

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Canalside Land, Jericho	Site location plan
HELAA reference OLP Policy	11 OLP SP33	
Ward	Jericho and Osney	
Site size	0.49ha	
Existing use	Part boat hire base, garages, open space, derelict workshops, boat repair yard. The site has been derelict since 2006.	

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	
Is the site greenfield in flood zone 3b?	No	
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		
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

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	-	FZ3b however residential development at this site has been justified previously through the sequential test. A level 2 SFRA was carried out for this site to examine part b of the Exception Test.
Flooding of land surrounding site for access/ egress	0	There is safe access to the site, although one side of the site is bounded by Oxford Canal. Not sure if this should be orange or yellow.

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	+	The site would make use of previously developed land although the existing buildings would need to be cleared from the site.
Green Belt	0	The site will not be on Green Belt land.

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	I	A mixed-use site which would deliver some residential development, focused on the southern part of the site with the boatyard in the north.
Affordable housing provision	I	SPD states a minimum of 50% of the dwellings on site must be affordable. Of these, a minimum of 80% must be social rented tenure with the remainder being of intermediate tenure. Depends on implementation.

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 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	+	Development on site will provide a new sustainably sized multi-use community centre, public open space/square.

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	+	The site is brownfield so is not part of green infrastructure network. The adopted plan policy includes the provision for public open space/square.
Ecology and biodiversity	-	Site is adjacent to Oxford Canal which is an Oxford City Wildlife Site.

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)	-	>800m to the nearest bus stop (10-minute walk) (850m). The bus routes to this site which go into Oxford city centre only travel via and stop along Woodstock Road. Services on this road are frequent.
Sustainable transport links (rail station)	+	Site is within a 1km walk of Oxford train station.
Primary schools	+	The nearest primary school is within a 5-minute walk of the site (350m).
Secondary schools	-	Site is just over 1km away from the nearest secondary school.

GP surgeries	+	Site is within 500m of GP surgery.
Post office	+	Site is within 500m of a post office.
Air quality	0	Whole city is within an 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	-	Site is adjacent to Oxford Canal.

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	0	Site contains no known archeological sites or has limited or uncertain archaeological potential.
Conservation Areas & Register of Parks and Gardens (RPG)	- -	Site is entirely within the Jericho Conservation Area.
Listed Buildings	- -	Site is adjacent to a Grade I Listed Building (Church of St Barnabas).
View Cones	0	Site lies outside of a View Cone.
High Buildings Area	-	Site lies within the 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
Employment Opportunities	0	Site has been designated for mixed-use development with residential. Provision of community services seems to be the focus therefore site is not for economic uses.

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Vehicle access to the site already exists but is likely to need improvements.
Can walking and cycling connections with the surrounding area be achieved?	The site is within the urban area with existing cycle and pedestrian connections but is likely to need improvements.

Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No significant features on the site, although adjacent to the canal which offers opportunity for design.
Are land contamination issues likely?	Historical dockyard area. Likely to be contamination issues which will need addressing.
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?	Site is adjacent to Oxford Canal on one side. Site adjoins residential therefore will need to consider sensitive design.

Stage 2 conclusion
<p>The site scores positively in most cases against the sustainability criteria.</p> <p>The key conclusions at this stage are:</p> <ul style="list-style-type: none"> • Development needs to respect and enhance the historic environment, including the waterfront heritage of the site, the conservation area and the Grade I listed St Barnabas Church. Particularly in terms of design and building height. • Existing pedestrian and cycling routes could be improved to create a better network for sustainable travel, particularly over the Oxford Canal. • Transport links to secondary school will need to be improved if developing for residential. • Affordable housing provision is key for this site as stated in the SPD. <p>Continue to Stage 3 assessment.</p>

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

Is there confirmed landowner intention to develop	Confirmed landowner intention.
Does the landowner specify types of development	Planning application 20/01276/FUL (18 units) indicates intent to develop. This was refused in April 2022.

Stage 3 conclusion
<p>There is confirmed intention from the landowner to develop. Expected to be developed within the Local Plan period. Most recent planning application (20/01276/FUL) was refused in relation to insufficient provision of affordable housing provision. Although refused, planning application shows intention to develop.</p> <p>Consider further as a preferred option for allocation for a housing-led mixed-use development to include a new community centre, boatyard, public square, winding yard and bridge, subject to further information on deliverability and suitability.</p>