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*Site Assessment  
Process (Urban  
Design and  
Assessment of  
Housing Capacity)*

**Oxford Local Plan  
2040**

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**BACKGROUND  
PAPER 15a**

### **SA Objectives –**

4.To meet local housing needs by ensuring that everyone has the opportunity to live in a decent affordable home;

11.To promote good urban design through the protection and enhancement of the historic environment and heritage assets while respecting local character and context and promoting innovation.

SEA theme – Material assets, human health, cultural heritage.

## 1. Introduction

1.1 This background paper explains how the residential site allocation policies in Chapter 8 of the Plan have been assessed in the context of housing capacity/density and design.

1.2 The inclusion of site allocation policies for residential, employment and other uses is important as it provides more certainty to communities and landowners about where the main elements of development are likely to take place during the Plan period to 2040 and is also an important part of demonstrating how the City will meet its housing requirement. The methodology and assumptions applied to arrive at that figure is explained in the paper.

1.3 Development that comes forward in the city aims to be of the highest quality design to create places where people want to reside. When places are well designed, they are attractive for walking and cycling, people feel safe from crime and vehicle traffic and allow for people to meet and build community. When places are well designed resources are used more efficiently, maintenance costs are reduced, adequate space is given to the provision of open space, biodiversity and consider climate adaptation. Evidence from [Public Health England](#) shows that people living in well-designed areas which consider these factors can enjoy better health and well-being.

*A decent home, a job and friends are more important to good health than the NHS*

Duncan Selbie, Chief Executive Public Health England<sup>1</sup>

1.4 It is also important that with the very limited land supply in Oxford and a housing need that outstrips capacity, that developments make efficient use of the sites. For this reason the policies which allocate sites for residential development include a minimum number of residential dwellings to be delivered (or dwelling equivalent). As the plan explains, it is intended that this figure is to be seen as a minimum not a cap and can be exceeded if a proposal meets the other planning criteria.

1.5 To inform the site allocations policies, including the minimum figure, a robust and bespoke site assessment process has been undertaken with several inputs:

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[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/729727/spatial\\_planning\\_for\\_health.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/729727/spatial_planning_for_health.pdf)

- Housing and Economic Land Availability Assessment (HELAA) (2023)
- Site assessment (incorporating Sustainability Appraisal) proformas
- Urban Design assessments

1.6 The process and key assumptions for each of these elements and signposts to where you can find more information are included in this paper.

## 2. Policy Framework

2.1 The National Planning Policy Framework (NPPF) paragraph 11 states that *“plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that: a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects...”*. The NPPF goes on to state the need for the development plans to include strategic policies to address priorities for the development and use of land in the area with strategic policies, setting out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for housing.

2.2 The NPPF paragraph 127 states that *“Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable”*.

2.3 Paragraph 130 goes on to say that *“Planning policies and decisions should ensure that developments:*

*a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*

*b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) create places that are safe, inclusive, and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

## **National Design Guide and National Model Design Code**

The [National Design Guide](#) is a material consideration and forms part of national planning guidance setting out the characteristics of well-designed places and demonstrating what the government considers good design to mean in practice. The guide outlines and illustrates ten characteristics of good design falling under the topics of Climate, Character and Community. The [National Model Design Code's](#) purpose is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide.

Appendix 1 of the Plan sets out the Design Guide for Oxford in line with policies in the Plan which applicants will need to respond to, to demonstrate high-quality design.

### **3. Current Situation**

3.1 The LP2036 includes site allocations for new residential development and also Areas of Focus. The allocations need to be reviewed because some of those site allocations are now being built out, or have completed; whilst for others the landowner circumstances may have changed in terms of their intentions for the site.

3.2 The annual monitoring shows that the annual housing target has been met since the LP2036 was adopted, even with the stepped trajectory. However as LP2040 covers the period up to 2040 then additional capacity needs to be identified for new residential development to meet housing needs up to 2040.

