

## Development Sites in OX3

In this document I have extracted from the Submission Draft of the Oxford Local Plan 2016 – 2036 all the development sites in the OX3 area. There are also two designated 'Areas of Change'; Marston Road and Old Road.

For each site there is a preamble and a formal statement of policy describing what development will be permitted. The policies all have an 'SP' prefix.

This is the complete list. Click any one to go to the preamble, which is followed by the policy.

I have also made an [interactive map](#) from the Council's Policies Map. The map shows all the sites – and plenty more. Within the OX3 area shown on the map you can click any of the SP references to go straight to the details for that site.

- [SP 17 Government Buildings and Harcourt House, Marston Road](#)
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[Marston Road Area of Change](#)

[Old Road Campus Area of Change](#)

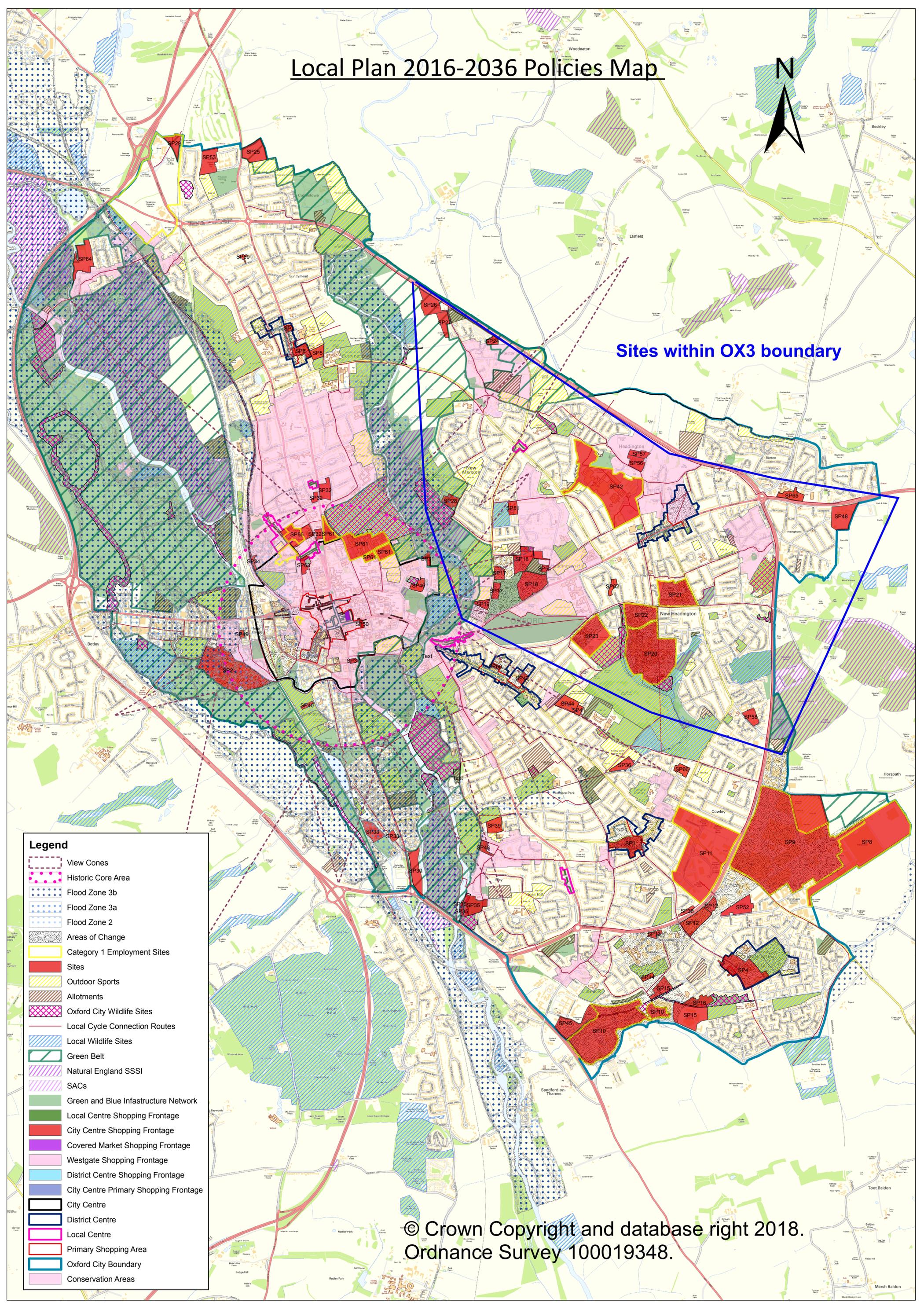
# Local Plan 2016-2036 Policies Map



Sites within OX3 boundary

- Legend**
- View Cones
  - Historic Core Area
  - Flood Zone 3b
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  - Flood Zone 2
  - Areas of Change
  - Category 1 Employment Sites
  - Sites
  - Outdoor Sports
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  - Local Cycle Connection Routes
  - Local Wildlife Sites
  - Green Belt
  - Natural England SSSI
  - SACs
  - Green and Blue Infrastructure Network
  - Local Centre Shopping Frontage
  - City Centre Shopping Frontage
  - Covered Market Shopping Frontage
  - Westgate Shopping Frontage
  - District Centre Shopping Frontage
  - City Centre Primary Shopping Frontage
  - City Centre
  - District Centre
  - Local Centre
  - Primary Shopping Area
  - Oxford City Boundary
  - Conservation Areas

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- 9.101 Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

### Policy SP16: Knights Road



Planning permission will be granted for a residential-led development and public open space on the Knights Road site. Planning permission will not be granted for any other uses.

A biodiversity survey will be expected to assess the biodiversity value of the site and it should be demonstrated how harm will be avoided, mitigated or compensated.

## Area of Change: Marston Road

### 9.102 Context

The area around the south west part of Marston Road includes several currently underutilised sites with development potential. It is also a sensitive area because of proximity to important parks, its proximity to the River Cherwell and the presence of several listed buildings and some significant archaeological interest as the site is near identified Civil War defences and the Fairfax siege line. A visual connection to the historic significance of the area remains as the open spaces capture the relationship between the parliamentary cease line and no man's land where firing happened from the hill down to the town. It is important that development in this area takes place with regard to the sensitivities and in a holistic manner.

- 9.103 The area creates a sense of a breathing space and distinct break with St Clements, with both Headington Hill and Marston Road having a relatively wide open street feel. This distinctive and positive character should be maintained, but there are also opportunities to create a more active street frontage on the eastern side of Marston Road and for development to address Headington Park better, creating a better relationship between development and the park, and extending the greenery of the park through development sites.

### 9.104 Key heritage considerations

Potential impact on the historic character of the Headington Hill, St Clement's and Iffley Road and Beauchamp Lane Conservation Areas.

- 9.105 The setting of Listed Buildings including Headington Hill House and St Clement's Church.

- 9.106 The importance of the green setting to views from the historic core and across the Cherwell Meadow.

- 9.107 Visual competition and change of character in elevated views to the east from the city centre, obstruction or visual competition and change in character in views to the centre from Raleigh Park and South Park.

#### 9.108 Building heights and density

Development should make more efficient land, whilst being conscious of the importance of the semi-rural setting of the area and heritage considerations including views within the area and out from and in to the historic core.

