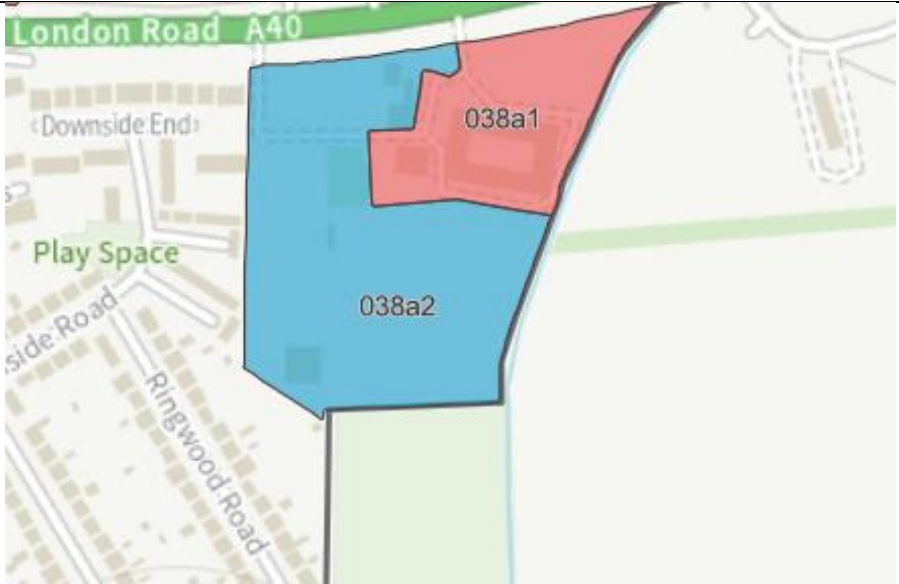


**Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal**

Site name	Thornhill Park
SHLAA reference (and OLP2036 Policy if applicable)	38a2 LP2036 SP47
Ward	Barton and Sandhills
Total site size (ha)	3.39 ha
Existing use(s)	Former offices & landscaping

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)?	Yes	Planning permission (21/01695/FUL) for mixed use residential, hotel, car parking and sport grounds, not yet implemented.

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

<b>Is there confirmed landowner intention to develop</b>	Yes – planning permission and confirmed intention to develop
<b>Does the landowner specify types of development</b>	Yes – see planning permission (issued 2024)

<b>Stage 1b conclusion</b> Landowner has set out intentions for development and proposed uses in planning application. This has been approved but is yet to be implemented. Continue to next stage of assessment.
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**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>	<b>0</b>	Site is in Flood Zone 1  There are some small patches of surface water flood risk to the north of the site close to the London Road and a couple of smaller patches further south.
<b>Flooding of land surrounding site for access/ egress</b>	<b>0</b>	There is safe access/ egress from the site – area 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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	Part previously developed, part greenfield
<b>Green belt?</b>	0	Site is not within 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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	I	Depends upon implementation
<b>Affordable housing provision</b>	I	Depends upon implementation but affordable housing likely to be able to be delivered.

**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 outside of 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.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<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>	+	Given site size, site expected to deliver at least 10% open green space.

**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>	+	Less than 400m from Thornhill Park and Ride.
<b>Sustainable transport links (rail station)</b>	-	>1,600m from Oxford Railway Station
<b>Primary Schools</b>	-	>800m from the nearest primary school (Barton Park Primary)
<b>Secondary Schools</b>	-	>800m from the nearest secondary school (Cheney School)
<b>GP Surgeries</b>	-	>800m from the nearest GP surgery
<b>Post office</b>	-	>800m from the nearest post office
<b>Air Quality</b>	-	Whole city 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>	-	Watercourse running along eastern boundary of the site

**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>	-	Previous ecological assessments indicate the site is comprised of species-poor grassland, scattered trees, scrub, and developed land. It contains a medium population of great crested newt (GCN) and multiple bat roosts. Updated surveys would be required in support of

		<p>any planning application, while both GCN and bats are European Protected Species and therefore any consented development would only be able to proceed under licence from Natural England. Other potential protected species constraints include reptiles, nesting birds, and badgers.</p> <p>The site is not designated for its nature conservation value. However, it is located in close proximity to the CS Lewis Nature Reserve and any planning application must assess the potential for recreational impacts on this site and agree suitable mitigation measures for any impact.</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. Opportunities exist to plant new trees to improve connectivity within GI network.</p>
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**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	The site has been evaluated for the recent planning application and no significant archaeology was identified.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	Site outside conservation area
<b>Listed Buildings</b>	0	Site contains no listed building constraint however Grade II listed milestone located close to the site (in the central reservation of the A40).
<b>View Cones</b>	0	Site outside the locally designated view cones
<b>Historic Core Area</b>	0	Site lies outside the locally designated high buildings 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?

<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 - Existing access from the A40
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?	Site contains significant existing trees around the boundaries and scattered within the site which are important to public amenity in the area and will provide valuable ecosystem services. All trees within the site are protected by the OCC - London Road (No.1) TPO, 1994. Existing trees will influence developable area of site and its capacity. Opportunities exist to plant new trees to benefit public amenity in the area
Are land contamination issues likely?	Unlikely
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

<b>Stage 2 conclusion</b>
The site itself has limited constraints for development. Design sensitivity will be required, as development in the southern part of the site could have a visual impact on open countryside, and there are also ecological sensitivities in terms of protected species and proximity to local ecological site that would need to be addressed. Unless the consented scheme is implemented, the site should be considered further for a mixed-use including residential allocation.