## 4. Feedback from consultation

4.1 Engagement with local communities is encouraged throughout the design process. As part of developing the areas of focus and site allocation policies the policy, heritage and urban design team worked with Design Southeast to organise a design workshop. The aim of the workshop was to gather local knowledge, experience and aspirations to support the drafting of development policies in the Oxford Local Plan 2040. Three sites that were considered as part of the workshop are allocated for development in the Oxford Local Plan 2036 (OLP2036) and are to be taken forward as development sites in the Oxford Local Plan 2040 (OLP 2040). The sites are located on Marston Road and are in the Marston Road and Old Road Area of Focus as set out in the draft OLP 2040 Plan. A summary [report of the workshop](#) was produced and sent to all of those who attended.

## Have YOUR say & share your ideas on making new development work in your area



**Join our design workshop**  
**Date:** Saturday 18th March 2023 (9:30am - 1:30pm)  
**Location:** Abercrombie Building  
Headington Campus, Gypsy Lane, Oxford OX3 0BP

This workshop will be focussed on the Marston Road area. Please come along to have your say and show your ideas on a plan to improve your local area.

The sites we will look at:

- Government and Harcourt House
- Land surrounding St Clements Church
- Oxford Brookes Marston Road Campus



If you and/ or a neighbour want to attend please get in touch with Rosa.  
Email: [odrp@oxford.gov.uk](mailto:odrp@oxford.gov.uk) or scan QR code



*Invitation to the Marston Road area design workshop*

4.2 Issues stage consultation for LP2040

At the issues stage of consultation, the comments did not go into detail about site allocations but there were comments about the importance of prioritising brownfield sites.

4.3 Preferred options stage consultation for LP2040

Comments about the need to balance protecting the environment, and the need for housing or facilities should not override the need for open space and protected Green Infrastructure (GI).

There were also comments about specific sites, sometimes from landowners and sometimes from third parties such as local residents or statutory bodies like the Environment Agency or Historic England. These have been taken into account in the more detailed drafting of the site allocation policies, and where applicable in updates to the HELAA or ELA. Comments about the Plan Objectives also link to the site allocations process, for example comments about density, and prioritising sites for residential uses.

4.4 There has also been further consultation with the landowners of sites as the draft site allocations have been developed.

## 5. Likely Trends Without a New Local Plan

5.1 Without updated site allocations and criteria policies, planning applications would be determined against policies in the NPPF. The absence of locally-specific design and density policies to guide development in the specific context of Oxford, would increase the risk of applications coming forward which are both poorly designed and do not make the most efficient use of land.

5.2 Without site allocations, it also gives less certainty to communities and landowners about which sites might be developed or for what uses. This also has knock on effects that developers may not bring sites forward if they do not have a degree of confidence that the land use might be acceptable in principle.

5.3 Without the policies and site allocations to guide the locational strategy for student housing it could result in a proliferation of student housing on sites which would otherwise be allocated for market and affordable housing in Oxford (to maximise opportunities to meet the housing target and ensure it can demonstrate a 5-year housing land supply).

5.4 Furthermore, the absence of adopted planning policies and site allocations to guide the land use on sites it would mean that land would be used for whatever commands the highest value which is currently for research and development proposals. Although such uses have an important role in the city, the Plan's priority is to maximise the delivery of housing whilst protecting Category 1 & 2 employment sites: it is not to allocate new employment sites.

## 6. Identifying Potential Development Site Allocations

6.1 The starting point for identifying potential development site allocations was the existing site allocation in the LP2036. This list of allocations was reviewed, contact made with the landowners to check if the site is still available and likely delivery timescales and intended land uses, and further checks made against the housing trajectory to establish if the site still requires an allocation.

6.2 The findings from the Housing and Economic Land Availability Assessment (HELAA) also provided evidence to identify which sites needed an allocation policy in the Plan. Specifically, Appendix B of the HELAA lists all the sites which meet the HELAA criteria of being Suitable, Available and Achievable (as per the Government's [HELAA Guidance](#)). The HELAA does not allocate land for residential development but identifies sites with development potential. The HELAA has assessed sites of over 0.25ha (or capable of delivering 10+ dwellings).

6.3 Not all sites need a site allocation policy. Some may not be large enough to warrant one, and such sites can come forward without a specific allocation policy and just be determined against the other the relevant plan policies. Many small sites (sites of 1-9 dwellings) come forward as windfalls through conversions and subdivisions and development in residential gardens. Using past trends and extrapolating forward means that there is both evidence and certainty that this source of supply will continue over the Plan period and those sites do not need allocations. The windfall allowance in the HELAA to support the 2040 Plan is 116 units per annum. More details about the calculation can be found in the HELAA September 2023.

