

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Nuffield Sites	Site location plan
HELAA reference (and OLP2036 Policy if applicable)	070 – Island Site (Policy SP1) 081 – Worcester Street Car Park (Policy SPN1) 624 – Land South of Frideswide Square	
Ward	Carfax	
Site size	1.41ha	
Existing use	Range of Town Centre uses, surface level Car Park	

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		
<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	--	<p>Site is partially within Flood Zone 3b</p> <p>Island Site: (3% of site lies within Flood Zone 3b) (6% of site lies within Flood Zone 3a) (23% of site lies within Flood Zone 2)</p> <p>Worcester Street Car Park: (12% of site lies within Flood Zone 3b)</p> <p>Land South of Frideswide Square: (100% of site lies within Flood Zone 2)</p> <p>The land within Flood Zone 3 predominantly lies to the western edge of Worcester Street Car Park and eastern edge of the Island Site; adjacent to the Oxford Canal.</p>
Flooding of land surrounding site for access/ egress	-	The initial parts of the route are within Flood Zone 2 and Flood Zone 3a and 3b as the route crosses the Castle Mill stream. The hazard rating is generally low at the start of the route, however, there are pockets of greater hazard. Access/ egress from the site is over land at moderate risk/ hazard.

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	0	Site is PDL. Majority of site has buildings. Some surface level car park.
Green Belt	0	Site is not in the 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
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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 is allocated for at least 59 residential dwellings or equivalent number of student accommodation.
Affordable housing provision	I	How affordable housing is delivered on the site 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 outside regen. 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	I	Whether and how community facilities are delivered will depend on implementation.

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	How and how much public open space is brought forward will depend on implementation.
Ecology and biodiversity	+	<p>No nature conservation designations on site.</p> <p>Aerial imagery indicates the site is comprised almost entirely of developed land. Potential protected species constraints are likely limited to roosting bats in certain buildings (some are more suitable than others) and nesting birds. Enhancements should be encouraged along the waterfront; development proposals could incorporate bank restoration or provide semi-natural habitats adjacent.</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>

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)	+	Park End Street and Frideswide Square have a wide range of frequent service bus stops.
Sustainable transport links (rail station)	+	Oxford Station is within 5mins walk
Primary schools	-	Nearest Primary school is over 800m away (West Oxford Community Primary)
Secondary schools	-	Nearest Secondary school is over 800m away however Activate Learning (6 th Form College) is less than 800m.
GP surgeries	+	Nearest GP Surgery is less than 800m away
Post office	-	Nearest Post office is more than 800m away
Air quality	--	Whole city 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 within 30m of a watercourse (Castle mill stream)

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)	--	Site is partially within the Central Conservation area.
Listed Buildings	-	Parts of the site form the setting of listed buildings (e.g., Worcester Street Car Park and Nuffield College and Land South of Frideswide Square has several listed buildings close by including the Cooper's Marmalade Factory and the Church of St. Thomas the Martyr.

View Cones	-	Nuffield sites form part of the historic core which is visible from numerous view cones.
High Buildings Area	-	Sites are located within the city's locally designated '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	+	Site has potential to deliver an increase in jobs and/or floorspace for the knowledge economy.
Support diversification or affordable workspace	+	Potential to deliver affordable workspaces at this site.

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?	Site contains significant existing trees along the bank of the Castle Mill Stream and in Middle Fisher Row Gardens, which are important to public amenity in the area and will provide valuable ecosystem services. Trees are protected by the 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 to enhance the character and appearance of the Central Conservation Area.
Are land contamination issues likely?	Potentially
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause	Part of site very close to Castle Mound which is a scheduled ancient monument. unlikely to cause noise or smells but potential visual impact will need consideration.

disturbance or environmental issues such as noise or smells?	
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Stage 2 conclusion

<p>This site does not contain any insurmountable constraints, however there are a range of heritage constraints including view cones, high buildings and the sites forming the setting of listed buildings. Also the site has a small amount of land within Flood Zone 3b and there are access/ egress issues. However the constraints are not insurmountable and the site should progress to Stage 3 of the assessment process.</p>
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Stage 3 assessment – Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options

Is there confirmed landowner intention to develop	Yes.
Does the landowner specify types of development	Yes, mixed-use development including residential (student accommodation, employment and other suitable town centre uses.

Stage 3 conclusion
Consider further for allocation for a mix of uses including residential (including student accommodation, employment and other suitable town centre uses)