

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Government Buildings and Harcourt House	Site location plan 
HELAA reference (and OLP2036 Policy if applicable)	024 Policy SP16	
Ward	Headington Hill and Northway	
Site size	2.37 ha	
Existing use	Car park, offices and cadet accommodation	

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	0	Site is in Flood Zone 1
Flooding of land surrounding site for access/ egress	0	There is safe access/ egress from the site – area surrounding site is in Flood Zone 1

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	The site is previously developed with some buildings in use.
Green Belt	0	Site 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	
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 residential development including student accommodation. Minimum number of dwellings is 70.
Affordable housing provision	I	Depends upon 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 is outside a 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	1	Site has potential to deliver community facilities if delivered for housing.

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	+	Policy allocates site for public open space. Likely to deliver at least 10%.
Ecology and biodiversity	+	<p>There are limited opportunities for habitat creation at this site however there are opportunities to retain and enhance existing features. Buffering of the woodland (where possible), could also help to mitigate the impacts of development.</p> <p>The site is within 200m of a Local Wildlife Site and within 600m of the New Marston Meadows SSSI.</p> <p>Aerial imagery indicates the site is comprised of hardstanding, buildings, scrub and woodland. Part of the northern parcel is identified by Natural England as potentially containing Open Mosaic Habitat (a priority habitat). This would require a detailed botanical survey to determine presence/absence. Small areas of woodland in the southern parcel (mostly at the boundary) are also included on the priority Habitat Inventory. Potential protected species constraints include foraging and commuting bats, roosting bats (trees and buildings), badgers, and nesting birds.</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</p>

		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.
--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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)	+	About 160 m to Kings Mill Lane bus stop – buses 13, X3 and U5
Sustainable transport links (rail station)	-	38min (3000m) walk from Oxford station
Primary schools	+	>400m (5 min) walk to St Michaels CE
Secondary schools	-	>1400m (20 min) to Cheney School
GP surgeries	-	>1.1km (14min) to St Clements Surgery
Post office	+	>600m (7min) to St Clements post office
Air quality	--	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	0	Site is more than 30m away from a water body.

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	-	Potential for archaeological remains on the site. The Civil War Parliamentarian siege line has been identified in Headington Hill Park, suggesting that it runs through the northern of the two plots. This would warrant protection through sensitive design if the line confirmed by trenching as it's the only part of the siege line confidently located to the east of the town.

Conservation Areas & Register of Parks and Gardens (RPG)	--	This site is in two parts. Part 1 (Government Buildings) is adjacent to the Headington Hill Conservation Area and Part 2 (Harcourt House) is within it. The whole site is opposite to the to St Clements and Iffley Road CA.
Listed Buildings	-	There are no listed buildings on the sites but the GII* Headington Hall sits within the park and St. Clements Church is nearby.
View Cones	-	The Headington Hill viewcone passes through Part 1 (Government Buildings) and South Park Viewcone passes to the south of Part 2 (Harcourt House). Significant view lines are indicated in the conservation area documents from Headington Hill Hall towards the site and along the paths at the back of Part 2 (Harcourt House).
High Buildings Area	0	The site is outside the 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	I	Depends on implementation – if site brought forward for other uses than residential.
Support diversification or affordable workspace	I	Depends on implementation – if site brought forward for other uses than residential .

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Yes – via Marston Road
Can walking and cycling connections with the surrounding area be achieved?	Partially, via Marston road. Part 1 (Government Buildings) has potential for pedestrians access alongside the existing vehicle entrance. However, Part 2 (Harcourt House) does not currently have pedestrian access. There is the potential for pedestrian linkage between the sites where Cuckoo Lane and the Park meet the road. Good existing cycle connections from Marston Road to the city centre. Further plans to improve environment for cyclists from the County Council.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Yes - Large mature trees define the north and south edges of the site including a number of TPOs. A high hedge separates the site from the Marston Road and low trees and shrub define back edge Sites contain significant existing trees which are important to public amenity in the area and will provide valuable ecosystem services. Various

	trees at the northern site are protected by OCC-Marston Road (No.1) TPO, 2000, and trees at the south site are protected within the Headngton hill Conservatiion Area. Existing trees within the sites and adjacent to them 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 the character and appearance of the conservation area.
Are land contamination issues likely?	Potential for contamination at Government Buildings site (although site previously remediated, further investigations may be required. No known issues on Harcourt House site.
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?	No.

Stage 2 conclusion
No significant issues identified – however, there are a number of historic environment/heritage constraints which would need to be carefully considered and addressed within the design of any scheme including archaeological potential. Opportunities should also be sought to incorporate green features which can improve connectivity with neighbouring green spaces, as well as to retain significant green features on boundaries.

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 expressed interest in developing the site to provide mixed use academic development.
Does the landowner specify types of development	Yes - landowner mixed use academic development to include residential for staff and students.

Stage 3 conclusion
Consider site further for allocation for mixed use academic development to include residential development for staff and students