6.4 Some sites had also been granted planning permission and started to be built out since the LP2036 so those also did not need an allocation to support delivery, other than larger phased sites where only part of the site has planning permission.

6.5 A site assessment proforma was completed for each individual site, which combined site assessment criteria with the Sustainability Appraisal (SA) criteria and consideration against the SA objectives. See Appendix for a copy of the proforma. The proformas helped to identify any key sustainability concerns which needed further investigation, any deliverability issues which would need to be specifically addressed in a site allocation, and whether the site should be taken forward to the draft policy stage.

6.6 Alongside these proformas, which were quite technical in approach, a bespoke Urban Design assessment was also undertaken for many of the sites. See Appendix for copy of the template used. The assessment tool was developed by the Design & Heritage team at the City Council, to draw on a range of resources and information sources, to ensure a thorough consideration of the sites. This was partly driven by the anticipation that 'permission in principle' might be introduced into national policy, so it was envisaged that the site allocation policies may need to be more detailed for LP2040 than for previous plans. It was also to enable a thorough consideration of the capacity for each site, rather than relying on theoretical or typology approaches, so that each site allocation would have a bespoke capacity figure which takes into account the specifics of that site.

6.7 Each site allocation includes a minimum number of dwellings expected to be delivered on the site. The minimum housing numbers are informed by a wide range of background evidence including the SFRA, green and blue infrastructure, buffers for water courses, community needs, heights policy, sustainability appraisal site assessments and the urban design assessment. It is important to note that the minimum numbers are a minimum expected, and not a cap or a target, and planning applications for the site may put forward proposals which exceed the

minimum number if they can demonstrate that the proposal is acceptable in design terms and other policy criteria in the Plan.

### **HELAA 2023**

6.8 The HELAA is regularly updated to ensure we capture the latest landowner positions, such as any changes to land ownership, landowner intentions, and viability (e.g. changes to sales values, built costs etc.); and the latest position in terms of planning permissions and completions. The previous HELAA was undertaken in 2019. An [interim helaa](#) update was produced for the Regulation 18 Preferred Options Consultation. The 2023 update has also considered the informal Oxfordshire HELAA Joint Methodology, which was developed and agreed by all the Oxfordshire district councils and the Oxfordshire Plan 2050 team in 2021. Whilst work on the Oxfordshire Plan is no longer continuing, this methodology is valuable because it demonstrates that the approach taken in Oxford is consistent and informally agreed with officers across Oxfordshire.

6.9 The full methodology and assumptions for the HELAA are explained in the methodology section of the HELAA document itself so are not repeated here. The HELAA seeks to respond to the housing crisis in Oxford and shortage of available land by additional measures to identify sites:

- Sites in Flood Zone 3a and 3b are included in the assessment if they are brownfield. This is a specific agreement with the Environment Agency in recognition that Oxford has existing developments which could bring sustainability benefits from very careful regeneration or redevelopment schemes in FZ3. An updated SFRA is also being undertaken;
- Sites within the Oxford Green Belt are included in the assessment, except for sites where development would have a high or moderate-high impact on the purposes of the Green Belt. An updated Green Belt assessment is also being commissioned to support the Local Plan 2040;
- Public open space, private open space, and outdoor sports facilities are included in the assessment;
- Allotments are included in the assessment;
- Employment sites, including Category 1 and Category 2 sites protected in the 2036 Local Plan, are included in the assessment and the approach to allowing housing development on employment sites has been broadened in the policy options. More details are set out in the Economy background paper.



## **Sustainability assessment site appraisals**

6.10 All of the sites which met the HELAA Suitable/Available/Achievable criteria were further assessed using a site assessment template to gain a deeper understanding about the constraints and opportunities of those sites. A copy of the template is attached in Appendix A of this paper.

6.11 The template considers the plan objectives as well as Sustainability Appraisal objectives, it clearly indicates which SA objective relates to which assessment section. This is based on the site assessment criteria suggested in the SA Scoping Report.

