


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Manor Place	Site location plan
HELAA reference (and OLP2036 Policy if applicable)	031 Policy SP45	
Ward	Holywell	
Site size	1.24 ha	
Existing use	Former tennis courts allotments and orchards.	

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?	Yes	Small amount (3%) of site lies within Flood Zone 3b
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: <i>No clear conflicts with national policy or insurmountable environmental or physical constraints. 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

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	--	Site is partially within Flood Zone 3b (3% of site lies within Flood Zone 3a and 3b) (12% of site lies within Flood Zone 2) The land within Flood Zone 3b lies towards the upper eastern side of the site, adjacent to the River Cherwell.
Flooding of land surrounding site for access/ egress	0	There is no flood risk with the access road, therefore safe access/ egress from the site can be achieved.

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	-	Unprotected open space
Green Belt	0	Site not in Green Belt

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	++	Site allocated for a minimum of 43 dwellings, which could be delivered as student accommodation
Affordable housing provision	I	How Affordable housing is delivered will depend on implementation.

SA Objective	SA Objective 5: To reduce poverty, social exclusion, and health inequalities	
Decision-making criteria	Will it improve opportunities for people in the most deprived areas?	
	SA rating	Comments
Regeneration areas	0	Site not within 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	0	Amount of community facilities unlikely to change as a result of allocation.

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	Whether or not public open space is delivered will depend on whether the site comes forward for housing or student accommodation.
Ecology and biodiversity	-	<p>Contains no nature conservation designations.</p> <p>Aerial imagery indicates the site contains grassland, scrub, woodland, and scattered trees. Patches of the woodland are included on the Priority Habitat Inventory. The site baseline is likely to have a high biodiversity value, making it difficult to achieve a net gain alongside development. Potential protected species constraints include foraging and commuting bats, roosting bats (trees), reptiles, badgers, nesting birds. Any development should seek to link in with the surrounding woodland and meadows and provide high-quality semi-natural habitat.</p> <p>If existing trees are removed new trees should be planted to fully mitigate the impact on tree canopy cover green infrastructure in the area. New tree planting should be appropriate to ensure that the predicted tree canopy cover (% site area) following development (25 years) delivers policy and GI TAN expectations i.e. at least no net loss. Opportunities exist to plant new trees to improve connectivity within GI network.</p>

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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)	-	>1600m from well served bus stop well.
Sustainable transport links (rail station)	0	>1900m from Oxford Railway Station
Primary schools	-	>2400m from St Micheal's CE Primary School
Secondary schools	-	>2700m from Cheney School
GP surgeries	+ / -	>1700m from Northgate Medical Centre
Post office	-	>1400m from Oxford Post Office
Air quality	- -	Whole site is 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 bordered by the River Cherwell.

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	-	Within city centre archaeological area
Conservation Areas & Register of Parks and Gardens (RPG)	--	Within conservation area
Listed Buildings	-	A number of Listed Buildings surround the site including Magdalen College Wall (Grade II*) and on the other side of the river St.

		Catherine's College Music Room (Grade I) and a number of other Grade I listed buildings associated with St. Catherine's College.
View Cones	-	Within view cone
High Buildings Area	-	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	0	Development of the site is unlikely to increase jobs associated with the knowledge economy.
Support diversification or affordable workspace	0	No Change

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Yes.
Can walking and cycling connections with the surrounding area be achieved?	Yes.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	<p>Trees exist on the site, change in levels and the River Cherwell borders the site.</p> <p>Site contains significant existing trees which are important to public amenity in the area and will provide valuable ecosystem services. Existing trees are protected by location within the Central Conservation Area. Existing trees will influence developable area of site and its capacity. The quality of all existing trees should be assessed against the criteria in table 1 of BS5837:2012 (or its latest iteration). High quality trees must be retained unless there is a robust over-riding policy-based justification. Moderate and low quality trees should be retained where it is feasible to do so. Opportunities exist to plant new trees to benefit public amenity and enhance the character and appearance of the central Conservation Area.</p>

Are land contamination issues likely?	No known 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?	Site adjacent to a cemetery.

Stage 2 conclusion
<p>Site has a number of heritage constraints which will require sensitive design in order to overcome. The site lies in a view cone and within the locally designated high buildings area and the height of any buildings should be restricted. However, no insurmountable constraints to development. Move forward 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	Landowner has an intention to develop.
Does the landowner specify types of development	Potential for student accommodation or car free residential development.

Stage 3 conclusion
Consider further for allocation for student accommodation or residential development.