#### 9.109 Vision

Planning permission will only be granted for new development within the area of change where it can be demonstrated that it takes opportunities to deliver the following, where relevant:

- Maintain the heritage significance of the setting of Headington Hill Hall
- Maintain the frontage of St Clements Church and ensure the setting is not compromised
- Maintain the rural character of Cuckoo Lane whilst taking opportunities to enhance its function as a walking and cycling route.
- Retain the spacious rural feel.
- Develop the inactive frontages along the Marston Road
- Improved connectivity between different parts of the area
- Ensure protection of the New Marston SSSI

### **Government Buildings and Harcourt House, Marston Road**

Site area:	2.36 hectares/3.16 acres
Ward:	Headington Hill and Northway
Landowner:	Oxford Centre for Islamic Studies (OCIS)
Current use:	Storage area for OCIS
Flood Zone:	FZ1

9.110 The site is adjacent to student accommodation in John Garne Way and opposite academic uses of the Oxford Centre for Islamic Studies (OCIS) a Recognised Independent Centre of the University of Oxford. The pedestrian and cycle way of Cuckoo Lane runs through the middle of the site and is rural in character enclosed by mature vegetation. In terms of its ecological features the site is within a wildlife corridor and in the vicinity of a SLINC and within 600m of the New Marston Meadows SSSI. It should be retained as a green route as well as being enhanced for cycling and walking. The site is adjacent to the Headington Hill and the St Clements and Iffley Road Conservation Areas. There is a high potential for archaeological interest as the site is near identified Civil War defences and the Fairfax siege line.

9.111 OCIS is keen to use this site as an expansion to their existing site on the opposite side of the road for student accommodation, visiting lecturers, staff and their families with some ancillary teaching and social space. This type of allocation would enable OCIS to focus their development around their existing site. This site is on the Marston Road with good public transport links to the city centre and hospitals. Student accommodation would be suitable on the part of the site adjacent to existing student accommodation. It has footpath access along Cuckoo Lane to the Oxford Brookes University Headington campus. Consideration must be had of the impact of proposals on the Headington Hill Conservation Area. There is no footway along Marston Road for part of the site. Any new development should include a footway and a pedestrian crossing to integrate the site with the Islamic Centre opposite.

9.112 Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.



## Policy SP17: Government Buildings and Harcourt House



Planning permission will be granted for residential, student accommodation and academic institutional uses at the Government Buildings site. Student accommodation should only be located on the half of the site north of Cuckoo Lane. Planning permission will not be granted for any other uses.

The site would only be suitable for academic institutional uses provided that it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).

Development should not have an adverse impact upon the setting of Headington Hill and the St Clement's and Iffley Road conservation areas. Development should include a footway along the site frontage and a pedestrian crossing to connect with the existing footway network on the western side of Marston Road. Cuckoo Lane should be enhanced as a pedestrian and cycle route whilst retaining its green character. Green features should be included in the site, including 10% public open space, which should be designed with consideration of how to link to Headington Hill Park

Planning permission will only be granted if it can be proven that there would be no adverse impact on the New Marston Meadows SSSI.

Development proposals should reduce surface water runoff in the area and should be accompanied by an assessment of groundwater and surface water flows. Development proposals must incorporate sustainable drainage with an acceptable management plan.

A biodiversity survey may be required to assess the biodiversity value of the site and where appropriate it should be demonstrated how harm will be avoided, mitigated or compensated.

### Headington Hill Hall and Clive Booth Student Village

Site area:	10.05 hectares/24.83 acres
Ward:	Headington Hill and Northway
Landowner:	Oxford Brookes
Current use:	Academic institutional and student accommodation
Flood Zone:	FZ1

- 9.113 This site is home to academic and teaching facilities of Oxford Brookes and student accommodation. The entrance to the Headington Hill Hall site is from Headington Hill, opposite Oxford Brookes's main teaching and academic centre at Gipsy Lane. The Clive Booth student village stretches down to Marston Road. Oxford Brookes has plans to develop this site to create a vibrant academic community with better facilities for students, staff and the community, using the estate more efficiently. As well as enabling Oxford Brookes to relocate from their Wheatley campus, it will also contribute to their aim of reducing the number of students living outside of university-managed accommodation, as a significant increase in the number of student rooms can be accommodated in a redeveloped Clive Booth Student Village.
- 9.114 Headington Hill Hall and Lodge House are both listed buildings and much of the site falls within the Headington Hill Conservation Area. The conservation area has a highly sensitive relationship with its setting. The well-treed slopes of the hill are important to the setting of the City Centre Conservation Area in views from the west, making an important contribution as the green backdrop in the famous views of the city of 'dreaming spires' and providing a number of features of historic or architectural interest in these views. Furthermore, the special historic interest of the conservation area includes the ability to look out from a number of viewpoints over the city of Oxford and towards the 'dreaming spires'. The character of views over the city and from the historic core must be conserved. The grounds of Headington Hill Hall create an attractive parkland landscape setting. The site is steeply sloping in parts. Design must respond appropriately to the characteristics of the site, ensure it has a positive impact on the setting of the listed buildings and conservation area and the impact on views, particularly from the historic core. Enhancing the landscape setting of the site will be particularly important. There are a large number of significant mature trees and some important tree groups, many of which will need to be preserved. Overall, there must be no loss of tree canopy in the long term. Development should have a positive impact on the relationship between buildings and the parkland setting. Development that rises above the treeline will need to be very carefully considered and justified.
- 9.115 Development proposals should improve the pedestrian and cycle connectivity around the site, following desire lines between different parts of the site and from Gipsy Lane.



## Policy SP18: Headington Hill Hall and Clive Booth Student Village



Planning permission will be granted for additional academic and teaching facilities and associated sport, social and leisure facilities, student accommodation and employer-linked housing at Headington Hill Hall and Clive Booth Student Village. Planning permission will not be granted for any other uses.

The site would only be suitable for academic institutional uses provided that it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).

Development should not have an adverse impact upon the setting of Headington Hill and the St Clement's and Iffley Road Conservation Areas.

The development will be expected to minimise car parking spaces on site, and there should be no increase. Applicants will be expected to demonstrate how the development mitigates against traffic impacts and maximises access by alternative means of transport. Pedestrian and cycle access should be enhanced across the whole site, following desire lines from the Gipsy Lane campus and between different parts of the site.

### **Land surrounding St Clement's Church**

Site area: 1.61 hectares/ 3.98 acres  
Ward: St Clement's  
Landowner: Magdalen College  
Current use: Greenfield, green open space  
Flood Zone: FZ1

9.116 The site surrounds the Grade II\* listed St. Clement's Church and its cemetery. It is mainly greenfield, with a number of substantial trees that screen the site from the church and road. The site also contains Air Training Corps huts on the southern side. The ATC huts are a public amenity. With careful design, scope exists for residential development that improves access, permeability, and experience of the site. A small area of the western part of the site lies in flood zone 2. The New Marston Meadows SSSI is within 600m of the site and is sensitive to changes in the flows and quality of water in the river Cherwell due to being in its floodplain. There have been issues previously with sewage leakages, therefore the network capacity needs to be considered.

- 9.117 Careful design development would be required to accommodate development whilst conserving and enhancing the Conservation Area and the setting of the Church. The Conservation Area appraisal identifies the open character of this part of Marston Road and the way in which St Clement's church is set within a green enclave as key features. To conserve this character, development should be set back from Marston Road, and kept relatively low. New development must respond to the setting, framing, and response to the Grade II\* listed church. A new vehicular access from Marston Road should be made at the northern part of the site to ensure the more sensitive area to the south is protected.
- 9.118 There is still a clear visual relationship between the river and its meadows, the church and the green slope of Headington Hill, with views from the church across the Cherwell and towards Magdalen College, which should be referenced in new development. The southern part of the site lies within the South Park view cone and the impact of development on views of the historic core should be carefully considered.

### Policy SP19: Land surrounding St Clement's Church



Planning permission will be granted for residential dwellings at the Land surrounding St Clement's Church site. Planning permission will not be granted for any other uses.

Development should be set back from the Marston Road to maintain the open character of this part of Marston Road and the green setting of the Church. Trees along the frontage and surrounding the church should be retained. Development should be of a height and density appropriate to the site's situation in a Conservation Area, in the setting of the Grade II\* listed church partially within a view cone and fronting open river valley to the west.

A new access will be required from the Marston Road to serve the northern part of the site.

Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow to the New Marston SSSI. Development proposals should reduce surface water runoff in the area and should be accompanied by an assessment of groundwater and surface water. Development proposals must incorporate sustainable drainage with an acceptable management plan.

All proposals should minimise impact on air quality during construction phase.



