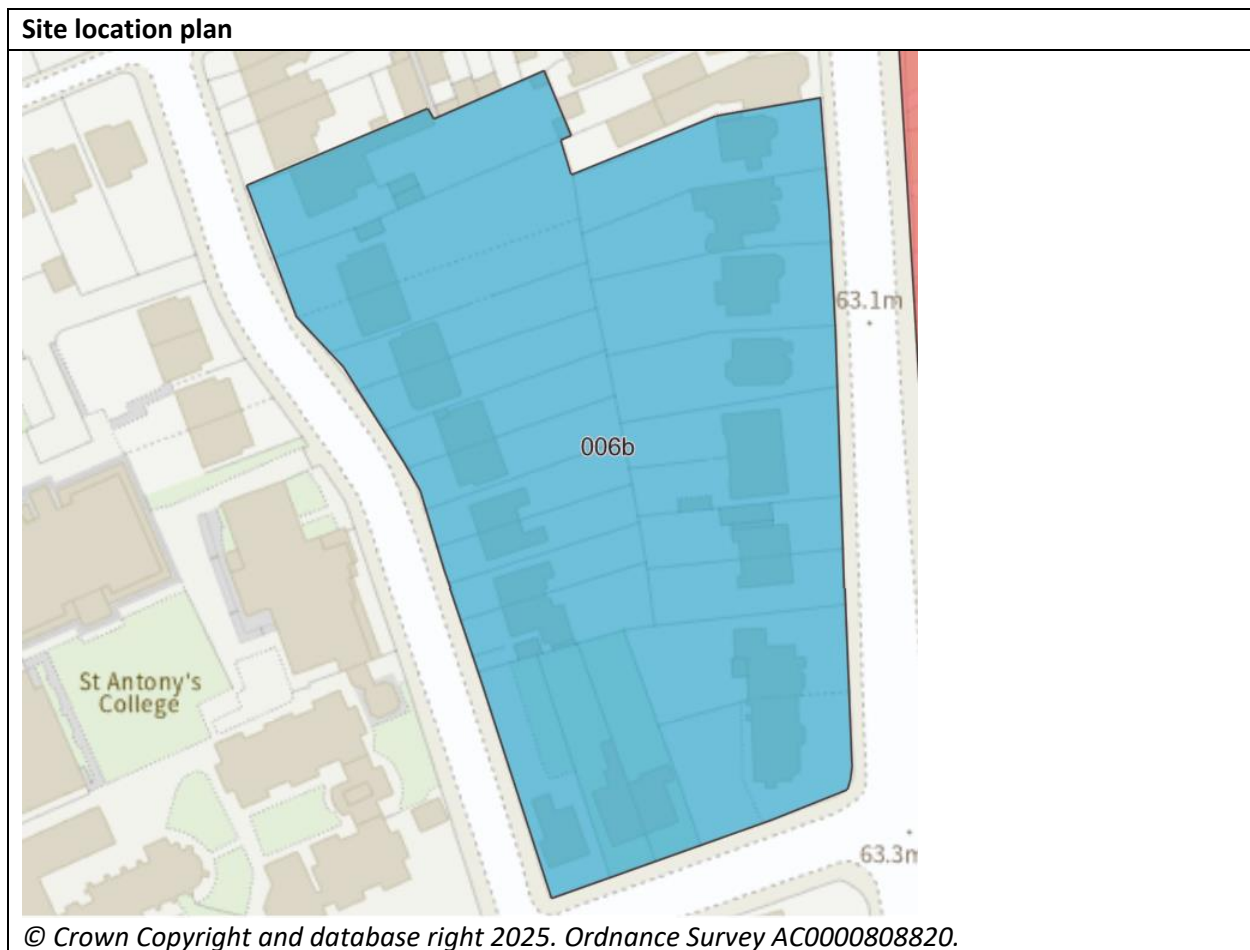


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

Site name	Banbury Road University Sites - Parcel B (formerly part of 006 Banbury Road University Sites)
SHLAA reference (and OLP2036 Policy if applicable)	006b Policy SP31
Ward	Walton Manor
Total site size (ha)	1.26
Existing use(s)	Academic and student accommodation



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	22/02849/FUL - provision of student accommodation (130 student rooms) and an academic building approved November 2024.

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 – the planning application approved in November 2024 indicates there is landowner intention to develop.
Does the landowner specify types of development	The approved planning application is for student accommodation and academic use.

Stage 1b conclusion
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?

Criteria	SA rating	Comments
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What flood zone(s) is the site in?	0	Site is in Flood Zone 1 (Patches of surface water flood risk present within site)
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 land with buildings in use on site.
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	++	The site has planning permission for the provision of 130 student rooms (C3 equivalent: 52 dwellings)
Affordable housing provision	-	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.

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%	0	Site is not in or adjacent to a regeneration area

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.*

Criteria	SA rating	Comments
Community facilities	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?

Criteria	SA rating	Comments
Public open space	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?

Criteria	SA rating	Comments
Sustainable transport links (bus stop)	+	<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>
Sustainable transport links (rail station)	-	<i>Over 1600m from the nearest rail station (Oxford)</i>
Primary Schools	+	<i>Less than 800m from the nearest primary school (St Barnabas C of E Primary School is 650m away)</i>
Secondary Schools	-	<i>More than 800m from the nearest secondary school (Cherwell School). Most of the schools within 800m are private/independent schools.</i>
GP Surgeries	+	<i>Less than 800m from the nearest GP surgery (Jericho Health Centre/ Observatory Medical Practice are 550m away).</i>
Post office	+	<i>Less than 800m from the nearest post office (St Giles is 500m away)</i>
Air Quality	-	<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?

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

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Ecology and Biodiversity	+	<i>Contains no nature conservation designations but has potential for nature conservation interest (University Parks Local Wildlife Site is within 200m of the site).</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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Archaeology	0	<i>Site contains no known archaeological sites or has limited or uncertain archaeological potential.</i>
Conservation Areas & Register of Parks and Gardens (RPG)	--	<i>The site lies entirely within the North Oxford Victorian Suburb Conservation Area.</i>
Listed Buildings	-	<i>There are several listed buildings in close proximity to the site. Across Banbury Road, these include Wycliffe Hall, Wykeham House, 60 and 62 Banbury Road, as well as 59 Banbury Road to the north of the site.</i>
View Cones	0	<i>Site lies outside of a view cone</i>
Historic Core Area	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?

Criteria	SA rating	Comments
Employment Opportunities in the knowledge-based economy	1	<i>Depends on implementation</i>
Diversifying the economy and employment opportunities	1	<i>Depends on implementation</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.
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.

Stage 2 conclusion
<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.</p> <p>Consider site further for allocation for a mix of uses including student accommodation (unless construction has commenced in the meantime).</p>