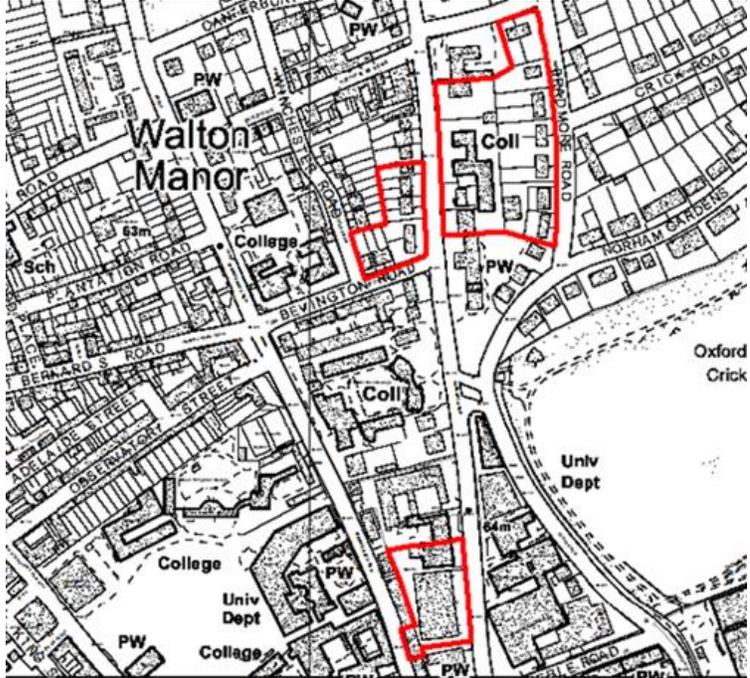


**OLP2040 Site assessment proforma (including Sustainability Appraisal)**

Site name	Banbury Road University Sites	Site location plan
HELAA reference	006 SP31	 <p>The map shows the Walton Manor area in Oxford. Key features include Banbury Road running vertically, several colleges (labeled 'Coll' and 'College'), and university departments ('Univ Dept'). The site is highlighted in red. Other landmarks include Oxford Crick, Norman Gardens, and various streets like PANTATION ROAD, BEVINGTON ROAD, and BERNARD'S ROAD. There are also labels for 'PW' (Public Works) and 'Sch' (School).</p>
Ward	North	
Site size	3.12ha	
Existing use	The site is owned and occupied by the University of Oxford. The site is currently used for educational purposes and for staff and student accommodation.	

**Stage 1 assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	<b>No</b>	
Is the site greenfield in flood zone 3b?	<b>No</b>	
Is the site area less than 0.25ha?	<b>No</b>	
Is the site already at an advanced stage in the planning process (development commenced)?	<b>No</b>	
<b>Stage 1 conclusion</b>		
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to stage 2 assessment.		

**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**

<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 use proposed suitable given the flood zone of the site?	
	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone is the site in</b>	<b>0</b>	The site is not within a Flood Zone.
<b>Flooding of land surrounding site for access/ egress</b>	<b>0</b>	There is safe access/egress from the site.

<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 developed land</b>	<b>0</b>	The site is previously developed land with buildings in use on site. Development could help to make more efficient use of the land.
<b>Green Belt</b>	<b>0</b>	Site is not on Green Belt land.

<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>I</b>	The site has the potential to provide up to 60 dwellings (150 student rooms).
<b>Affordable housing provision</b>	<b>I</b>	The amount of affordable housing delivered would depend on which use was brought forward.

<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?	

	SA rating	Comments
Regeneration areas	0	Site is not within one of the most deprived areas of Oxford.

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	0	Development is unlikely to increase the provision of essential services and facilities as the site is allocated for student accommodation. No change.

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	I	Any development is unlikely to increase the provision of public open space but depends on implementation.
Ecology and biodiversity	+	Site is not within close proximity of an area designated for its biodiversity value.

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)	+	The site is less than a minute walk (100m) away from bus stop. Buses along Banbury Road are frequent e.g. 2, 2a, 7 Gold.
Sustainable transport links (rail station)	-	Parts of the site are over 20-minute walk away from Oxford Station. Over 1600m from the station.
Primary schools	+	The site is less than a 10-minute walk from the nearest primary school (Leckford Place School). Over 800m from school
Secondary schools	+	The site is more than a 10-minute walk from the nearest secondary school (over 300m) Most of the schools within walking distance are private/independent schools.

<b>GP surgeries</b>	+	The site is less than a 10-minute walk from the nearest GP surgery (Over 1km).
<b>Post office</b>	+	The site is less than a 10-minute walk from the nearest post office. (Over 600m)
<b>Air quality</b>	--	Whole city is within an AQMA.

<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>	0	The site does not contain or is not near a body of water.

<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>	-	The site is within the Archaeological Area. Part of site is within the Historic Core Area.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	--	The site is entirely within the North Oxford Victorian Suburb Conservation Area.
<b>Listed Buildings</b>	--	The site contains seven Grade II listed buildings and is adjacent to several Grade II listed buildings. The impact of development would depend on design which would need to be sensitively considered.
<b>View Cones</b>	0	The site is not within a View Cone.
<b>High Buildings Area</b>	-	Part of site within the High Buildings Area.

<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>	0	Site unlikely to change number of jobs/ economic floorspace in knowledge-based economy.
<b>Support diversification or affordable workspace</b>	0	No change

<b>Other constraints which could affect suitability of site for development</b>	
Can access for vehicles be achieved?	Site is already accessible by vehicle from Banbury Road.
Can walking and cycling connections with the surrounding area be achieved?	Site is bounded by pedestrian and cycle connections on Banbury and Woodstock Road.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	There are a considerable number of trees across the site, but no other topographical constraints. No TPO's recorded on site.
Are land contamination issues likely?	There are no likely land contamination issues.
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?	The site adjoins residential and educational uses, so design sensitivity would be required.

<b>Stage 2 conclusion</b>
<p>The site scores well overall against the sustainability criteria.</p> <p>The key conclusions at this stage are:</p> <ul style="list-style-type: none"> <li>• Design sensitivity is required, taking into consideration the site's location in a conservation area, archaeological area and the number of designated heritage assets within and adjacent to the site.</li> <li>• Site has good access to sustainable transport links.</li> </ul> <p>Continue to Stage 3 assessment.</p>

**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>	Yes.
<b>Does the landowner specify types of development</b>	Landowner has expressed an intention to develop residential/student accommodation as part of a mixed-use development including academic uses. No employment development proposed.

<b>Stage 3 conclusion</b>
<p>The site is occupied and owned by the University of Oxford, which has expressed intent to develop for student and academic uses as part of a mixed-use development. Likely to be available only in phases as the site is split into three parts but approximately 150 student rooms (60 dwellings equivalent).</p> <p>Sensitive redevelopment required given site's location near valued heritage assets.</p> <p>Site should be taken forward as a preferred option and allocated for student accommodation as part of a mixed-use development.</p>