## Area of Change: Old Road

### 9.119 Context

This area includes several hospitals and is also increasingly the focus of medical research. It is beneficial to link clinical practice at the hospitals strongly with university research. Recent development at the Old Road Campus on the former Park Hospital site has introduced cutting-edge medical research facilities to the area. Facilitating further development of medical research, linked to clinical practice carried out in the hospitals, is part of the Plan's strategy. Development in this area should integrate with the wider Headington area and should avoid negative impacts from traffic generation.

9.120 The area is in a sensitive location, having an attractive and important natural setting, with tree cover that is important in the views out from the historic core and which contributes to the positive character of the area. This is also a residential area, set within the urban area of Oxford, and any development must consider how potential negative impacts on residents will be avoided; in particular development should avoid traffic generation that increases congestion in this already busy area. However, more intensive and efficient use of the sites could be made. There are many low buildings, and predominant heights are 2-4 storeys.

### 9.121 Key heritage considerations

Any impact on the historic character of the Headington Hill, St Clement's and Iffley Road and Beauchamp Lane Conservation Areas.

9.122 The setting of Listed Buildings including Headington Hill House and St Clement's Church.

9.123 The importance of the green setting to views from the historic core and across the Cherwell Meadow.

9.124 Visual competition and change of character in elevated views to the east from the city centre, obstruction or visual competition and change in character in views to the centre from Raleigh Park and South Park.

### 9.125 Building heights and density

More intensive use of sites to make more efficient use of land, especially of surface-level car parks and 1-2 storey buildings generally 4-5 storeys, potential for some buildings up to 24m (higher would need considerable justification and careful design), but also some buildings should be low around the edges of the sites in consideration of neighbouring uses and the rural setting.

### 9.126 Vision

Planning permission will only be granted for new development within the area of change where it can be demonstrated that it takes opportunities to deliver the following, where relevant:

- Uses should enhance or support use of the area of medical and clinical research and practice
- Intensification should take place on existing sites
- Many of the sites include large and separated areas of surface-level parking, which should be rationalised.
- Buildings higher than existing will often be appropriate, but at 24m a skylining effect will be created, affecting important views out from St Mary's tower.
- Maintain and enhance the natural, rural edge setting along Boundary Brook, Warneford Meadow and the Lye Valley along the south and east

boundary. This is an attractive and important natural setting providing a pleasant contrast with the large scale and footprint utilitarian buildings of the hospital.

- Better relate the development sites with their natural setting, improving access and intervisibility.
- New buildings should be inspired by this natural setting in terms of orientation, form and materials.
- A masterplan approach for individual sites or across the sites is encouraged.
- New buildings should have active frontages to avoid creating large buildings and dead, quiet streets.
- Retain the backdrop of mature trees and views to it to help new development better assimilate into the landscape.

### **Churchill Hospital Site**

Site area:	22.73 hectares/56.17 acres
Ward:	Churchill
Landowner:	Oxford University Hospitals NHS Trust
Current use:	Hospital
Flood Zone:	FZ1

- 9.127 The Oxford University Hospitals NHS Trust is confident that their future operational requirements can be met on the site through redevelopment and by making more efficient use of land. Some areas of the site will no longer be required by the Trust and will become available for alternative uses.
- 9.128 Many of the current buildings on the Churchill Site are low-quality, single-storey buildings and floorspace could be increased on the site by redeveloping these buildings at an appropriate density and scale. Buildings from the original hospital used during the Second World War have been retained and these are non-designated heritage assets. They make a positive contribution in terms of their visual interest and in providing a historical reference to the interesting history of the site. Their value should be recognised in future proposals and should be used to inspire and enrich the identity, character and quality of new development on the site.
- 9.129 The Plan Strategy focuses hospital related development on the existing sites in Headington and Marston. Hospital related uses should remain the main focus of the site. Focussing development on existing sites creates opportunities for shared trips to the sites which would reduce traffic movement, provide opportunities to reduce parking on the site and provide an incentive for improved public transport to the site. This should remain the aim for any alternative uses developed on the site. Oxfordshire County Council's Local Transport Plan seeks to reduce car parking on all the hospital sites within Oxford but the City Council would need to be satisfied that any new development would not lead to added parking pressure on surrounding residential areas.
- 9.130 It would be beneficial for the hospital if the site were to be developed for uses where the close proximity of the hospital is important. Employment uses which have a particular need to be located close to the hospital, such as pharmaceutical companies needing access to patients for research purposes, would be suitable. Employer-linked housing that supports the main uses of the site will also be supported. Complementary uses which



would also be suitable but which should not dominate the new development on the site are general residential and student accommodation, because the site is already established for accommodation of those linked to the hospital, it could also be used for student accommodation that supports other uses on the site. Retail development should be small scale units so as they do not act as destination shops.

- 9.131 The site has a natural, rural edge setting with Boundary Brook and Warneford Meadow running along the south and west boundaries and the Lye Valley SSSI adjacent along the south and east boundary. This is an attractive and important natural setting providing a pleasant contrast with the large scale and footprint utilitarian buildings of the hospital. There is an opportunity to better relate the site with its natural setting, improving access and inter-visibility and linkages, and using the natural setting to inspire new buildings. Opportunities should also be taken to establish a more direct and pleasant route within the site to connect Hill Top Road towards Headington, Wood Farm and Lye Valley.
- 9.132 This is a large site so its redevelopment will inevitably involve creation of many new buildings. These should be designed to create active frontages and to avoid creating large buildings and dead, quiet streets.
- 9.133 The site is raised up above the golf course, Warneford Meadow, Lye Valley. Therefore height impact of buildings must be considered from these surrounding areas.
- 9.134 Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

### Policy SP20: Churchill Hospital Site



Planning permission will be granted for further hospital related uses, including the redevelopment of existing buildings to provide improved facilities on the Churchill Hospital site. Other suitable uses must have an operational link to the hospital and are:

- employment B1(b), B1(c) and B2;
- patient hotel;
- primary health care;
- education;
- academic institutional

Complementary acceptable uses are:

- employer-linked housing;
- student accommodation;
- small scale retail units provided that they are ancillary to the hospital

Planning permission will not be granted for any other uses.

The site would only be suitable for academic institutional uses provided that it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).

New buildings should be designed to create active frontages and avoid creating large areas of inactive frontage and dead streets. Design should draw inspiration from the non-designated heritage assets, drawing inspiration from them to inspire and enrich the identity, character and quality of new development on the site. Evidence should be provided to demonstrate that there is not a negative height impact from surrounding areas.

Development proposals must not prejudice bus access through the site. Improvements to public transport access will be required. The development will be expected to minimise car parking spaces on site. Applicants will be expected to demonstrate how the development mitigates against traffic impacts and maximises access by alternative means of transport. Mitigation measures will be required to ensure that proposals do not lead to increased parking pressure on nearby residential streets. Footpaths should be created across the site.

Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow to the Lye Valley SSSI. Development proposals should reduce surface water runoff in the area and should be accompanied by an assessment of groundwater and surface water. Development proposals must incorporate sustainable drainage with an acceptable management plan. Important trees should be retained. A buffer zone should be provided during the construction period to avoid disturbance to the adjacent SSSI.

### ***Nuffield Orthopaedic Centre***

Site area:	8.37 hectares/20.68 acres
Ward:	Headington
Landowner:	Oxford University Hospitals NHS Trust
Current use:	Hospital, medical research, vacant previously developed land
Flood Zone:	FZ1

- 9.135 The Nuffield Orthopaedic Centre is a modern hospital site with 2 or 3 storey buildings. It has significant roads on two sides (Old Road and Windmill Road) and adjacent residential development to the north and west. Large institutional frontages are set back from the roads, with open space mainly in the centre of the site. There is scope for intensification of the site with more efficient use of the space, including rationalising car park provision, better designed and sited open spaces and potentially increased heights.