6.12 The site assessments have a dual purpose: they were the initial filter for identifying preferred options for which sites to allocate, and they also assessed the sites against Sustainability Appraisal criteria. Inevitably there is some overlap between the assessments, so the proforma covers both tasks. It considers constraints, deliverability considerations, and also sustainability impacts of potential development on that site.

6.13 It then identifies what the preferred option land use would be, which in most cases is residential uses because of the urgent and pressing need for housing in Oxford.

6.14 These site assessments for each site were published at the Preferred Options stage of consultation in 2022.

## **Urban design assessments to inform residential numbers in development site allocations**

6.15 Urban design assessments have been undertaken by urban design and policy officers to inform the housing numbers in the relevant site allocation policies. If a site already had quite a progressed planning permission (permission in principle) an urban design assessment may not have been undertaken, a decision was made on a case-by-case basis where it could add value to inform the drafting of site allocation policies. A template (see Appendix of this paper) was developed in house by the urban design officers guided by the NPPF Chapter 11: Making Effective Use of Land. Paragraph 125 explains, in relating to achieving appropriate densities at a development: “area-based character assessments, design guides and codes and masterplans can be used to help ensure that land is used efficiently while also creating beautiful and sustainable places”.

## **Additional site assessment review**

6.16 A further site assessment review was undertaken for each site with a site allocation, to support the Regulation 19 Plan. This involved reviewing the Site Assessment proformas from the Preferred Options stage to update with more recent evidence where applicable, for example from the updated Strategic Flood Risk Assessment, and the updated Green Infrastructure Study.

6.17 These assessments helped to develop site-specific design considerations or policy requirements and capacity estimates for sites.

## 7. Conclusions

7.1 The different work streams have been brought together to inform the site allocations policies and the minimum numbers of residential dwellings for each.

7.2 The numbers have been tested with the relevant landowner for the site to ensure that the number is the most robust and deliverable to be included in the policy. The need to use the land efficiently and give the most certainty about housing delivery to communities, landowners, and to neighbouring councils who are already committed through their existing adopted local plans to helping to deliver Oxford's unmet housing need on sites around Oxford as detailed in chapter 8 of the Plan.

7.3 The site allocation policies are in Chapter 8 of the Plan. The following design policies support the site allocation policies to ensure the delivery of high quality, well designed, new development across the city and which ensures the most efficient use of land:

- HD7: Principles of high-quality design
- HD8: Using context to determine appropriate density
- HD9: Views and building heights

### Policy HD7 Principles of High-Quality Design

**Planning permission will only be granted for development of high-quality design that is responsive to its context, creates or enhances local distinctiveness, and ensures that the amenity of the natural environment is protected.**

**All developments - other than changes of use without external alterations and householder applications - will be expected to be supported by a constraints and opportunities plan with supporting text and/or visuals to explain their design rationale in a design statement proportionate to the proposal (which could be part of a Design and Access Statement, Planning Statement or other demonstration of compliance with other plan policies that may be relevant), which should address the relevant checklist points set out in Appendix 1.1.**

**Planning permission will only be granted where proposals are designed to meet the key design objectives and principles for delivering high quality development as set out in Appendix 1.1.**

### Policy HD8 Using Context to Determine Appropriate Density

**Planning permission will only be granted where development proposals make efficient use of land, appropriate for the context of the site and its surroundings.**

**Development proposals must make best use of site capacity, in a manner compatible with the site itself, with a full understanding of the context of the site**

and its place in Oxford and the surrounding area. Balanced against the need for development, it should be shown how the built form, scale, layout and overall density:

- a. is appropriate for the use proposed;
- b. is informed by an understanding of context, with building heights and massing that should conform to other policies in the plan;
- c. is informed by an understanding of the impacts on heritage, including the presence of listed buildings or their setting, conservation areas or their setting, registered parks and gardens, likely or known archaeological deposits, etc; and
- d. protects significant green infrastructure features such as biodiversity habitats, public open spaces and mature trees and considers existing provision of these in the local area as well as opportunities to enhance greening and biodiversity on the site; and
- e. considers the opportunities for energy efficiency measures and net zero carbon design, including maximising renewable energy generation, reducing embodied carbon in construction and preserving carbon sinks;
- f. considers presence of flood risk and, where relevant, locating more vulnerable uses in locations with reduced flood risk, less vulnerable uses in areas of higher risk;

It is expected that sites at mobility hubs and within the city and district centres will be capable of accommodating development at an increased scale and density, although this will also be encouraged in all other appropriate locations where the impact of so doing is shown to be acceptable. High-density development (for residential development this will indicatively be taken as 100dph) is expected in the district centres, and in the city centre where feasible in the context of the impacts on heritage.

