


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Oxford Brookes University Marston Road Campus	Site location plan 
HELAA reference (and OLP2036 Policy if applicable)	439 Policy SP50	
Ward	Headington Hill and Northway	
Site size	1.18ha	
Existing use	Educational facilities	

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	
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 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	Site is in Flood Zone 1
Flooding of land surrounding site for access/ egress	0	There is safe access/ egress from the site – area surrounding site is in Flood Zone 1

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	Yes
Green Belt	0	Not in 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	1	Site allocated for further academic and research related uses. Potential to deliver some student accommodation but the precise amount will depend on implementation.
Affordable housing provision	1	If student accommodation is delivered then there is the potential to deliver some affordable housing through financial contributions. Will depend on implementation.

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	Within top 10% least deprived.

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	I	Depends on implementation.

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	I	Depends on implementation.
Ecology and biodiversity	-	<p>Contains a local wildlife site (Quad) and is adjacent to a Milham Ford School grounds 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</p>

Commented [CT1]: Just to clarify - is it the case that the main bulk of the LWS is outside the allocated site, while the quad is contained within it? This is what the current policies map for the OLP2036 shows, but the map above suggests something different.

		<p>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	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)	+	>350m to nearest bus stop (Jack Straws Lane bus stop) on Marston Road. Frequent services to the city (13 city, U1B, X3 city services)
Sustainable transport links (rail station)	-	>3500m away from Oxford railway Station
Primary schools	+	>550m (7mins) to the nearest primary school (St Michaels CE Primary)
Secondary schools	-	>2,400m (31 mins) to the nearest secondary school (Cheney Secondary)
GP surgeries	-	>1900m (25mins) from the nearest GP surgery (Hedena Health JR site)
Post office	-	>850m from the nearest post office (Marston Road post office)
Air quality	--	The whole city is within an AQMA.

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	-	There are ponds within the nature park – though seem to be over 30m distance

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	0	None identified in HELAA A
Conservation Areas & Register of Parks and Gardens (RPG)	-	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.
Listed Buildings	0	No heritage assets listed in area according to Historic England mapping or the OHAR, however the school has a fairly significant history and is identified as a landmark in the Oxford in its Landscape Setting document.
View Cones	0	But 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
High Buildings Area	0	No

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	1	Depends on implementation. Potential for research-related jobs to support the knowledge economy.
Support diversification or affordable workspace		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?	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

	<p>along the borders on the southern frontage, also appears to be 2-4 trees in north-west corner behind hedge.</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) on the site, and adjacent (Milham Ford School Grounds). 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 school 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.

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 (Oxford Brookes University) update 2023 - confirmed intention to retain for use for academic and research.
---	--

Does the landowner specify types of development	Academic and research uses
---	----------------------------

Stage 3 conclusion
Consider further for allocation for academic uses and/or student accommodation/employer-linked accommodation.