- 9.136 The Oxford University Hospitals NHS Trust would like to undertake further improvements to the vacant parts of the site. Hospital related uses should remain the primary use of the site. Employer-linked housing that supports the main uses of the site will also be supported. Focussing development on existing sites creates opportunities for shared trips to the sites which would reduce traffic movement, provide opportunities to reduce parking on the site and provide an incentive for improved public transport to the site. Oxfordshire County Council's Local Transport Plan seeks to reduce car parking on all the hospital sites within Oxford.
- 9.137 A more holistically designed and integrated layout creates a more efficient use of land and also improves the experience of using the site, especially for pedestrians. New development should improve pedestrian and cycle connections into and through the site, better integrating the site into the surrounding street network and residential areas. Development should better address the surrounding environment. The mature trees and greenery fronting Old Road contribute positively to the character of Old Road and should be retained. The Rock Edge and Lye Valley SSSI's are in close proximity to the site. There is high potential for archaeological interest as Roman remains have been found in the area.

### Policy SP21: Nuffield Orthopaedic Centre



Planning permission will be granted for further healthcare facilities and medical research including staff and patient facilities at the Nuffield Orthopaedic Centre. Planning permission will also be granted for employer-linked housing that supports the main use of the site. Planning permission will not be granted for any other uses.

Development proposals must not prejudice bus access through the site. The development will be expected to consolidate parking and minimise car parking spaces on site. There should be no increase in parking. Applicants will be expected to demonstrate how the development mitigates traffic impacts and maximises access by alternative means of transport. The pedestrian and cyclist should be improved with improved integration for pedestrians and cyclists with the surrounding environment and better links across and around the site.

Planning permission will only be granted if it can be proven that there would be no adverse impacts on the integrity of the Lye Valley and Rock Edge SSSI's. Development proposals should reduce surface water run-off in the area and should be accompanied by an assessment of groundwater and surface water to demonstrate that there would be no impact on surface and groundwater flow to the Lye Valley SSSI. Development proposals must incorporate sustainable drainage with an acceptable management plan.

Development must not lead to water supply and sewerage network problems for existing or new users. Applicants may need to fund an assessment of water supply and sewerage capacity.

## Old Road Campus

Site area:	6.41 hectares/15.84 acres
Ward:	Churchill
Landowner:	University of Oxford
Current use:	Medical research
Flood Zone:	FZ1

- 9.138 The site is home to Oxford University's Medical Science Division. Opportunities for further development of this use on this site are supported and would comply with the strategy of focusing medical research facilities in Headington. The line of large mature trees and the stone wall along the Old Road boundary of the site make a positive contribution to the character of Old Road and should be retained. The green corridor along Boundary Brook should be maintained and the finger of mature trees and vegetation bisecting the site downwards from Old Road should be preserved and integrated into any new development on site. The existing stable, house, and stone wall at corner of Old Road and Churchill Drive tell a story of the heritage of the site, and best efforts should be made to retain them in situ and repurpose/integrate them into new development. Any new development should facilitate views towards landmark mature trees and green spaces and significant buildings on the site and in the neighbouring Churchill Hospital site.
- 9.139 Scope exists for increases in height of development that makes an intensive and efficient use of the remaining land on the site; the existing context of built form on site and large tall trees surrounding the boundary helps to mitigate potential impacts of height and softens the transition to neighbouring areas.
- 9.140 The site is close to a large area of Roman occupation so there is a high potential for archaeological interest within the site.

### Policy SP22: Old Road Campus



Planning permission will be granted for additional medical teaching and research at Old Road Campus. Planning permission will not be granted for any other uses.

The development will be expected to minimise car parking spaces on site, and there should be no increase. Applicants will be expected to demonstrate how the development mitigates traffic impacts and maximises access by alternative means of transport. Pedestrian and cycle access should be created across the whole site.

Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow to the Lye Valley SSSI. Development proposals should reduce surface water runoff in the area and should be accompanied by an assessment of groundwater and surface water. Development proposals must incorporate sustainable drainage with an acceptable management plan.

## Warneford Hospital, Warneford Lane

Site area:	8.78 hectares/21.7 acres
Ward:	Churchill
Landowner:	Oxford Health NHS Foundation Trust
Current use:	Hospital, research, playing fields
Flood Zone:	FZ1

- 9.141 The buildings on the site are used by Oxford Health NHS Foundation Trust but they are in need of major refurbishment or redevelopment to comply with modern NHS standards. Replacement of the non-listed buildings on the site will be considered as part of any scheme but the listed buildings should be retained. Development opportunities are also constrained by the need to protect the landscaped grounds in front of the main hospital buildings, trees on site and the amenity of neighbouring residential properties. The site does not include Warneford Meadow which is a registered Town Green.
- 9.142 The landowner would like to relocate hospital facilities into new buildings on the playing fields. The loss of the sports facility is considered justified only due to the need for and benefits of new hospital development. The playing fields should be re-provided or a contribution made to another facility. The landowner may not require all the playing fields for hospital use. Being an existing campus site of Oxford Health NHS Foundation Trust, the site would also be suitable for employer-linked housing or student accommodation.
- 9.143 Development should be designed to enhance the listed buildings and their setting, Warneford Meadow and the mature trees and parkland setting. Views across and through the site of the historic buildings and of mature trees towards South Park, Old Road and the Churchill Hospital should be retained. Because of the character of the historic buildings and parkland and the semi-rural setting, development of 3-4 storeys is likely to be appropriate, subject to careful massing. Lower buildings heights to transition with the meadow to the south would help to retain the tranquil feel of the orchard and meadow. Opportunity to draw a green link from Warneford Meadow into the site should also be considered to assist with biodiversity and legibility.
- 9.144 Both the water supply network capacity and the sewerage network capacity in this area are unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the water supply capacity and sewerage networks are required. Up to three years lead in time could be required to undertake any such works.

### Policy SP23: Warneford Hospital



Planning permission will be granted for healthcare related facilities at Warneford Hospital and, provided adequate accommodation is provided for healthcare facilities, any of the following uses:

- residential, including employer-linked housing;
- student accommodation;
- hospital and medical research;
- B1(a) and B1(b) provided that they have an operational link to hospital uses;
- academic institutional;
- education

Planning permission will not be granted for any other uses. Development must retain and enhance the listed buildings. The site would only be suitable for academic institutional uses provided that it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).

The development will be expected to minimise car parking spaces on site. Applicants will be expected to demonstrate how the development mitigates against traffic impacts and maximises access by alternative means of transport. The playing fields should be re-provided or a contribution made to another facility. To minimise impact upon the very sensitive Lye Valley SSSI, planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow to the Lye Valley SSSI. Development proposals should reduce surface water run off in the area and should be accompanied by an assessment of groundwater and surface water. Development proposals must incorporate sustainable drainage with an acceptable management plan.

Development must not lead to water supply and sewerage network problems for existing or new users. Applicants may need to fund an assessment of water supply and sewerage capacity.

Development should not have an adverse impact upon the setting of the Headington Hill conservation area.

## Sites Released from Green Belt

- 9.145 The following sites are in Green Belt currently, although the Green Belt Review as part of the Local Plan proposes their removal (as well as the removal of the land at St Catherine's College, which is shown on the Polices Map as site SP66, but which does not have a detailed site allocation policy because development of the site has largely happened as only minor elements are proposed. Furthermore, the site is small and separated from the rest of the Green Belt by a wall and the removal from Green Belt is intended to formalise the existing situation.



## Marston Paddock

Site area:	0.78 hectares/ 1.93 acres
Ward:	Marston
Landowner:	Aubrey-Fletcher
Current use:	Paddock Land
Flood Zone:	FZ1

- 9.146 The site is comprised of a single pasture field with a few trees and shrubs and well-treed hedgerows to the east and north. The current urban edge is defined by the residential park home site to the north. The site is a contained flat site with mature trees and hedgerows to the north east of the site.
- 9.147 The Green Belt Study (LUC 2017) found that the A40 represents a strong barrier between the site and the wider countryside to the east and north and the open fields to the south/south-east have a degree of separation from the wider countryside.
- 9.148 The site is on the edge of Marston village adjacent to existing residential and the Old Marston Conservation Area. Low density residential development is considered to be possible without harm to the Conservation Area. Careful design will be needed in order to ensure that the setting of the Conservation Area is conserved and enhanced. 10% of the site will be required for new public open space which should be sited to make existing residents feel welcome to use it.
- 9.149 Access to the site is via Butts Lane and Church Lane, which are of single carriageway width. Proposals for the development of this site would need to demonstrate that access arrangements would not be detrimental to highway safety.