### Policy HD9 Views and Building Heights

Planning permission will not be granted for development that will not retain the special significance of views of the historic skyline, both from within Oxford and from outside.

Planning permission will be granted for developments of appropriate height or massing. Any proposal for height that is above the prevailing heights of the area and that could impact on character should be fully explained by the following criteria, all of which should be met:

- a. design choices regarding height and massing have a clear design rationale; and
- b. regard should be had to the guidance on design of higher buildings set out in the High Buildings Study TAN. In particular, the impacts in terms of the four visual tests of obstruction, impact on the skyline, competition and change of character should be explained; and
- c. it should be demonstrated how proposals have been designed to have a positive impact on important views including both into the historic skyline and out towards

Oxford's green setting, through their massing, orientation, the relation of the building to the street, and detailed design features including roofline and materials (including colour);

d. taller buildings have been designed and orientated to avoid potential negative impacts, including on neighbouring amenity, such as overshadowing, overbearing and overlooking, reduced internal daylight and sunlight and wind-tunnel effects.

The area within a 1,200 metre radius of Carfax tower (the Historic Core Area) contains all the buildings that comprise the historic skyline, so new developments that exceed 18.2 m (60 ft) in height or ordnance datum (height above sea level) 79.3 m (260 ft) (whichever is the lower) are likely to intrude into the skyline. Development above this height must be limited in bulk and must be of the highest design quality.

Applications for any building that exceeds 15 metres (or the height that the High Buildings TAN says may be impactful in that area if that is higher) will be required to provide extensive information so that the full impacts of any proposals can be understood and assessed, including:

e. a Visual Impact Assessment, which includes the use of photos and verified views produced and used in a technically appropriate way, which are appropriate in size and resolution to match the perspective and detail as far as possible to that seen in the field, representing the landscape and proposed development as accurately as possible (produced in accordance with the Landscape Institute's GLVIA 3d Edition and Technical Guidance note TGN 06 19 or updated equivalents); and

f. use of VuCity 3D modelling (or equivalent if updated by the City Council in future), shared with the City Council so that the impact of the development can be understood from different locations, including any view cone views that are affected; and

g. if harm is caused to a heritage asset or its setting, a full explanation of other options that have been considered that may be less harmful, a justification that the benefits outweigh the harm and open book viability assessment if relied upon in the explanation.

Any proposals within the Historic Core Area or the View Cones that may impact on the foreground of views and roofscape (including proposals where they are below the Carfax datum point, for example plant) should be designed carefully, and should meet the following criteria:

j. they are based on a clear understanding of characteristic positive aspects of roofscape in the area; and

k. they contribute positively to the roofscape, to enhance any significant long views the development may be part of and also the experience at street level.

Planning permission will not be granted for development proposed within a View Cone or the setting of a View Cone if it would harm the special significance of the view.

The View Cones and the Historic Core Area (1,200m radius of Carfax tower) are defined on the Policies Map

## Appendices

### Sustainability Appraisal site assessment template 2040 Plan

Site name		Site location plan
HELAA reference		
Site size		
Existing use		

**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?		
Is the site greenfield in flood zone 3b?		
Is the site area less than 0.25ha?		
Is the site already at an advanced stage in the planning process (development commenced)?		
<b>Stage 1 conclusion</b>		

**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.**

<b>SA Objective</b>	<b>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.</b>	
<b>Decision-making criteria</b>	Is the site suitable for development?	
	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone is the site in</b>		
<b>Flooding of land surrounding site for access/ egress</b>		

