

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

Site name	Diamond Place and Ewert House	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	018  Policy SP6	
Ward	St. Margaret's	
Site size	1.73	
Existing use	The site is owned mainly by Oxford City Council and the University of Oxford. The site is currently used as public car parks, offices and academic uses.	

**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>		
<i>No clear conflicts with national policy or insurmountable environmental or physical constraints.</i>		
<i>Continue to stage 2 assessment.</i>		

**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>	This site is within Flood Zone 1
<b>Flooding of land surrounding site for access/ egress</b>	<b>0</b>	Surrounding land in FZ1

<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 comprises previously developed land which includes car parks and some buildings. The redevelopment of the site would make more effective and efficient use of land.
<b>Green Belt</b>	<b>0</b>	The site is not within the 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>++</b>	The site has the potential to provide 160 homes together with some student accommodation (approx. 270)
<b>Affordable housing provision</b>	<b>+</b>	50% affordable housing would be required (80 homes)

<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>	0	Site is not within a Regeneration Area
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<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>	++	Redevelopment of the site will provide replacement community hall to a better standard than at present. The intention is to explore the prospect of providing a new medical centre. There will also be some additional shops / café's serving the local people and new residents / students.

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>	+	Allocation for housing, therefore, 10% will be required, but could potentially be more depending on how the scheme evolves / design.
<b>Ecology and biodiversity</b>	+	Although no biodiversity on site, has the potential to link with fields to the east

<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>	
<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>	+	site is 200m from Banbury Road bus stops, which is very well served with frequent buses, such as 2, 2a, 7 Gold
<b>Sustainable transport links (rail station)</b>	-	The site is a 35-minute walk away from Oxford Parkway Station, which is over 1600m from the station. But is only a 7 minute bus ride away.
<b>Primary schools</b>	-	The site is a 15 minute walk from the nearest primary school (St. Aloysius School, Woodstock Road)
<b>Secondary schools</b>	+	The site is less than a 10-minute walk from the nearest secondary school. (Cherwell School)

<b>GP surgeries</b>	+	The site is less than a 10-minute walk from the nearest GP surgery.
<b>Post office</b>	+	The site is less than a 10 minute walk to the nearest Post Office in Summertown.
<b>Air quality</b>		The 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 is not within 30m of a water body

<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>	-	There is high potential for archaeological interest as the site is adjacent to cropmarks of likely prehistoric or Roman date
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	Site is not in or on the edge of a conservation area or site on the RPG
<b>Listed Buildings</b>	-	The site lies adjacent to some Listed Buildings, Diamond Cottages
<b>View Cones</b>	0	The site does not lie within a view cone.
<b>High Buildings Area</b>	0	The site is not within a 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>	-	The redevelopment of the site is principally for housing and student accommodation. It would involve the loss of Ewert House, Examination Building and some offices. The new jobs created are unlikely to directly relate to the knowledge based-economy.
<b>Support diversification or affordable workspace</b>	+	The redevelopment of the site would provide opportunities for skills and training programmes to be introduced associated with the construction of the new development, and provide some other jobs linked to the service sector / retail, cafes, and subject to viability a new medical centre.

<b>Other constraints which could affect suitability of site for development</b>	
Can access for vehicles be achieved?	Yes principally via Ferry Pool Road and potentially other options depending on scheme that comes forward.
Can walking and cycling connections with the surrounding area be achieved?	Yes there is a real opportunity to significant improve walking and cycling through the site.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	There is a significant change in ground level from north to south between the two principle car parks.
Are land contamination issues likely?	No. Not aware of any.
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 relationship between the development site and the listed buildings in Diamond Cottages, needs to be carefully considered.

<b>Stage 2 conclusion</b>
<p>There are no significant conflicts with national policy or environmental or physical constraints to the development of this site. The Outline Strategic Business Case shows that there is a viable mixed-use development, principally housing and student accommodation, that can be achieved on this site. It will however be important to take the scheme forward as a comprehensive redevelopment and therefore the City Council and OUD will need to work in partnership to deliver its development. Both parties have been actively involved in positive discussions. The site can therefore progress to stage 3.</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. An Outline Strategic Business Case has been prepared by one of the landowners (City Council) who consider that it is possible to bring forward a viable scheme. OUD as the development agency arm of the University of Oxford are keen to explore the site's development potential and have an ambition to provide some student accommodation. The University do will need to find alternative accommodation for the Examination Building. In order to maximize the public benefits of this scheme it will be important to undertake a comprehensive redevelopment of the site involving both key landowners, so the timing, phasing and mechanism for partnership working will be key to its delivery.
<b>Does the landowner specify types of development</b>	Housing both market and affordable, student accommodation, replacement community hall and potentially a new health / medical centre.

<b>Stage 3 conclusion</b>
<b>Allocate site for a mixed-use development, principally housing and student accommodation.</b>