green Belt land</i>

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	<i>Resolution to grant planning permission (Jan 2025) for 234 homes and 258 units of student accommodation</i>
<b>Affordable housing provision</b>	++	<i>40% affordable housing achieved on-site in relation to the 234 homes</i>

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	<i>Outside regeneration area. Site within one of the 50% least deprived areas in the country. (IMD, 2025)</i>

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	<i>No obvious change in built community facilities</i>

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	++	<i>Public open space retained and proposed to be significantly enhanced (likely to result in more than 10% of the site area)</i>

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	-	<i>Closest frequent service bus stops are located on Frideswide Square and Park End Street (more than 400m away). While there is a bus stop opposite the site, it does currently appear to be in use.</i>

<b>Sustainable transport links (rail station)</b>	+	<i>Oxford Railway Station is 600m away</i>
<b>Primary Schools</b>	-	<i>Two primary schools more than 800m away (West Oxford Primary is 1.1km while St. Ebbe's CofE Primary is 900m away)</i>
<b>Secondary Schools</b>	-	<i>The nearest secondary education provider is more than 800m away. Activate Learning is 650m away but this is a further education college.</i>
<b>GP Surgeries</b>	-	<i>Northgate Health Centre is 1km away</i>
<b>Post office</b>	-	<i>St Aldate's Post Office is over 800m away</i>
<b>Air Quality</b>	-	<i>Within City Centre AQMA</i>

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	<i>Site is within 30m of River Thames</i>

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	<i>Potential for improvements to wildlife linkages</i>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	<i>Site lies within City Centre Archeological Area</i>
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	<i>Very small portion of the site is opposite a tight corner boundary of the Central (University and City) conservation area (due to existing buildings). Unlikely to impact setting. Similarly, a portion of the south western boundary of the site is closely aligned to the boundary of the Osney Town conservation area however existing railway infrastructure acts as buffer between them.</i>



<b>Listed Buildings</b>	0	<i>No Listed Building constraint identified</i>
<b>View Cones</b>	0	<i>Not within view cone as within historic core area</i>
<b>Historic Core Area</b>	-	<i>Site lies within the historic core area</i>

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	+	<i>Site likely to increase jobs/ floorspace associated with knowledge economy as recent resolution to grant outline planning permission includes at least 64,057sqm of employment floorspace</i>
<b>Diversifying the economy and employment opportunities</b>	+	<i>Potential to diversify employment base and/ or provide affordable workspace</i>

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes
Can walking and cycling connections with the surrounding area be achieved?	Yes
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Trees within the site. Site is adjacent to watercourse (River Thames)
Are land contamination issues likely?	Site contains a former petrol filling station so potential for contamination on a small part of the site
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	One of the site boundaries runs alongside the railway line. Potential for environmental issues such as noise and smells.

<b>Stage 2 conclusion</b>
Part of the site is located in Flood Zone 3b which will need to be taken into consideration. The site contains various heritage considerations so careful design will be required. Although in the

city centre ,Oxpens Road/ Thames Street is not on a frequent service bus route however both the Westgate and Oxford Railway Station/ Frideswide Square/ Park End Street provide a good range of frequent service bus stops however these stops are all more than 400m away.

Site should be allocated for a mix of uses including commercial and residential (including student accommodation) and other appropriate complementary town centre uses. Site to be put forward for allocation in Regulation 19 Local Plan.

## SPCW11: St Thomas School and Osney Warehouse

<b>Site name</b>	<b>St Thomas School and Osney Warehouse</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>SHLAA ref: #616</b>  <b>LP2036 ref: falls within AOC1 West End and Osney Mead</b>
<b>Ward</b>	<b>Osney &amp; St Thomas</b>
<b>Total site size (ha)</b>	<b>0.41 ha</b>
<b>Existing use(s)</b>	<b>St Thomas: multiple social enterprises/community uses</b>  <b>Osney Warehouse: visual arts company including studio, exhibition, education spaces/community uses</b>

**Site location plan**



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	

Stage 1a conclusion
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Yes - Call for sites 2025
Does the landowner specify types of development	<p>Call for sites 2025 landowner confirmed intention to develop for mix of uses including employment and resi/ student accommodation/ specialist elderly.</p> <p>Also, site was identified (but not allocated) in the former West End Area Action Plan for residential use and open space.</p>

Stage 1b conclusion
Landowner has set out intentions for development and potential uses. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city's ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	-	Nearly all of the site is in Flood Zone 2.  (Surface water flood risk present in western half of site)
<b>Flooding of land surrounding site for access/ egress</b>	-	Access/egress from the site is over moderate to low hazard land

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	Site is previously developed land with buildings in use on site.
<b>Green belt?</b>	0	Site is not designated as greenbelt.

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	Whilst the two sites in combination have the potential to deliver more than 10 new homes, the SHLAA 2025 identifies that it is unlikely to be able to deliver net gain in 10+ units alongside re-provision of community uses.
<b>Affordable housing provision</b>	+	Site would likely provide up to 40% affordable housing.