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will the site make use of previously developed land/ buildings? Will the site be on Green Belt land?	
	<b>SA rating</b>	<b>Comments</b>
<b>Previously</b>		

developed land		
Green Belt		

<b>SA Objective</b>	<b>SA Objective 4: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent affordable home</b>	
<b>Decision-making criteria</b>	Will the site provide significant quantities of net new housing? Will it improve the availability of decent affordable housing?	
	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>		
<b>Affordable housing provision</b>		

<b>SA Objective</b>	<b>SA Objective 5: To reduce poverty, social exclusion, and health inequalities</b>	
<b>Decision-making criteria</b>	Will it improve opportunities for people in the most deprived areas?	
	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration areas</b>		

<b>SA Objective</b>	<b>SA Objective 6: To provide accessible essential services and facilities</b>	
<b>Decision-making criteria</b>	Will it increase the provision of essential services and facilities?	
	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>		

*See also SA Objective 8*

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will it increase the provision of public open space? Will it protect and enhance existing flora, fauna and habitats?	
	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>		
<b>Ecology and biodiversity</b>		

<b>SA Objective</b>	<b>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)</b>
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<b>Decision-making criteria</b>	Will it encourage walking cycling and use of public transport? Is the site within an Air Quality Management Area?	
	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>		
<b>Sustainable transport links (rail station)</b>		
<b>Primary schools</b>		
<b>Secondary schools</b>		
<b>GP surgeries</b>		
<b>Post office</b>		
<b>Air quality</b>		

<b>SA Objective</b>	<b>SA Objective 9: To achieve water quality targets and manage water resources</b>	
<b>Decision-making criteria</b>	Does the site contain, or is it near, a water body?	
	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>		

<b>SA Objective</b>	<b>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.</b>	
<b>Decision-making criteria</b>	Does the site contain any historical, or archaeological features?	
	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>		
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>		
<b>Listed Buildings</b>		
<b>View Cones</b>		
<b>High Buildings Area</b>		

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will it support key sectors that drive economic growth? Will it increase the quantity and quality of employment opportunities?	
	<b>SA rating</b>	<b>Comments</b>
<b>Support the knowledge-based economy</b>		

<b>Support diversification or affordable workspace</b>		
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<b>Other constraints which could affect suitability of site for development</b>		
<b>Can access for vehicles be achieved?</b>		
<b>Can walking and cycling connections with the surrounding area be achieved?</b>		
<b>Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?</b>		
<b>Are land contamination issues likely?</b>		
<b>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?</b>		

<b>Stage 2 conclusion</b>

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

<b>Is there confirmed landowner intention to develop</b>	
<b>Does the landowner specify types of development</b>	

<b>Stage 3 conclusion</b>











## Appendices

### Appendix 1 - Copy of Urban Design Framework template

Site reference:	
Site name:	
Existing use:	

**ASSESSMENT STAGE : Urban design assessment of sites carried out through first hand observations.**

#### Site Character and Context

<i>Question</i>	<i>Example Answers</i>	<i>Additional Resources</i>
<i>What is the landscape character?</i>	<i>Riparian edge, clay hills, gravel raised bed.</i>	<i>Oxford in its landscape setting document, conservation area appraisals.</i>
<i>What is the urban character?</i>	<i>Victorian terrace, post-war terrace, historic core.</i>	
<i>How is the site defined?</i>	<i>Hedges, fences, rivers, natural feature, roads, utilities, access.</i>	
Comments:		

#### Natural Features and Resources

<i>Question</i>	<i>Example Answers</i>	<i>Additional Resources</i>
<i>How could the site be used to maximise natural resources?</i>	<i>SuDS features within landscaping. Green rooves on buildings where roof is flat.</i>	<i>National Design Guide, Oxford City SuDs Design Evaluation Guide.</i>
<i>How could habitats be supported and biodiversity enhanced?</i>	<i>Retain existing hedgerows. A network of green spaces, create wildlife corridors.</i>	<i>National Design Guide.</i>
<i>Are there any heritage assets affected by the development?</i>	<i>No listed buildings onsite but partially within the X conservation area.</i>	<i>Historic England List, Cons. Area Maps and Appraisals, locally listed OHAR, High Buildings TAN, Oxford Viewcones Document.</i>
Comments		