### Policy SP24: Marston Paddock



Planning permission will be granted for residential dwellings at the Marston Paddock site. Planning permission will not be granted for any other uses.

A minimum of 10% of the site should be used for public open space, which should be accessible for existing residents of Marston. The development should be designed to ensure active frontages face onto the open space.

Careful design must ensure that development proposals contribute towards the character of the conservation area. Compensatory improvements should be made to surrounding areas of remaining Green Belt in accordance with the Identification of Opportunities to Enhance the Beneficial Use of Green Belt Land Report (LUC, 2018).

be established to the east. Compensatory improvements should be made to surrounding areas of remaining Green Belt in accordance with the Identification of Opportunities to Enhance the Beneficial Use of Green Belt Land Report (LUC, 2018).

### **Hill View Farm**

Site area: 3.52 hectares/ 8.7 acres  
Ward: Marston  
Landowner: M K Dogar Limited  
Current use: Greenbelt agricultural buildings  
Flood Zone: FZ1

- 9.155 The site is comprised of hedged farmland and riverside meadow with some farm buildings, trees and shrubs and some mown areas. The site adjoins the defined urban edge at its south-eastern corner, on Mill Lane, next to Hill View Farm house and an associated property, which are in the Green Belt but outside of the site. The A40 Northern Bypass defines the north-eastern edge of the site.
- 9.156 There is a slight detachment between the site and the existing urban settlement edge, as allotments form the northern tip of the defined urban area. However the buildings to the south of the allotments, the Bradlands development, are prominent three-storey flats, so there is no significant separation between Marston and the site. The sense of separation from the urban edge gradually increases with distance from it. The openness of the Cherwell Valley, penetrating into the heart of Oxford, makes an important contribution to the City's historic setting and special character, but this parcel is peripheral within that area. The river itself meanders westwards along the edge of Sunnymead, so the parcel is some distance from the valley floor floodplain, but the north-south orientation of the river to the south means that high buildings would still encroach on the perceived openness of the valley.
- 9.157 The site is adjacent to the Old Marston Conservation Area. Careful design will be needed in order to ensure that the setting of the Conservation Area is conserved and enhanced. Development must be sensitive to both the Green Belt and the character of the Old Marston Conservation area. Relatively low-density and low height residential development will be required.
- 9.158 The site does not have any biodiversity protections, but the ecological value of the site must be assessed as part of a planning application and any harm avoided, mitigated or compensated for. The hedgerows should be retained as part of the design where possible. 10% of the site will be required for new public open space which should be sited to make existing residents feel welcome to use it.
- 9.159 Access to the site will need to be taken from Mill Lane and localised improvements will be required in order to demonstrate that two vehicles can pass each other along the duration of Mill Lane.

## Policy SP26: Hill View Farm



Planning permission will be granted for residential dwellings at the Hill View Farm site. Planning permission will not be granted for any other uses.

Careful design must ensure that development proposals contribute towards the character of the conservation area. Development in the parcel must be kept low to minimise the effect of encroachment on the perceived openness of the valley.

The Hill View Farm site will be expected to provide 10% new public open space, which must be sited to be welcoming to existing residents. Development proposals should encourage active frontages to the new public open space. Compensatory improvements should be made to surrounding areas of remaining Green Belt in accordance with the Identification of Opportunities to Enhance the Beneficial Use of Green Belt Land Report (LUC, 2018).

### Land West of Mill Lane

Site area:	1.99 hectares/ 4.92 acres
Ward:	Marston
Landowner:	Oxford City Council
Current use:	Greenbelt agricultural land
Flood Zone:	FZ1

- 9.160 This flat agricultural site is surrounded by mature hedgerow. It forms part of the rural edge to Old Marston.
- 9.161 The site is in close proximity to the Conservation Area. Consideration should be given to the setting of the village. The development of sites along the northern edge will coalesce with A40 and create a new urban edge to the city and village. An access road from A40 already exists and there may be opportunities to create a cluster of sites around this if adequate separation from the village can be achieved to protect its character and setting.
- 9.162 Release of 112b-1 in isolation was assessed by the Green Belt study as having moderate harm to the Green Belt. Development of this parcel would not represent a significant expansion of the urban form and the parcel does not represent a significant proportion of the settlement gap between Marston and Sunnymead. Although the Cherwell Valley makes an important contribution to the city's historic setting and special character, this site is peripheral within that area. The A40 also limits the relationship of this site with the wider countryside.



- 9.163 The site does not have any biodiversity protections, but the ecological value of the site must be assessed as part of a planning application and any harm avoided, mitigated or compensated for. The hedgerows should be retained as part of the design where possible. 10% of the site will be required for new public open space which should be sited to make existing residents feel welcome to use it.
- 9.164 There are currently two points of access to the site from Mill Lane. Localised improvements are likely to be required to Mill Lane in order to demonstrate that two vehicles can pass each other along the duration of Mill Lane.
- 9.165 Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

### Policy SP27: Land west of Mill Lane



Planning permission will be granted for residential dwellings on the Land West of Mill Lane site. Planning permission will not be granted for any other uses.

A minimum of 10% of the site should be for public open space which should be accessible for existing residents of Marston. The development should be designed to ensure active frontages face onto the open space. Compensatory improvements should be made to surrounding areas of remaining Green Belt in accordance with the Identification of Opportunities to Enhance the Beneficial Use of Green Belt Land Report (LUC, 2018).

#### **Park Farm**

Site area: 1.56 hectares/ 3.85 acres  
 Ward: Marston  
 Landowner: University of Oxford  
 Current use: Green open space  
 Flood Zone: FZ3b but FZ3a for sequential test

- 9.166 The site comprises of a pasture field and a small area of hardstanding contained by a dense conifer line. Hedges line Hertford College Recreation Ground to the north and a pasture field to the south. It is located between the urban edge of New Marston and the buildings of Park Farm
- 9.167 Development of the site would create an area of development beyond a consistent boundary line. The impact on the wider Green Belt is limited because of the relatively small size of the site and because development would not encroach closer to the river. Careful design is required to minimise impacts on the Green Belt. The site is suitable for housing development set

carefully within the landscape. Consideration should be given in design to the impact on views from Headington.

- 9.168 The site does not have any biodiversity protections, but the ecological value of the site must be assessed as part of a planning application and any harm avoided, mitigated or compensated for. It is also within 200m of the New Marston Meadows SSSI, which is sensitive to changes in the flows and quality of water in the river Cherwell due to being in its floodplain. There have been issues previously with sewage leakages; therefore the network capacity needs to be considered. The existing hedgerows and trees on the site should be retained as part of the design where possible. 10% of the site will be required for new public open space which should be sited to make existing residents feel welcome to use it.
- 9.169 The site is currently accessed via a private road leading from Edgeway Road, which will require localised widening in order to accommodate the development. Consideration will also need to be given to the Marston Cycle Path which runs along the site's eastern boundary providing a connection between Marston and the city centre via University Parks.
- 9.170 Residential development at this site in Flood Zone 3a has been justified through the sequential test. A Level 2 Strategic Flood Risk Assessment was carried out for this site to examine part b) of the Exception Test (which relates to whether the development is safe). The Level 2 SFRA considered the proposed development was appropriate and additional mitigation and/or analysis may be required to demonstrate compliance with the Exception Test at the planning application stage. This is to be undertaken through a site-specific FRA supporting the planning application. The site specific flood risk assessment must demonstrate how the development will be safe otherwise planning permission will not be granted.
- 9.171 Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network are likely to be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

### Policy SP28: Park Farm



Planning permission will be granted for residential dwellings at the Park Farm site. The site should include public open space. Planning permission will not be granted for any other uses.

