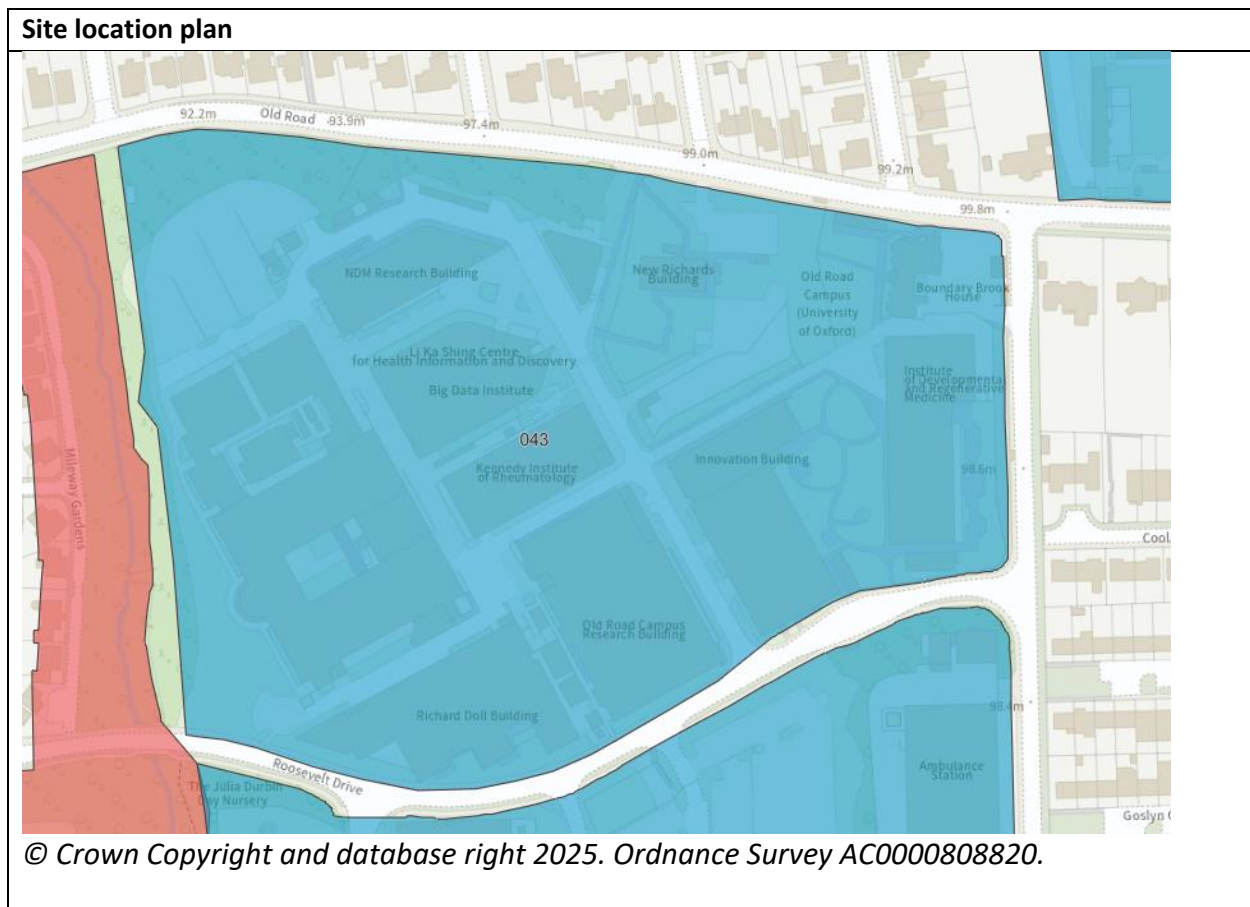


**Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal**

<b>Site name</b>	<b>Old Road Campus</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>043 SP21</b>
<b>Ward</b>	<b>Churchill</b>
<b>Total site size (ha)</b>	<b>6.41 ha</b>
<b>Existing use(s)</b>	<b>Class E (R&amp;D) and F (Education)</b>



**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	No.	In close proximity to Lye Valley SSSI.
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.	<b>21/01347/FUL</b> (Construction of 4552sqm of office, research and teaching space for the Institute for Global Health). <b>24/02451/RES</b> (Application for reserved matters of application 12/02072/OUT (appearance, landscaping, scale and layout) for plot B2 to create a three storey lab building).

<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.**

Is there confirmed landowner intention to develop	Yes.
Does the landowner specify types of development	Landowner update 2023 confirmed intent to retain for employment/research (use class F and E(g) but more related to research rather than wider commercialisation.

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

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
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<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1  <i>(Patches of surface water flood risk present throughout site).</i>
<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

**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	
<b>Green belt?</b>	0	

**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>	0	No net increase.
<b>Affordable housing provision</b>	0	Not allocated for 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.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20%</b>	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.*

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Community facilities	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>
Public open space	0	Public open space remains the same.

**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)	+	Less than 400m from multiple bus stops on Old Road and Roosevelt Drive.
Sustainable transport links (rail station)	-	More than 1600m from train station.
Primary Schools	-	More than 800m from nearest primary school.
Secondary Schools	-	More than 800m from nearest secondary school.
GP Surgeries	-	More than 800m from nearest GP surgery (Brookes Medical Centre)
Post office	-	More than 800m from the nearest post office (Wood Farm Post Office)
Air Quality	-	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>
<b>Water</b>	--	Western edge of site is partially within Boundary Brook Nature Reserve.

**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>
<b>Ecology and Biodiversity</b>	-	Site boundary partially contains Boundary Brook Nature Reserve. Eastern half of site is covered by TPO.

**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>
<b>Archaeology</b>	0	Uncertain archaeological potential, roman pottery remains found nearby.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	
<b>Listed Buildings</b>	0	
<b>View Cones</b>	0	
<b>Historic Core Area</b>	0	

**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.
<b>Diversifying the economy and employment opportunities</b>	I	Depends on implementation.

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes.
Can walking and cycling connections with the surrounding area be achieved?	Yes.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Yes:  Boundary Brook and some mature trees.  Peat reserves potential in western corner of the site.
Are land contamination issues likely?	No.
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?	Yes.

<b>Stage 2 conclusion</b>
<p>Site does not have significant constraints to development. The site's proximity to Lye Valley SSSI as well as the presence of TPOs, Boundary Brook Nature Reserve and potential peat reserves means that any development that does take place will need to be fully mitigated to ensure that development does not adversely impact these areas. No insurmountable constraints.</p> <p>Site to be considered further for allocation for employment/research subject to any additional work informing Regulation 19 Local Plan.</p>