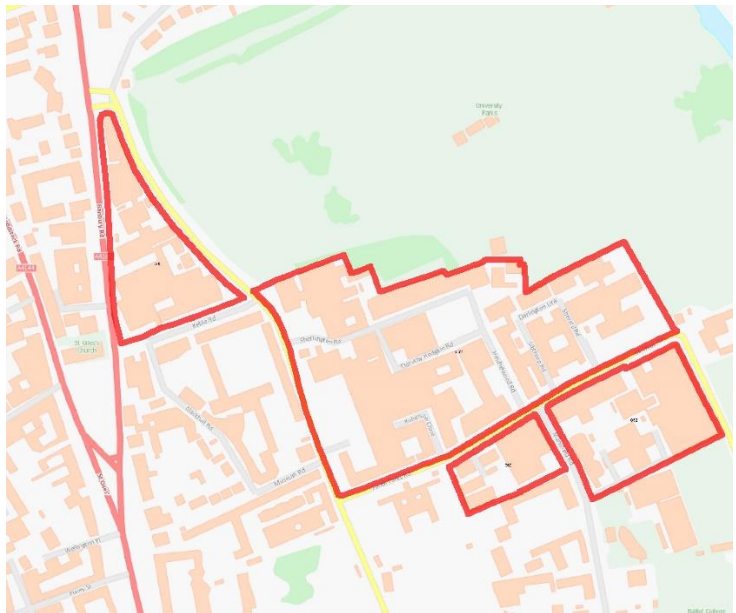


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	University of Oxford Science Area and Keble Road Triangle	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	062	
Ward	Walton Manor	
Site size	12.43 ha	
Existing use	Academic Institutional	

Stage 1 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	Site within 270m of New Marston SSSI. Adjacent to University Parks OCWS.
Is the site greenfield in flood zone 3b?	No	Site is developed and built out, and is not in Flood Zone 3.
Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	
Stage 1 conclusion		
<p>There are no significant physical or policy environmental constraints to development on the site. However portions of site are within 600m catchment area of New Marston Meadows SSSI. Development proposals should be accompanied by an assessment of sewage network capacity and their design should ensure no impact on the river corridor and SSSI.</p>		

Stage 2 assessment – Qualitative assessment of deliverability (incorporating Sustainability Appraisal)

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	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?	
	SA rating	Comments
What flood zone is the site in	0	Site is in Flood Zone 1
Flooding of land surrounding site for access/ egress	0	Surrounding area is in Flood Zone 1

SA Objective	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/ buildings? Will the site be on Green Belt land?	
	SA rating	Comments
Previously developed land	0	Site is currently in use.
Green Belt	0	Site is not within Green Belt land although it is directly adjacent.

SA Objective	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 significant quantities of net new housing? Will it improve the availability of decent affordable housing?	
	SA rating	Comments
Housing provision		Current site allocation, and landowner intention, allows for residential development including student accommodation as part of mixed use scheme.
Affordable housing provision		Dependent on implementation of residential development as part of a wider scheme.

SA Objective	SA Objective 5: To reduce poverty, social exclusion, and health inequalities
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Decision-making criteria	Will it improve opportunities for people in the most deprived areas?	
	SA rating	Comments
Regeneration areas	0	Site is not in regeneration area.

SA Objective	SA Objective 6: To provide accessible essential services and facilities	
Decision-making criteria	Will it increase the provision of essential services and facilities?	
	SA rating	Comments
Community facilities		Current allocation allows for complementary uses to be considered on their merits. Provision of community facilities will depend on implementation of other allocated uses.

See also SA Objective 8

SA Objective	SA Objective 7: To provide adequate green and blue infrastructure, leisure and recreation opportunities and make these readily accessible for all; and to conserve and enhance Oxford's biodiversity	
Decision-making criteria	Will it increase the provision of public open space? Will it protect and enhance existing flora, fauna and habitats?	
	SA rating	Comments
Public open space		Current site allocation does not include requirement for public open space, although it allows for residential accommodation and expanded facilities. Including public open space will be dependent on implementation of development proposals.
Ecology and biodiversity	-	Adjacent to University Parks OCWS. Portions of site are within 600m catchment area of New Marston Meadows SSSI.

SA Objective	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? Is the site within an Air Quality Management Area?	
	SA rating	Comments
Sustainable transport links (bus stop)	+	Several stops in vicinity from the centre of site. Routes 2, 2A, 6, 7 gold, 14, 14A, 250, 300 P&R, 853, N2, NS5 gold, S2, S2X, S3 gold, S4 gold, S5 gold, ST2 Connector,
Sustainable transport links (rail station)	-	Oxford Station (1.4 km)
Primary schools	-	St Barnabas C of E Primary School (850m)

Secondary schools	-	Cherwell School North site (2.1 km)
GP surgeries	+	Observatory Medical Practice (650 m)
Post office	+	Walton Street Post Office (600 m)
Air quality	--	Entire city is with AQMA

SA Objective	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?	
	SA rating	Comments
Water	0	

SA Objective	SA Objective 10: 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	Does the site contain any historical, or archaeological features?	
	SA rating	Comments
Archaeology	-	High potential for archaeological potential, on the edge of city centre archaeological area
Conservation Areas & Register of Parks and Gardens (RPG)	--	Site is within conservation area
Listed Buildings	-	No listed buildings on site, although it forms part of the setting for several nearby listed buildings
View Cones	0	Not within view cones
High Buildings Area	-	Site is within high buildings area

SA Objective	SA Objective 11: 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? Will it increase the quantity and quality of employment opportunities?	
	SA rating	Comments
Support the knowledge-based economy		Current allocation includes academic institutional and associated research uses. Quantum dependent on implementation.
Support diversification or affordable workspace		Depends on implementation of development schemes.

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Vehicle access already exists.
Can walking and cycling connections with the surrounding area be achieved?	Footpaths and cycleways run past the site (Banbury Road, Parks Road)
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site is largely built over, however it directly adjoins University Parks and forms part of its wider setting.
Are land contamination issues likely?	Site investigation will be required for significant development or redevelopment.
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?	Surrounding area comprises of similar academic and institutional uses.

Stage 2 conclusion
There are no significant constraints to development on the site, subject to consideration for heritage context and setting.

Stage 3 assessment – Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options

Is there confirmed landowner intention to develop	Site is available and viable, landowner previously expressed intention to develop the site.
Does the landowner specify types of development	Landowner, University of Oxford, has previously indicated intention to develop for academic and research uses with student accommodation as part of mixed use scheme.

Stage 3 conclusion
Site is considered viable for development, site is expected to be developed within plan period.