#### Movement

<i>Question</i>	<i>Example Answers</i>	<i>Additional Resources</i>
<i>How could pedestrians access the site?</i>	<i>On a non-segregated pavement alongside a new</i>	<i>National Design Guide, Manual for Streets,</i>

	<i>access road from X Street.</i>	<i>Oxfordshire Street Design Guide, Secured by Design Guides.</i>
<i>How could cyclists access the site</i>	<i>On a short segregated cycle path with good surveillance from neighbouring buildings.</i>	
<i>How can vehicles such as cars, emergency vehicles and refuse lorries access.</i>	<i>On a new access road from X Street.</i>	
<p>Comments:</p> <p>NB. Disabled access for all should be considered for each type of user.</p>		

### Designing Development Blocks, density and uses

<b>Question</b>	<b>Example Answers</b>	<b>Additional Resources</b>
<i>What is the best block arrangement for the site?</i>	<i>2 storey terraced blocks with 3/4 storey marker buildings at ends of row and junctions. Rows aligned 30 deg. of south for passive design.</i>	<i>National Design Guide</i>
<i>How does the density relate to the surrounding context?</i>	<i>Terraced houses reflect local context with the opportunity for increased density in flatted marker buildings.</i>	
<i>What are the potential uses onsite?</i>	<i>The site is suitable for residential development with the potential for Ground Floor retail use on the main road.</i>	
<p>Comments:</p>		

### Plots and Buildings

<b>Question</b>	<b>Example Answers</b>	<b>Additional Resources</b>
<i>What type of plots would be appropriate to the site?</i>	<i>Terraced housing with front and rear gardens. Opportunity for larger plots to bookend rows, at road junctions, or facing buildings of similar size adjacent to the site.</i>	<i>National Design Guide.</i>
<i>What type of roofscape would be appropriate to the site?</i>	<i>Terraced houses with a consistent pitched ridgeline with more variation on marker buildings. Potential to incorporate solar panels.</i>	<i>National Design Guide</i>
<i>Has parking been included?</i>	<i>This could be incorporated on street to preserve the character of front gardens and walls.</i>	<i>Manual for Streets, Oxfordshire Street Design Guide</i>

Comments:

### Design of External Areas

<b>Question</b>	<b>Example Answers</b>	<b>Additional Resources</b>
<i>What are the opportunities for public space and landscaping?</i>	<i>Pocket parks that are well overlooked by housing featuring high quality street furniture and rich planting.</i>	<i>National Design Guide.</i>
<i>How is parking integrated into the landscaping scheme?</i>	<i>A landscape buffer could help define parking bays in small groups.</i>	<i>National Design Guide.</i>
<i>Can secured by design principles be incorporated?</i>	<i>Yes, through good surveillance of the public realm, avoidance of dead ends in road layout etc.</i>	<i>Secure by Design guides, National Design Guide.</i>

Comments:

### Ensuring Quality

<b>Question</b>	<b>Example Answers</b>	<b>Additional Resources</b>
<i>What palette of materials would be appropriate for the built form?</i>	<i>A palette of red/brown brick, with stone detailing would be an appropriate response to context.</i>	<i>National Design Guide, Conservation Area Appraisals, Oxford in its Landscape Setting document.</i>
<i>What palette of materials would be appropriate for landscaping and boundaries?</i>	<i>Boundaries should be brick or stone walls to reflect the local vernacular. Hard surfaces should reflect the materiality of the conservation area.</i>	
<i>What would be the environmental and maintenance strategies?</i>	<i>Potential for locally sourced materials in the landscape. Robust easy to maintain materials chosen.</i>	

Comments:

### Design and Alteration of Buildings

<b>Question</b>	<b>Example Answers</b>	<b>Additional Resources</b>
<i>Is there the potential to re-use buildings onsite?</i>	<i>The nineteenth century Victorian Warehouse has the potential for re-use.</i>	<i>Historic England List, OHAR, Conservation Area Maps and Appraisals.</i>
<i>What are the potential re-uses?</i>	<i>Given the good daylighting from large windows the conversion to apartments would be a possibility.</i>	<i>Historic England List, OHAR, Conservation Area maps and Appraisals.</i>

Comments: