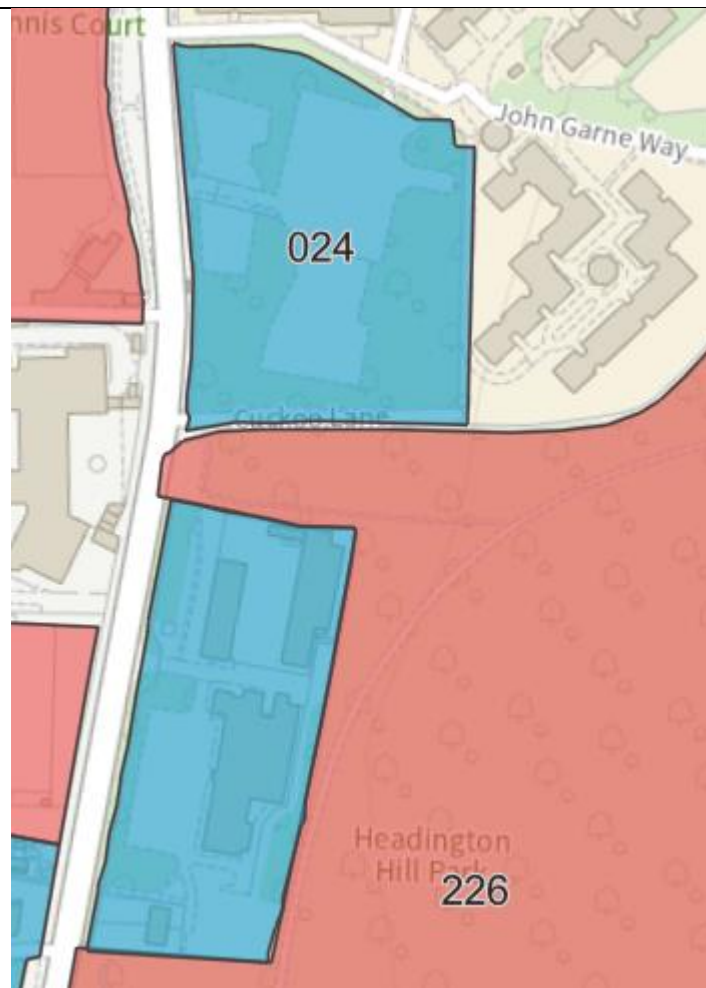


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

Site name	Government Buildings (formerly #23) and Harcourt House
SHLAA reference (and OLP2036 Policy if applicable)	024 Policy SP16
Ward	Headington Hill and Northway
Total site size (ha)	2.37ha
Existing use(s)	Car park, offices and cadet accommodation

Site location plan



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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	landowner expressed interest in developing the site to provide mixed use academic development.
Does the landowner specify types of development	Yes - landowner mixed use academic development to include residential for staff and students.

Stage 1b conclusion
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?

Criteria	SA rating	Comments
What flood zone(s) is the site in?	0	Site is in Flood Zone 1 (Patches of surface water flood risk around the southern half of the lower parcel).
Flooding of land surrounding site for access/ egress	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?

Criteria	SA rating	Comments
Previously developed land?	0	The site is previously developed with some buildings in use
Green belt?	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?

Criteria	SA rating	Comments
Housing provision	++	Site currently allocated residential-led development. Landowner intention to include significant amount of residential.
Affordable housing provision	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.*

Criteria	SA rating	Comments
Regeneration area (within	0	Site is outside a regeneration area.

the top 20% most deprived areas IMD)		
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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>
Community facilities	I	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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Public open space	I	<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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Sustainable transport links (bus stop)	+	<i>Bus stop outside site with buses 100 and X3 to city centre about 10min frequency</i>
Sustainable transport links (rail station)	-	<i>c.3km to Oxford Station</i>
Primary Schools	+	<i>c.300 metres to St Michaels CE</i>
Secondary Schools	-	<i>1.3km to Cheney School</i>
GP Surgeries	-	<i>c.1km to Brookes Medical Centre</i>
Post office	+	<i>c.600m to St Clement's Post Office</i>
Air Quality	-	<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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Water	0	<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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Ecology and Biodiversity	+	<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>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?

Criteria	SA rating	Comments
Archaeology	-	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.
Conservation Areas & Register of Parks and Gardens (RPG)	--	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.
Listed Buildings	-	There are no listed buildings on the sites but the Grade II* Headington Hall sits within the park and St. Clements Church is nearby.
View Cones	-	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).
Historic Core Area	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?

Criteria	SA rating	Comments
Employment Opportunities in the knowledge-based economy	/	Depends on implementation – if site brought forward for other uses than residential.
Diversifying the economy end	/	Depends on implementation – if site brought forward for other uses than residential .

employment opportunities		
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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.

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
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Stage 2 conclusion
<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 should be considered further for allocation subject to any additional work informing Regulation 19 Local Plan.</p>