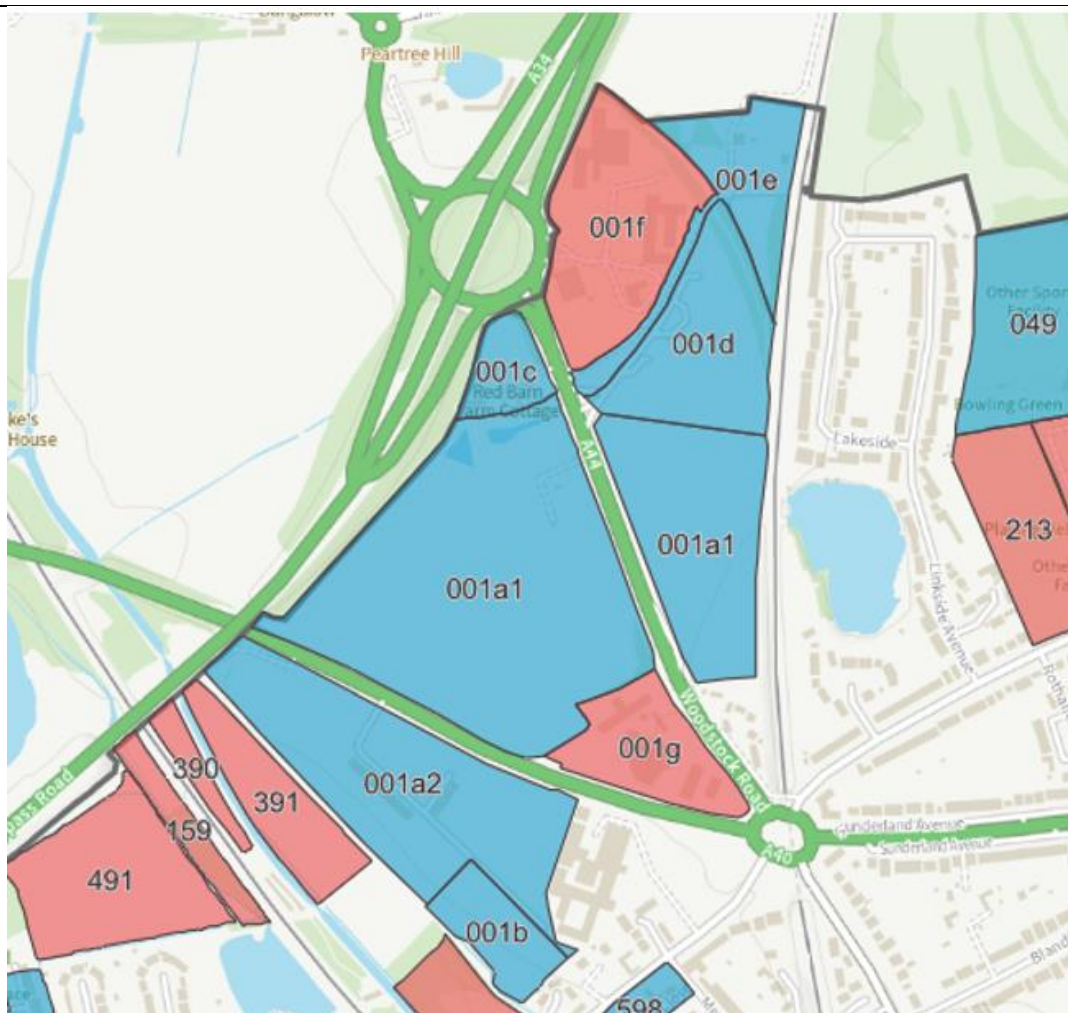


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

Site name	Northern Gateway/Oxford North and Oxford North Canalside Parcel
SHLAA reference (and OLP2036 Policy if applicable)	001a1 and 001a2
Ward	Wolvercote
Total site size (ha)	15.83
Existing use(s)	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?

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)?	Parts have commenced	<p>Site has outline permission, and parts have reserved matters permissions and have commenced, but other parts (the parcel east of A44) have not yet commenced.</p> <p>Hybrid permission for (18/02065/OUTFUL) for 480 homes and up to 87,300m2 employment and also (21/01053/RES), (22/00081/RES), (22/00675/RES) and (24/00411/VAR). Canalside parcel is a residential phase, within the hybrid permission, under construction.</p>

Stage 1a conclusion
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	Yes
Does the landowner specify types of development	Hybrid outline permission sets out mix of uses, primarily employment and residential. Commercial phase, and Canalside phase are already under construction. Remaining parcel to east of A44 is identified for residential.

Stage 1b conclusion

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?

Criteria	SA rating	Comments
What flood zone(s) 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 – 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?

Criteria	SA rating	Comments
Previously developed land?	-	Under construction and remaining parts are unprotected open space.
Green belt?	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?

Criteria	SA rating	Comments
-----------------	------------------	-----------------

Housing provision	++	Canalside Parcel of development will deliver substantial net gain in housing, including with affordable housing. Remaining parcel is also intended to deliver further residential.
Affordable housing provision	+	Residential phases expected to deliver significant affordable housing. Due to viability, Canalside is 35% affordable.

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 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.*

Criteria	SA rating	Comments
Community facilities	+	S106 and Northern Gateway AAP sets out that the site will pay contributions to expanding nearby facilities such as a Primary School in Wolvercote. Oxford North will also deliver cafe, convenience retail, and public open space.

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	+	Public open space will be provided onsite

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)	+	< 400m from a bus stop (S2, and 300 at Peartree Park & Ride)
Sustainable transport links (rail station)	-	> 1600m from train station (Oxford Parkway)
Primary Schools	-	1100m to Wolvercote Primary School
Secondary Schools	-	>800m from the nearest secondary school with spaces
GP Surgeries	-	1500m to Wolvercote GP surgery
Post office	-	>800m from the nearest post office (Summertown)
Air Quality	-	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>
Water	--	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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Ecology and Biodiversity	-	Site is adjacent to a local wildlife site: Meadow north of Goose Green Also Canalside is within 200m of SSSI and SAC (Port Meadow)

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>
Archaeology	0	Site contains no known archaeological sites or has limited or uncertain archaeological potential

Conservation Areas & Register of Parks and Gardens (RPG)	--	Site partially within Wolvercote Conservation Area
Listed Buildings	0	Site contains no identified historic building constraint
View Cones	0	Site lies outside of a view cone
Historic Core Area	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?

Criteria	SA rating	Comments
Employment Opportunities in the knowledge-based economy	+	Site will support growth in knowledge-based economy
Diversifying the economy and employment opportunities	+	Commercial phase of site will 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 within commercial phase.
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?	Eastern parcel adjoins railway line, which may have noise implications for the proposed residential on that parcel.

Stage 2 conclusion

Site has outline permission, and parts have reserved matters permissions and have commenced, but other parts (the parcel east of A44) have not yet commenced. Site should be considered further for allocation which will help to ensure remaining (non-commenced) phases are delivered in a sustainable and comprehensive way.