


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Worcester Street Car Park	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	81	
Ward	Jericho	
Site size	0.52	
Existing use	Currently a university owned site. Mix of use, but mainly student residential I believe.	

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	It is within 200m of SSSI (Magdalen Grove)
Is the site greenfield in flood zone 3b?	No	Approx 12% in Flood Zone 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	Pre app stage.
Stage 1 conclusion		
No SAC or SSSO constrains, however there are listed buildings opposite and view cones etc. So these constraints should be considered.		

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	- - -	12% of the site is within flood zone 3b.
Flooding of land surrounding site for access/ egress	-	Potential flood risk over Park End Street.

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	College site.
Green Belt	0	

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	I	Site is suitable for mixed use development including residential or student accommodation.
Affordable housing provision	I	

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	

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	

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	
Ecology and biodiversity	I	

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)	+	<100m away from the nearest bus stop with frequent services. E.g. 13 / 35 City
Sustainable transport links (rail station)	++	>400m away from Oxford Railway station
Primary schools	+	>900m away from the nearest primary school (West Oxford Community Primary School)
Secondary schools	-	>5700m away from the Cheney School
GP surgeries	+	>600m away from nearest GP surgery
Post office	+	>400m away from nearest 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 very close to the 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	-	Site is within City Centre Archaeological Area
Conservation Areas & Register of Parks and Gardens (RPG)	0	
Listed Buildings	0	Listed building opposite.
View Cones	-	Yes
High Buildings Area	-	Yes

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	
Support diversification or affordable workspace	I	

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?	Current buildings exist.
Are land contamination issues likely?	No
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 site is constrained by roads surrounding the site and there are listed buildings and archeological/view cone and high buildings to consider.

Stage 2 conclusion
The majority of the site has been developed and there seems to be potential to take this forward. It is a university managed site and certain constraints should be considered.

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	Mixed use potential for development.

Stage 3 conclusion
Consider further for allocation of mixed-use development. A minority of the site does lie in a flood zone which should be considered and there are a number of restrictions too.