A minimum of 10% of the site should be for public open space, which should be accessible for existing residents from Marston. The development should be designed to ensure active frontages face onto the open space.

Planning permission will only be granted if it can be demonstrated that there would be no adverse impact on the integrity of the New Marston Meadows SSSI. Development proposals should be accompanied by an assessment of groundwater and surface water flows to the SSSI. They must also incorporate sustainable drainage with an acceptable management plan.



All proposals should minimise impact on air quality during construction phase and after implementation.

A planning application must be accompanied by a site-specific flood risk assessment and development should incorporate any mitigation measures. Compensatory improvements should be made to surrounding areas of remaining Green Belt in accordance with the Identification of Opportunities to Enhance the Beneficial Use of Green Belt Land Report (LUC, 2018).

### **Pear Tree Farm**

Site area: 2.01 hectares/ 4.97 acres  
Ward: Wolvercote  
Landowner: Merton College  
Current use: Agriculture  
Flood Zone: FZ1

- 9.172 The site contains the buildings of Pear Tree Farm, adjacent mobile phone mast and fields. It is contained to the east by the railway line and associated vegetation and to the southwest by a belt of trees marking the route of a former railway line and the urban edge. The contained character of the site and the amount of development within it already limit the extent to which any development would be perceived as sprawl and the perception of the site as part of the gap between Oxford and Kidlington.
- 9.173 The land to the north lies in Cherwell and is safeguarded for potential future development. Development of the Pear Tree Farm site should allow for future connectivity with any development of the site in Cherwell, which should give potential for vehicular, pedestrian and cycle links.
- 9.174 The site does not have any biodiversity protections, but the ecological value of the site must be assessed as part of a planning application and any harm avoided, mitigated or compensated for. 10% of the site will be required for new public open space which should be sited to make existing residents feel welcome to use it.
- 9.175 Access to the site could be achieved via the adjacent land to the north, over which Merton College has rights of access.
- 9.176 The sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether upgrades to the sewerage network are required. Up to three years lead in time could be required to undertake any such works.
- 9.177 Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

### John Radcliffe Hospital Site

Site area:	27.75 hectares/68.57 acres
Ward:	Headington
Landowner:	Oxford University Hospitals NHS Trust
Current use:	Hospital
Flood Zone:	FZ1

- 9.217 The Oxford University Hospitals NHS Trust is confident that their future operational requirements can be met on the site through redevelopment and by making more efficient use of land. Some areas of the site will no longer be required by the Trust for hospital uses and will become available for alternative uses. Proposals must consider their impact upon the Old Headington Conservation Area.
- 9.218 The Core Strategy focuses hospital related development on the existing sites in Headington and Marston. Hospital related uses should remain the main focus of the site. Focussing development on existing sites creates opportunities for shared trips to the sites which would reduce traffic movement, provide opportunities to reduce parking on the site and provide an incentive for improved public transport to the site. This should remain the aim for any alternative uses developed on the site. Oxfordshire County Council's Local Transport Plan seeks to reduce car parking on all the hospital sites within Oxford.
- 9.219 It would be beneficial for the hospital if the site was developed for uses where the proximity of being adjacent to the hospital is important. Employment uses which have a particular need to be located close to the hospital, such as pharmaceutical companies needing access to patients for research purposes, would be suitable. It would also be beneficial to locate primary healthcare and a patient hotel on the site. Employer-linked housing that supports the main uses of the site will also be supported. Complementary uses which would also be suitable but which should not dominate the new development on the site are general residential and student accommodation. Retail development should be small scale units so as to not act as destination shops.
- 9.220 This site is within an area where development is likely to exacerbate surface and/or foul water flooding. There is an opportunity to address excess of runoff at the John Radcliffe Hospital site by ensuring that any development at the site reduces rather than maintains existing levels. This could take the form of ponds, wetlands or an on-site attenuation feature.



## Policy SP42: John Radcliffe Hospital Site



Planning permission will be granted for further hospital related uses, including the redevelopment of existing buildings to provide improved facilities on the John Radcliffe Hospital Site. Other suitable uses must have an operational link to the hospital and are:

- employment B1(b), B1(c) and B2;
- patient hotel;
- primary health care;
- employer-linked housing;
- education;
- academic institutional

Complementary acceptable uses are:

- student accommodation;
- small scale retail units provided that they are ancillary to the hospital.

Planning permission will not be granted for any other uses.

Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.

Development proposals must not prejudice bus access through the site. Improvements to public transport access and the reduction in car parking provision on site will be required, in accordance with Oxfordshire County Council's Local Transport Plan.

A drainage strategy will need to be produced by the developer in liaison with the City Council, Thames Water and the Environment Agency, to establish the appropriate drainage mitigation measures for any development. Planning permission will only be granted if sufficient drainage mitigation measures are incorporated into the design of proposals.

### **Land at Meadow Lane**

Site area:	0.989 hectares/2.443 acres
Ward:	Iffley Fields
Landowner:	Donnington Health Trust
Current use:	Grassland/pony paddock
Flood Zone:	FZ3b

## Policy SP47: Manzil Way Resource Centre



Planning permission will be granted for improved health-care facilities, associated administration and/or residential dwellings, including employer-linked housing, at the Manzil Way Resource Centre site. If market housing and employer-linked housing are to be provided there must be enough market housing to ensure that affordable housing is provided on site, in accordance with Policy H2. Planning permission will not be granted for any other uses.

### ***Nielsen, London Road***

Site area: 4.84 hectares/11.96 acres  
 Ward: Quarry and Risinghurst  
 Landowner: Shaviram Group  
 Current use: Employment (B1)  
 Flood Zone: FZ1

- 9.245 This site contains an office development which only occupies a small proportion of the site. There is an opportunity to use this site more efficiently by introducing further development. Residential would be the most appropriate. The frontage onto the A40 could create a landmark as a gateway into the city.
- 9.246 As a Category 2 Employment site, any redevelopment would be expected to retain or increase the existing level of employment (employees) on site. This could be achieved by a replacement employment generating use. Small scale employment units, whilst potentially having a lower employee density than the existing use, would create a greater range of job opportunities in line with the Core Strategy.
- 9.247 Sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Investigations by Thames Water, funded by the applicant, will be necessary to determine whether an upgrade to the sewerage network is required. Up to three years lead in time could be required to undertake any such works.



## Policy SP48: Nielsen, London Road



Planning permission will be granted for a residential-led development at the Nielsen site which must retain employment-generating development.

As a Category 2 employment site, the existing level of employment should be retained on site. Replacement employment could be in the form of:

- an employment generating use; and/or
- healthcare development provided that the employee level was sufficient; and/or
- small scale employment units.

Planning permission will not be granted for any other uses.

Opportunities should be taken to improve connectivity to and within the site for pedestrians and cyclists.

The playing field should be re-provided or a contribution made to another facility.

Applicants will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.

### **Old Power Station**

Site area:	0.32 hectares/0.79 acres
Ward:	Holywell
Landowner:	University of Oxford
Current use:	Mainly storage
Flood Zone:	FZ3b

9.248 This site consists of an old power station which is owned and occupied by the University of Oxford, used currently mainly for storage. The site is suitable for student accommodation and housing, including employer-linked housing, or for intensification of its current academic use. The site is on the Oxford Heritage Asset Register. The power station was built at Cannon Wharf in 1892 for the Oxford Electric Company Ltd, with coal and cooling water supplied by the river. It continued in operation as the city's main source of electricity until 1969. The building illustrates the development of West Oxford as an industrial suburb with large industrial building set amongst the narrow streets of housing that continued to be built up to the end of the 19th century. Development should reflect the heritage interest of the site.

