

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Headington Hill Hall and Clive Booth Student Village	Site location plan 
HELAA reference (and OLP2036 Policy if applicable)	560 Policy SP17	
Ward	Headington Hill and Northway	
Site size	10.05 ha	
Existing use	Educational facilities	

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	Planning permission in Feb 2022 for student accommodation
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	Site is brownfield with existing buildings in use on it and contains areas of green space
Green Belt	0	Site is not 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	++	Site allocated for at least 229 dwellings. Likely to be delivered as student accommodation or employer-linked affordable housing.
Affordable housing provision	I	How affordable housing is provided will depend 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 is within 10% least deprived area in country

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	Depends upon implementation – likely to deliver associated academic and teaching facilities which could include sport and leisure uses. These have the potential to be used by the wider community through community use agreements etc.

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	Likely that residential part of the site will meet the 1.5ha site size requirement for delivery of 10% open space but will depend on implementation.
Ecology and biodiversity	-	<p>Site is partially located within an Oxford City Wildlife Site (Headington Hill View Point).</p> <p>Aerial imagery indicates the site is largely developed, but with significant remaining tree coverage. There is also a block of priority habitat woodland in the north of the site; this forms the OCWS referenced above. This should be preserved and ideally buffered, and any development proposals may provide an opportunity to adopt a favourable management regime (if one does not already exist). Potential protected species constraints include roosting bats, breeding birds, foraging and commuting bats, and badgers.</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)	+	<400m from the nearest bus stop (Brookes University B5) (services from here include no. 8 City, 9 City, 120, 275, 400 P&R)
Sustainable transport links (rail station)	-	>1600m from Oxford rail Station
Primary schools	+	<800m from the nearest primary school (St Michaels CE primary)
Secondary schools	-	>800m from the nearest secondary school (Cheney School)
GP surgeries	+	<800m from the nearest GP surgery (Brookes medical centre)
Post office	-	>800m from the nearest post office (St Clements post office)
Air quality	--	The 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	No

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	-	Previous assessment for LP2036 noted: The site has archeological interest as it lies in the vicinity of the poorly understood Parliamentarian siege line and has general topographical potential being break of slope at the top of Headington Hill.
Conservation Areas & Register of Parks and Gardens (RPG)	--	The site is entirely within Headington Hill Conservation Area. The impact of development on the character of the area would depend on design.
Listed Buildings	--	The site contains grade I and II listed buildings. The impact of development on the listed buildings would depend on design.
View Cones	-	Site lies partially within a view cone (northern part of site)

High Buildings Area	0	Site lies outside the City Council's locally designated high buildings area.
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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	Unlikely to increase the number of jobs related to 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?	The site is within an urban area with existing pedestrian and cycle connections.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Changes in ground level may affect the ability to develop some parts of the site. Site contains significant existing trees scattered across the whole site and adjacent to it close to the boundaries which are important to public amenity in the area and will provide valuable ecosystem services. Existing trees are protected by their location within the Headington Hill Conservation Area and the OCC - Marston Road (No.1) TPO, 2000. 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 in the area and to enhance the character and appearance of the Headington Hill Conservation Area.
Are land contamination issues likely?	No major contamination issues likely.
Does the site adjoin a sensitive land use? Is there	Allotments to the east, also OCWS to the north.

an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	
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<p>Stage 2 conclusion</p> <p>The site has several historic environment/heritage constraints that would need to be carefully considered in the design of any new development. Proximity to the local wildlife site to the north will also need to inform the design and sufficient mitigation measures put in place to limit impacts on the functioning of that ecological site. There are several large trees, including some subject to TPOs which should be retained.</p> <p>The site is in a fairly accessible location along one of the city’s arterial routes. Walking and cycling connections are ok and the site is served by a good range of bus services.</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	Yes.
Does the landowner specify types of development	Student accommodation and academic institutional uses

<p>Stage 3 conclusion</p> <p>Consider allocation further for residential development including student accommodation and academic institutional uses.</p>
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