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

Criteria	SA rating	Comments
Regeneration area (within the top 20% most deprived areas IMD)	++	Site is not within a regeneration area.

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

Criteria	SA rating	Comments
Community facilities	I/-	Depends upon implementation, development any development would require the reprovision of community based facilities, although this could lead to a loss on site.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

Criteria	SA rating	Comments
Public open space	0	Allocation would not lead to loss of public open space, however opportunities to provide additional 10% likely limited due to size constraints of site.

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

Criteria	SA rating	Comments
Sustainable transport links (bus stop)	+	350m to Park End Street bus stop D6

<b>Sustainable transport links (rail station)</b>	<b>++</b>	550m to train station
<b>Primary Schools</b>	<b>-</b>	1km to West Oxford Community Primary School
<b>Secondary Schools</b>	<b>-</b>	1.8km Magdalen College Secondary School
<b>GP Surgeries</b>	<b>-</b>	750m to Beaumont Street surgery
<b>Post office</b>	<b>+</b>	Nearest post office is less than 800m away (St Aldates)
<b>Air Quality</b>	<b>-</b>	Within city-wide AQMA

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	<b>0</b>	Nothing identified nearby, though Castle Mill stream is to the east (more than 30m)

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	<b>+</b>	<p>No international/national or local sites within 200m.</p> <p>Sites separated by line of mature trees. Likely to provide habitat for roosting, foraging and commuting bats and nesting birds. Records of swifts within 100m.</p> <p>Retention of trees onsite to retain ecosystem benefits such as shading, as well as avoid the requirement for mandatory BNG. the development design should look to enhance the tree line with species rich grassland margins and further individual tree delivery across the site.</p> <p>All of the eastern parcel, and most of the western parcel apart from northwest corner are within LNRS.</p>

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	Within the City Centre Archaeological area. Close to poorly understood route of western Royalist defences and located south of Osney Lane where there is some potential for medieval settlement before later contraction. Any significant new build likely to require assessment and evaluation.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	--	Western half of the site is within Central (University and City) Conservation Area
<b>Listed Buildings</b>	0	No
<b>View Cones</b>	0	Not within a view cone as within historic core area
<b>Historic Core Area</b>	-	Site is within the historic core area

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	I	Depends on implementation as to whether there would be any gains – No jobs or economic floorspace would be lost in the knowledge-based economy given that the existing uses of the buildings are related to social enterprises and a visual arts studio.
<b>Diversifying the economy and employment opportunities</b>	I	Depends on implementation – Current uses support a diversification of the employment base, therefore depending on implementation, there is potential to lose this if the site is redeveloped.

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes – vehicular access is currently off Oxpens Road to the rear, or via St Thomas St/ Woodbine Pl onto Osney Lane. No direct
--------------------------------------	--



	access from Holybush Road/Oxpens Road onto Osney Lane.
Can walking and cycling connections with the surrounding area be achieved?	Yes – there are already some connections in place and pedestrian only access routes can be utilised to reach further into the city centre
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	<p>Pedestrian access to City of Oxford College separates the two sites. Site is level and no significant physical features are present</p> <p>There are significant existing trees significant existing trees along the west boundary of the eastern site, growing alongside the pedestrian access to City of Oxford College, which are important to public amenity in the area and will provide valuable ecosystem services. However, the viability of the trees long term is doubtful and consideration should be given to their replacement. Existing trees will influence developable area of site and its capacity.</p>
Are land contamination issues likely?	Potential for contamination issues at eastern portion of the site due to the former use of the warehouse (Underhills Hide and Skin Market). Contamination risks may be present due to previous use. Site investigations and remedial works likely to be necessary.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	SHLAA records that surrounding uses include: housing, employment and education. Not particularly sensitive given that the site in question is in employment use, although acknowledge that little noise/ other nuisance is likely to be generated given the current operation/ nature of use is likely to be fairly quiet with limited vehicular movements.

<b>Stage 2 conclusion</b>
<p>The site is previously developed land and its location is suitable for sustainable development. The site is not sensitive from an ecological perspective, although there are potential heritage sensitivities, as well as addressing loss of community uses (depending upon implementation) which may need to be addressed as part of allocation. Much of the site is also exposed to flood risk and this will need to be appropriately investigated in further detail and mitigated where necessary. Site to be put forward for allocation in Regulation 19 Local Plan.</p>

## SPCW12: West Wellington Square

Site name	West Wellington Square
SHLAA reference (and OLP2036 Policy if applicable)	#065 LP2036 policy SP62
Ward	Carfax and Jericho
Total site size (ha)	0.88ha
Existing use(s)	Academic and Institutional uses

### Site location plan



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820

**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	

Is the site already at an advanced stage in the planning process (development commenced)?	No	
---	----	--

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	2025 – Landowner confirmed intention to develop within plan period.
<b>Does the landowner specify types of development</b>	Current allocation establishes site is suitable for academic institutional, student accommodation and residential development including employer-linked affordable housing. Uses appropriate to LP2036 policy V4 (inc use class E) will also be suitable in local centre.