### ***Oriel College Land at King Edward Street and High Street***

Site area: 0.26 hectares/0.64 acres  
Ward: Holywell  
Landowner: Oriel College  
Current use: Mix of A1, A2, A3, A4, B1 and C2 uses  
Flood Zone: FZ1

- 9.253 This site consists of a number of properties including a listed building. As a city centre location, the site is suitable for a number of uses although with the ground floor designated as a mix of primary, secondary and street specific frontages, Class A uses should be maintained here subject to Local Plan policies. Any development would need to ensure that there was no adverse impact upon the setting of the listed building and conservation area.
- 9.254 The site is 600m from the Magdalen Grove SSSI, however this is a geological site and as such it would only be subject to impacts in the case of a direct land take.

#### **Policy SP50: Oriel College Land at King Edward Street and High Street**



Planning permission will be granted for student accommodation and or residential dwellings and town centre uses at Oriel College Land at King Edward Street and High Street. Active frontages should be maintained on the ground floor. Planning permission will not be granted for any other uses.

Careful design must ensure that development proposals contribute towards the character of the conservation area and enhance the listed building and its setting.

### ***Oxford Brookes University Marston Road Campus***

Site area: 1.18 hectares/ 2.92 acres  
Ward: Headington Hill and Northway  
Landowner: Oxford Brookes University  
Current use: Educational facilities  
Flood Zone: FZ1

- 9.255 The site comprises of the former Milham Ford School, which closed in 2003 and is currently in use as the Oxford Brookes Marston Road Campus. Oxford Brookes may cease educational use on the site and to dispose of it within the Plan period, in which case the site would be suitable for residential use. Access to the site is via Mary Price Close and McCabe Place

off Harberton Mead and from Jack Straw's Lane, which is likely to be the most suitable access if the site is redeveloped.

- 9.256 The former school building, built in the late 30s, early 40s is an imposing building, built in a neo Georgian style with a triangular stone portico containing a carved Oxford crest. Four tall elegant Cotswold limestone ionic columns surround the front door. All the red brickwork of the original 1939 building has the attractive chevron or diamond pattern, adding to the striking symmetry of the frontage. The site lies within the setting of the Headington Hill Conservation Area and it has an important relationship to the conservation area.
- 9.257 The tree and hedge lined boundaries along Jack Straws Lane and Harberton Mead are important features of the character of the area.
- 9.258 The site is adjacent to the Milham Ford Nature Park, on the site of the former school playing fields. The strong relationship between the building and landscaped setting of the open space should be retained. The Nature Park includes areas of formal play and a tapestry of habitats. The New Marston Meadows SSSI is within 600m of the site and is sensitive to changes in the flows and quality of water in the river Cherwell due to being in its floodplain. There have been issues previously with sewage leakages, therefore the network capacity needs to be considered.
- 9.259 Development proposals should be carefully considered, giving regard to the form of the existing building and the impact on the green setting of the Nature Park.

### Policy SP51: Oxford Brookes University Marston Road Campus



Planning permission will be granted at the Oxford Brookes Marston Road Campus for further academic use or employer-linked housing or, should Oxford Brookes University vacate the site, for residential dwellings. Planning permission will not be granted for any other uses.

Development should ensure there are no adverse impacts on the Milham Ford Nature Park.

Planning permission will only be granted if it can be proven that there would be no adverse impact upon surface and groundwater flow to the New Marston SSSI. Development proposals should reduce surface water runoff in the area and should be accompanied by an assessment of groundwater and surface water flows. Development proposals must incorporate sustainable drainage with an acceptable management plan.

All proposals should minimise impact on air quality during construction phase and after implementation, particularly if they comprise of employment uses.



### No.1 Pullens Lane

Site area:	0.42 hectares/ 1.04 acres
Ward:	Headington Hill and Northway
Landowner:	Carebase Ltd ?
Current use:	Residential
Flood Zone:	FZ1

- 9.270 The site is comprised of a detached 1960s two-storey house and garage and substantial garden. The existing use of site is residential and there are surrounding residential uses. The site would be suitable for residential development, of general housing, elderly accommodation or specialist and supported accommodation. The site is located on Pullens Lane, a quiet narrow private road that adjoins Headington Road and is set within the Headington Hill Conservation Area. There is a single narrow access to the site at present through a gap in boundary vegetation leading to an informal off-street parking space for a car. Any development that results in increased traffic generation and intensification in use of Pullens Lane will be subject to appropriate mitigation measures.
- 9.271 The site is within the Headington Hill Conservation Area. Any proposals should have regard to the quiet and rural character and appearance of the Conservation Area. Inappropriate levels of traffic generation must be avoided. Important soft landscaping features should be retained.
- 9.272 The site does not have any biodiversity protections, but the ecological value of the site must be assessed as part of a planning application and any harm avoided, mitigated or compensated for. The hedgerows should be retained as part of the design where possible.
- 9.273 Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

#### Policy SP54: No.1 Pullens Lane



Planning permission will be granted for residential dwellings at the No.1 Pullens Lane site. Planning permission will not be granted for any other uses.

A biodiversity survey will be expected to assess the biodiversity value of the site and it should be demonstrated how harm will be avoided, mitigated or compensated.



Applicants will be required to demonstrate that there is adequate waste water capacity both on and off the site to serve the development and that it would not lead to problems for existing or new users.

Development should be designed to ensure that there is no adverse impact on the Oxford Meadows SAC. Proposals should be accompanied by an assessment of potential recreational pressure on the Oxford Meadows SAC that may arise from increased numbers of visitors, along with plans to mitigate this impact as necessary.

All proposals should minimise impact on air quality during construction phase and after implementation.

### ***Ruskin College Campus, Dunstan Road***

Site area:	1.86 hectares/4.60 acres
Ward:	Headington
Landowner:	Ruskin College
Current use:	Academic institutional, student accommodation and sports facilities
Flood Zone:	FZ1

- 9.277 Ruskin College is an adult residential college providing educational opportunities for adults with little or no qualifications. There are nine buildings on site including the listed Rookery and wall, set within landscaped grounds with some large trees. The buildings are used for academic purposes, student accommodation, student facilities, administration and tennis courts as well as three buildings which are currently vacant. The site has a masterplan which was endorsed by the North East Area Committee in 2008 but with some issues that required further attention. Evidence for Iron Age activity and Roman pottery production has been recorded from this site so it has significant archaeological potential.
- 9.278 The site is suitable for further academic uses, student accommodation, public open space and sports facilities. In accordance with Policy E3 only academic facilities of Ruskin College or the universities would be considered suitable. Any development would need to ensure that there was no adverse impact upon the setting of the listed buildings and Old Headington conservation area.



## Policy SP56: Ruskin College Campus



Planning permission will be granted for academic institutional uses, student accommodation and employer-linked housing at Ruskin College Campus. Development could include open space, sports facilities and allotments. Planning permission will not be granted for any other uses.

Development must retain and enhance the setting of the listed building and wall. Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.

A reduction in car parking provision on site will be required and pedestrian and cycle links through and to the site should be enhanced.

### Ruskin Field

Site area:	1.19 hectares/2.94 acres
Ward:	Headington
Landowner:	Ruskin College
Current use:	Green open space, college fields
Flood Zone:	FZ1

- 9.279 Ruskin Field sites to the north of Ruskin College on Dunstan Road. Much of the area is not suitable for development because it would have a substantial negative impact on the appearance, setting and character of the Old Headington Conservation Area and is also visually sensitive from the Elsfeld View Cone. The southernmost third of Ruskin Fields is allocated as a potential development site.
- 9.280 Development of the allocated part of the site would need to be carefully and sensitively designed to preserve and enhance the setting of the listed building and the character and appearance of the conservation area.
- 9.281 Design should reflect the constraints and opportunities of this part of the site, including the existing pond, mature trees and hedges, views from the listed building to the north, retaining gaps and views through the site to the north and views of the site from the north.
- 9.282 The creation of a pedestrian / cycle access into the site from Stoke Place would be supported. Vehicular access to the site is not possible via Stoke Place or from the A40, although it is acknowledged that there is an existing field gate access from the A40. Vehicular access to the site would need to be through the college, which means the site is most suitable for expansion of the college or employer-linked housing relating to the college, although the college could provide an access road for general housing.

