

## **Site capacity assessment – Local Plan 2045**

<b>Site name</b>	Elsfield Hall, Elsfield Way
<b>LP2045 Site Allocation</b>	SPN2
<b>Site size (ha)</b>	0.39

### **Site location**



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### **A) Site overview**

#### **Description of current context**

- The site is located in Cutteslowe ward of north Oxford, just north of the A40 (Elsfield Way).
- It is currently a vacant office building.
- Site is not in or adjacent to a regeneration area.

#### **Site photos**

View of the eastern side of the building, including the gym:



*View of the western side of the building:*



*Adjacent flats built on what was previously the car park, showing north west corner of the building:*



## B) Open space, nature and flood risk

### *Description of current context*

#### Green infrastructure

- Majority of the site is urbanised with limited green infrastructure features, there are a few trees at the north of the site and some scrub and vegetation along the west and south of the site.
- There are no TPOs on or near to the site. There are trees and vegetation within residential gardens that surround the site and an area of open green space and mature trees in close proximity between Elsfield Way and David Walter Close.
- The Urban Greening Factor score for the site is likely to be below the policy target due to the limited green features on the site.

#### Biodiversity and ecology

- Hedgerow and tree habitat on boundary. Potential for bats and nesting birds in existing building.

#### Blue Infrastructure

- No blue infrastructure onsite.
- Site is in Flood Zone 1 with very small patches of surface water flood risk adjacent to the northern and western boundaries of the site.

#### Land Quality

- Will require contamination site investigation if not already completed.

### *Analysis and urban design implications*

- As the site is, overall, highly urbanised with predominantly artificial/impermeable surface cover reflecting its industrial character, any attempt to incorporate natural features would serve to radically improve the quality of the landscape.
- Tree and hedgerow habitat along A40 and west of the site and the tree to the north should be retained. Enhance and improve biodiversity value of the site and improve surface run-off.

## C) Historic environment, character and local context

### ***Description of current context***

#### Historic environment

- There are limited heritage considerations on the site, it is not within a conservation area, does not host or form the setting of any nearby listed buildings or other designated sites (national or local).
- Site is not in or on the edge of a conservation area or site on the Registered Parks and Gardens register.
- Site lies outside of the City Council's locally designated Historic Core Area.

#### Built environment

- The site is located within a residential area, characterised by low rise, predominantly terraced, residential dwellings. Immediately adjacent to the west is a recently constructed, brick built, three storey residential development.
- There is a staggered building line along the A40/ Elsfield Way edge which is set back on the site before pushing forward on the surrounding plots. This needs to be addressed.
- Site is bounded by roads from the north, Harefields, east David Walter Close and south, Elsfield Way A40.

### ***Analysis and urban design implications***

- Address staggered building line and assess south of the site, close to the A40 as neighbouring buildings are staggered. There are opportunities for activation along existing access routes and opportunities to increase additional pedestrian and cycle routes and increase pedestrian permeability.

## D) Access, movement and layout

### ***Description of current context***

#### Access into the site

- The site can only be accessed from Harefields Road to the west of the site and is predominantly vehicle focussed/car dominated.

#### Layout of the site

- The site is predominantly taken up by a square warehouse unit in the middle, with a smaller square building in the northeast corner.
- Much of the surrounding area is residential busy connecting A and B roads.
- Whilst access is flat and would not appear to pose any extraordinary physical challenges for those with disabilities, the lack of segregated pedestrian space and the fact that all road users are forced to share the same space could be harmful/threatening for those with more specific access needs such as the disabled.

#### Connectivity to wider area

- There is existing vehicular access from Harefields road connecting to A34 and A40.
- Walking and cycling, connected to the surrounding area can be achieved via Harefields Road.
- Site is a short distance to 'Harefields' Bus Stop on Banbury Road and is served by eight bus routes/services.
- Site is 1.8km from Oxford Parkway Station
- The site currently has accessible parking provision, not affected by CPZ, low emission or pedestrian zones.

### ***Analysis and urban design implications***

- Access points would most likely be from Harefields Road to the north of the site
- Pedestrian and cycle access could be from Harefields, David Walter Close, and Elsfield Way. There are opportunities for activation along existing access routes and opportunities to increase additional pedestrian and cycle routes and increase pedestrian permeability

## **E) Other considerations**

### ***Other considerations to include in allocations?***

#### **Amenity**

- Due to potential impacts of noise and other pollutants from the adjacent busy A40 road, development proposals will need to demonstrate how layout of buildings and public spaces has been approached so as to minimise amenity impacts for users, including locating these away from these key pollution sources. This should also be informed by an acoustic design assessment that addresses the potential for significant environmental noise from these transport corridors (**Policy R4 and R8**).

#### **Infrastructure needs**

- The existing use of the site is a gym, short term on a license. This does not need to be re-provided, relocated, or other facilities enhanced as there are other facilities in surplus around the area e.g. Ferry Leisure Centre.

## **F) Landowner aspirations**

Landowner (City Council) confirmed (2025) intention to develop site for residential.

## **G) Any extra work needed to inform allocation? (won't apply to all sites)**

No extra work needed.

## **H) Key considerations informing the minimum number of homes for the allocation policy**

Minimum capacity for the site has been calculated with the following assumptions:

- Density based on a typical suburban site – 60dph
- Maintaining vegetation and shrubs on the perimeter of the site to maintain biodiversity assets