<b>Stage 1b conclusion</b>
Landowner has confirmed intention to develop – continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**SA objective 1.** To achieve the city’s ambition to reach net zero **carbon emissions** by 2040.

*See SA Objective 8 for decision-making criteria.*

**SA objective 2.** To build **resilience to climate change**, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.

**Decision-making criteria:** Is the use proposed suitable given the flood zone of the site?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	<b>0</b>	Site is in Flood Zone 1  Small patches of surface water flood risk to the south-west corner of site and also near the eastern boundary
<b>Flooding of land</b>	<b>0</b>	There is safe access/egress from the site – area surrounding site is Flood Zone 1

surrounding site for access/ egress		
-------------------------------------	--	--

**SA objective 3.** To encourage the **efficient use of land** through good design and layout, and minimise the use of greenfield and Green Belt land.

**Decision-making criteria:** Will the site make use of previously developed land? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	<b>0</b>	Yes.
<b>Green belt?</b>	<b>0</b>	Site is not in the Green Belt.

**SA objective 4.** To meet **local housing needs** by ensuring that everyone has the opportunity to live in a decent affordable home.

**Decision-making criteria:** Will the site provide net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	<b>++</b>	
<b>Affordable housing provision</b>	<b>I</b>	Depends on implementation- likely to be student accommodation

**SA objective 5.** To reduce poverty, social exclusion, and health **inequalities**.

**Decision-making criteria:** Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	<b>0</b>	Site is not in or adjacent to a regeneration area. (Site lies within an area that is less deprived than more than 80% of neighbourhoods in England – IMD 2025).

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? See also SA Objective 8.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	<b>0</b>	

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	<b>0</b>	Site adjoins Wellington Square open space. Unlikely to be scope to provide open space directly within the site itself due to size and constrained nature of site

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry. (also SA objective 1: To achieve the city's ambition to reach net zero **carbon emissions** by 2040)

**Decision-making criteria:** Will it encourage walking cycling and use of public transport? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	<b>+</b>	Nearest bus stop less than 300m (St Giles/Banbury Rd) with frequent services. Site is in fairly close proximity to city centre with range of additional connections.
<b>Sustainable transport links (rail station)</b>	<b>+</b>	1km to Oxford Rail Station
<b>Primary Schools</b>	<b>+</b>	500m to St Barnabus Primary School
<b>Secondary Schools</b>	<b>-</b>	2.3km to Cherwell School
<b>GP Surgeries</b>	<b>+</b>	400m Beaumont Surgery
<b>Post office</b>	<b>+</b>	350m Walton Street Post Office
<b>Air Quality</b>	<b>-</b>	Whole city is within an AQMA.

**SA objective 9.** To achieve **water** quality targets and manage water resources.

**Decision-making criteria:** Does the site contain, or is it near, a water body?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	<b>0</b>	Site more than 30m from a water body.

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	<b>+</b>	Not located on or close to a designated ecological site. Development may offer opportunity to enhance ecology/biodiversity at adjoining Wellington Square green space (GI network).  The site is largely developed, with semi-natural habitats limited to garden space (with numerous mature trees). Potential protected species constraints are likely limited to roosting bats and nesting birds.

**SA objective 11.** To promote **good urban design** through the protection and enhancement of the **historic environment** and heritage assets while respecting local character and context and promoting innovation.

**Decision-making criteria:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	<b>-</b>	There is a high potential for archaeological interest as it is the site of the Wellington Workhouse and a line of Civil War defences.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	<b>--</b>	Entire site within Central (City & University) Conservation Area, to which many of the buildings make a positive contribution.
<b>Listed Buildings</b>	<b>-</b>	Adjacent to listed buildings including 4-15 Walton Street (Grade II)
<b>View Cones</b>	<b>0</b>	Not within a view cone
<b>Historic Core Area</b>	<b>-</b>	Within the historic core area

**SA objective 12.** To achieve sustainable inclusive **economic growth**, including the development and expansion of a diverse and knowledge- based economy and the culture/leisure/ visitor sector.

**Decision-making criteria:** Will it support key sectors that drive economic growth? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	<b>I</b>	Potential for an increase in jobs the support the knowledge economy but precise uses will depend on implementation.
<b>Diversifying the economy and employment opportunities</b>	<b>0</b>	No Change

**Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	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.
Can walking and cycling connections with the surrounding area be achieved?	Very well connected for walking and cycling
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains significant existing trees at the rear of properties and on the green space near the corner of Walton Street and Little Clarendon street which are important to public amenity in the area and will provide valuable ecosystem services. Trees are protected by their location within the Central Conservation Area. Existing trees will influence developable area of site and its capacity. Opportunities exist to plant new trees to benefit public amenity in the area and to enhance the character and appearance of the conservation area.
Are land contamination issues likely?	None identified
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	None identified

<b>Stage 2 conclusion</b>
The site is previously developed land and is in an accessible location. There are some potential heritage sensitivities regarding the conservation area and archaeology, as well as nearby listed

buildings and location of the site within the historic core of the city. These would need to be addressed through appropriate mitigation requirements where necessary as part of any allocation. Site to be put forward for allocation in Regulation 19 Local Plan.