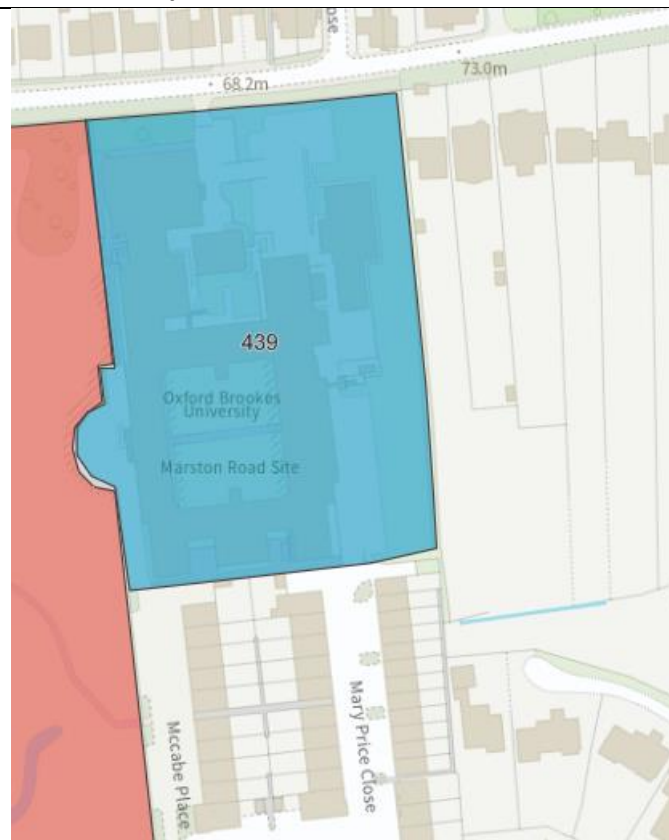


**Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal**

Site name	Oxford Brookes University Marston Road Campus
SHLAA reference (and OLP2036 Policy if applicable)	439 LP2036 Policy SP50
Ward	Headington Hill & Northway
Total site size (ha)	1.18 ha
Existing use(s)	Educational facilities

**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	

<b>Stage 1a conclusion</b>
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.**

<b>Is there confirmed landowner intention to develop</b>	Landowner update 2025 - confirmed intention to retain for use for academic and research but may be available during plan period if surplus.
<b>Does the landowner specify types of development</b>	Academic and research uses.

<b>Stage 1b conclusion</b>
Landowner has set out intentions for development and potential uses. 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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1  (A significant proportion of the site is at risk from surface water flooding.)

<b>Flooding of land surrounding site for access/ egress</b>	0	There is safe access/egress from the site – area surrounding site is Flood Zone 1
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**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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	Yes.
<b>Green belt?</b>	0	Not in 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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	I	Site allocated for further academic and research related uses. Potential to deliver some student accommodation but the amount will depend on implementation.
<b>Affordable housing provision</b>	I	If student accommodation is delivered then there is the potential to deliver some affordable housing through financial contributions. Will depend 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.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	Site is 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.*

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Community facilities</b>	I	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>
<b>Public open space</b>	I	Depends on implementation.

**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>
<b>Sustainable transport links (bus stop)</b>	+	<400m from bus stops on Jack Straws Lane.
<b>Sustainable transport links (rail station)</b>	-	>1600m from train station.
<b>Primary Schools</b>	+	<550m to the nearest primary school (St Michaels CE Primary)
<b>Secondary Schools</b>	-	>2,400m to the nearest secondary school (Cheney School)
<b>GP Surgeries</b>	-	>1600m from the nearest GP surgery (Brookes Medical Centre)
<b>Post office</b>	-	>850m from the nearest post office (Marston Road post office)
<b>Air Quality</b>	-	The whole city is within an 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>
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<b>Water</b>	-	There are ponds within the nature park but over 30m distance.
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**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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	-	<p>Contains The Quad, part of Milhamford Field and Quad 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 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 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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	None identified
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	-	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.
<b>Listed Buildings</b>	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.
<b>View Cones</b>	0	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
<b>Historic Core Area</b>	0	No

**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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	I	Depends on implementation. Potential for research-related jobs to support the knowledge economy.
<b>Diversifying the economy and employment opportunities</b>	0	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.
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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?	<p>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 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.

<b>Stage 2 conclusion</b>	
<p>No significant issues identified – care will need to be taken around how the development impacts the LWS (the Quad) which is within the site and adjacent (Milhamford Field). 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.</p> <p>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 former school building 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.</p>	