## Policy SP57: Ruskin Field



Planning permission will be granted for expansion of the adjoining academic institution or residential use only, which may include employer-linked housing. Planning permission will not be granted for any other uses.

New development should be informed by the landscape character and potential impact on views from the north in terms of choice of siting, height, form and appearance. Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.

### **Slade House**

Site area:	1.68 hectares/ 4.51 acres
Ward:	Lye Valley
Landowner:	Oxford Health NHS Trust
Current use:	Former NHS care facility
Flood Zone:	FZ1

- 9.283 The site was previously used as an NHS care facility, but is currently used for staff training and office accommodation, not at full capacity. A number of buildings on the site are currently vacant. The Oxford Health NHS Trust's ongoing review of healthcare facilities might find that this site is needed, but it is more likely that additional need will be incorporated into Warneford or Littlemore sites, which have capacity. This site is a suitable site for a healthcare facility or for residential development. Residential development could be market housing. However, this site is one of only a few sites owned by the Oxford Health NHS Trust, and also presents an opportunity for them to develop employer-linked housing on the site.
- 9.284 The site is within 200m of the Shotover and Brasenose Wood SSSI, which is sensitive to recreational pressure. Access to the site is taken via Horspath Driftway and Agwar Stone Road. If redeveloped, consideration should be given to the creation of pedestrian and cycle links through the site to the neighbouring residential areas off Agwar Stone Road.



## Policy SP58: Slade House



Planning permission will be granted for improved health-care facilities, associated administration and/or residential dwellings, including employer-linked housing, at the Slade House site. If market housing and employer-linked housing are to be provided there must be enough market housing to ensure that affordable housing is provided on site, in accordance with Policy H2. Planning permission will not be granted for any other uses.

Planning permission will only be granted if it can be demonstrated that there would be no adverse impact on the integrity of the Brasenose and Shotover Park SSSI. Development proposals should be accompanied by an assessment of groundwater and surface water flows to the SSSI. They must also incorporate sustainable drainage with an acceptable management plan. Development proposals should be accompanied by an assessment of potential recreational pressure on the SSSI that may arise from increased numbers of visitors, along with plans to mitigate this impact as necessary.

Development should be designed to ensure that there is no adverse impact on the Lye Valley SSSI.

All proposals should minimise impact on air quality during construction phase and after implementation, particularly if they comprise of employment uses.

### ***Summertown House, Apsley Road***

Site area:	0.29 hectares/0.72 acres
Ward:	Summertown
Landowner:	University of Oxford
Current use:	Graduate student accommodation and nursery
Flood Zone:	FZ1

9.285 This site is currently graduate accommodation and an associated nursery. There is some potential to make more efficient use of the site by developing further graduate accommodation on open areas. There is a listed building in the centre of the site and any development would be expected to preserve and enhance the house and its setting. Given that the site is a university campus site it would be suitable for employer-linked housing.

The site would only be suitable for additional or redeveloped academic institutional uses provided that it can be demonstrated that there are no more than the threshold number of students of the relevant university living outside of university provided student accommodation (in accordance with Policy H9).

Development must retain and enhance the listed buildings. Careful design must ensure that development proposals contribute towards the character of the conservation area and preserve and enhance nearby listed buildings and their setting.

The development will be expected to minimise car parking spaces on site and to take opportunities to rationalise car parking arrangements to enhance the public realm. Applicants will be expected to demonstrate how the development mitigates against traffic impacts and maximises access by alternative means of transport. Pedestrian and cycle links through and to the site, including to the Radcliffe Observatory Quarter, should be enhanced.

Development should not have an adverse impact upon the Local Wildlife Site. Development should be designed to ensure that there is no adverse impact on the New Marston SSSI.

### **Valentia Road Site**

Site area:	0.76 ha
Ward:	Churchill
Landowner:	Oxford City Council
Current use:	Recreational area
Flood Zone:	FZ1

- 9.291 Valentia Road is a small area of land currently in use as an informal kick around area and a small play park. Some of the site, to the northern end could be developed for housing, whilst leaving some recreational space to the south. Although development would result in the loss of some public open space in this part of Headington, the loss is considered justified because of the need for and benefits of new housing.
- 9.292 Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.



## Policy SP62: Valentia Road Site



Planning permission will only be granted for housing on this site. Planning permission will not be permitted for any other uses. Improvements to the remaining area of recreation ground will be required as part of any development on the site.

### **West Wellington Square**

Site area: 0.88 hectares/2.17 acres  
Ward: Carfax  
Landowner: University of Oxford  
Current use: Academic institutional uses  
Flood Zone: FZ1

- 9.293 This site is within the conservation area, to which many of the buildings make a positive contribution. There is a high potential for archaeological interest as it is the site of the Wellington Workhouse and a line of Civil War defences. Access is limited to a single width carriageway between two buildings off Walton Street and is not suitable for any material increase in traffic movements.
- 9.294 The site could contribute to the University's need to provide additional graduate accommodation and staff housing. Given that the site is a university campus site, it would be suitable for employer-linked housing. The site would be likely to continue to contain some university academic functions, although most of those existing on the site currently will be relocated to the Radcliffe Observatory Quarter.
- 9.295 Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network are likely to be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.

<sup>35</sup> Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora

<sup>36</sup> Sites and Housing DPD Habitats Regulations Assessment (Nov 2011) Oxford City Council

The City Council's Appropriate Assessment has shown that development on this site must incorporate sustainable drainage to avoid an impact on groundwater flows to the SAC. A hydrological survey must accompany a planning application to show that the development has been designed to avoid adverse impacts on groundwater flows.

Development should be designed to ensure that there is no adverse impact on the Port Meadow SSSI. A biodiversity survey will be expected to assess the biodiversity value of the site and it should be demonstrated how harm will be avoided, mitigated or compensated.

Development proposals should be accompanied by an assessment of potential recreational pressure on the SSSI that may arise from increased numbers of visitors, along with plans to mitigate this impact as necessary.

All proposals should minimise impact on air quality during the construction phase and after implementation, particularly if they comprise of employment uses. A planning application must be accompanied by a site specific assessment of the impact of development proposals on air quality, which must also show that the development proposals will not create an adverse impact on the SAC.

### **Bayards Hill Primary School Part Playing Fields**

Site area:	1.96 ha/ 4.84 acres
Ward:	Barton & Sandhills
Landowner:	Community School Alliance Trust
Current use:	School Playing Field
Flood Zone:	FZ1

- 9.303 This site is currently used as school playing fields. The eastern part of the playing field, adjacent to the Barton Leisure Centre, will be released for employer-linked housing to be occupied by those staff working for the Community Schools Alliance Trust. This loss of playing field is justified owing to need for and benefits of providing some employer linked housing for the educational trust.
- 9.304 Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.



## Policy SP65: Bayards Hill Primary School Part Playing Fields



Planning permission will be granted for employer-linked housing only and planning permission will not be granted for any other uses.

### **William Morris Close Sports Ground**

Site area: 1.24 hectares/ 3.06 acres  
Ward: Cowley Marsh  
Landowner: Cantay Estates Ltd  
Current use: Cricket pitch and associated car parking  
Flood Zone: FZ1

- 9.305 The site is open space, with previous use as sports pitches for the Rover Sports and Social Club. The site is now a fenced off grassed area. It is surrounded by residential development on three sides and a school on the fourth side.
- 9.306 Residential use would be an appropriate use on this site. The loss of the majority of the sports facility is considered justified because of the need for and benefits of new housing. However, sports provision must be retained unless alternative provision is made or contributions are made to improving a local facility such that its capacity increase replaces what is lost. 10% of the site will be required for new public open space, which should be sited to make existing residents feel welcome to use it.
- 9.307 The site is close to the Crescent Road view cone and there is a view from the site across Headington Hill with glimpses of the spires. This should be considered and celebrated in design, with access to the view facilitated. Connection improvements should also inform the alignment of design proposals and additional pedestrian/cycle connection to adjacent residential development should be created. The entrance to the site should be viewable from Barracks Lane and should complement the school. Routes should be as permeable and circulatory as possible.