

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Old Road Campus	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	043 Policy SP21	
Ward	Churchill	
Site size	6.41	
Existing use	Medical research	

Stage 1 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	But close to local nature designation and Lye Valley SSSI
Is the site greenfield in flood zone 3b?	No	Flood Zone 1
Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	Part	Site has been intensified for medical research uses, but potential further scope exists.
Stage 1 conclusion		
<i>No clear conflicts with national policy or insurmountable environmental or physical constraints.</i>		
<i>Continue to stage 2 assessment.</i>		

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	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?	
	SA rating	Comments
What flood zone is the site in	0	The site is in Flood Zone 1
Flooding of land surrounding site for access/ egress	0	

SA Objective	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/ buildings? Will the site be on Green Belt land?	
	SA rating	Comments
Previously developed land	0	Site is previously developed land with some buildings in use
Green Belt	0	Site is not in the Green Belt

SA Objective	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 significant quantities of net new housing? Will it improve the availability of decent affordable housing?	
	SA rating	Comments
Housing provision	0	Site would not provide any new housing.
Affordable housing provision	0	Site to be allocated for employment use (medical research) not housing.

SA Objective	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?	

	SA rating	Comments
Regeneration areas	0	The site is not in a Regeneration Area

SA Objective	SA Objective 6: To provide accessible essential services and facilities	
Decision-making criteria	Will it increase the provision of essential services and facilities?	
	SA rating	Comments
Community facilities	0	The site allocation does not include any community facilities

See also SA Objective 8

SA Objective	SA Objective 7: To provide adequate green and blue infrastructure, leisure and recreation opportunities and make these readily accessible for all; and to conserve and enhance Oxford's biodiversity	
Decision-making criteria	Will it increase the provision of public open space? Will it protect and enhance existing flora, fauna and habitats?	
	SA rating	Comments
Public open space	0	No public open space likely to be proposed
Ecology and biodiversity	-	Adjacent to local nature designation

SA Objective	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? Is the site within an Air Quality Management Area?	
	SA rating	Comments
Sustainable transport links (bus stop)	+	Bus stops both on site and in locality within 400 m (service 15 and 700, others nearby include 280 and 900 services)
Sustainable transport links (rail station)	-	>1600m from Oxford train station
Primary schools	-	>800m from nearest primary school
Secondary schools	-	>800m from nearest secondary school
GP surgeries	-	>800m from nearest GP surgery
Post office	-	>800m from nearest post office
Air quality		The whole of the city is within an AQM zone

SA Objective	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?	
	SA rating	Comments
Water	0	The site is not within 30m of a water body. The development of this site could however impact on watercourses in the area which serve Lye Valley SSSI, and therefore will require careful assessment and mitigation.

SA Objective	SA Objective 10: 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?	
	SA rating	Comments
Archaeology	-	The site is close to a large area of Roman occupation so there is a high potential for archaeological interest within the site.
Conservation Areas & Register of Parks and Gardens (RPG)	0	Not in a Conservation Area or RPG
Listed Buildings	0	No listed buildings
View Cones	0	Not within a view cone
High Buildings Area	0	Not within a High Buildings Area

SA Objective	SA Objective 11: 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? Will it increase the quantity and quality of employment opportunities?	
	SA rating	Comments
Support the knowledge-based economy	+	This category 1 employment site has the potential through intensification to increase the number of jobs on this site and support medical research, which is important for both the national and regional economy.
Support diversification or affordable workspace	1	Whilst it does depend on implementation there is scope potentially for securing some affordable workspace, although given the sensitive nature of the medical research probably not on site, but perhaps a contribution towards some. Employment and Skills Plans could also be secured.

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 reasonable links to cycleways and footpaths in the area.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Yes the line of large mature trees and the stone wall along the Old Road boundary of the site make a positive contribution to the character of Old Road and should be retained. The green corridor along Boundary Brook should be maintained and the finger of mature trees and vegetation bisecting the site downwards from Old Road should be preserved and integrated into any new development on site. The existing stable, house, and stone wall at corner of Old Road and Churchill Drive tell a story of the heritage of the site
Are land contamination issues likely?	No not aware of any.
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 lies close to nearby residential properties and therefore consideration needs to be given to height of buildings on boundaries and impact on amenity. The site is reasonably close to the Lye Valley SSSI and therefore its development should be subject to an assessment of the potential impact on the watercourse and SUD's approach important to minimise any possible effect.

Stage 2 conclusion
There are no significant conflicts with national policy or environmental or physical constraints to the development of this site. The development of this site could however impact on watercourses in the area which serve Lye Valley SSSI, and therefore will require careful assessment and mitigation. The Old Road Campus is a category 1 employment site that already plays an important role both in medical research and development and teaching associated with the University Hospital Trust, which contributes to the national, regional and local economies. The intensification of this site would make better and more efficient use of land and help support additional provision on this site to meet their requirements. The site can therefore progress to stage 3.

Stage 3 assessment – Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options

Is there confirmed landowner intention to develop	Landowner update 2022 confirmed no plans to deliver residential, therefore no suitable for residential. Site is considered viable for medical research and development and teaching.
Does the landowner specify types of development	Medical research and development and teaching.

Stage 3 conclusion
Allocate this site for medical research and development and teaching uses.