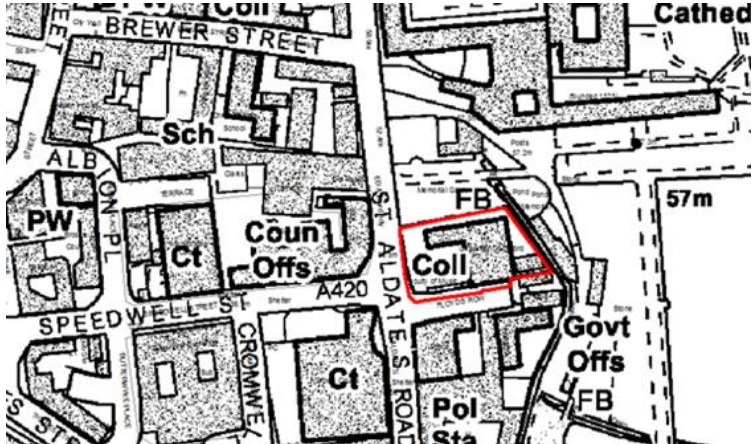


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Faculty of Music – St Aldate's	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	21	
Ward	Carfax	
Site size	0.33ha	
Existing use	Academic institutional uses	

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		
None of the factors above are an issue.		

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	Close to flood zone 2, however, is located within flood zone 1.
Flooding of land surrounding site for access/ egress	0	No issue from the west and the A420.

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	Handful of education buildings.
Green Belt	0	Located 75m from the greenbelt.

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	The site is suitable for residential development.
Affordable housing provision	I	Potentially employer-linked affordable housing.

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	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	0	Community facilities likely to remain the same

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	Small site so potential for small increase in public open space if developed for housing
Ecology and biodiversity	+	Contains no nature conservation designations but has potential for nature conservation interest.

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 from Police Station (Stop P1) 11X City, 46, NX1, X1 Connector
Sustainable transport links (rail station)	+	>1400m from Oxford Railway Station
Primary schools	+	>900m from St Ebbe's
Secondary schools	-	>3200m from Wychwood School
GP surgeries	+	>400m from Northgate Medical Centre
Post office	+	>300m 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	-	Very close to a stream and not far from the River Thames.

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)	--	Site within Central (University and City) Conservation Area
Listed Buildings	-	Site forms setting of listed building (opposite)
View Cones	-	Site lies within a view cone
High Buildings Area	-	Site lies within 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	0	No change in number of jobs/ economic floorspace in knowledge-based 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	Stream to the east of the site.

such as trees, rivers/streams or changes in ground level?	
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?	Green belt land to the east (less than 100 metres away).

Stage 2 conclusion
The site has already been partly developed. The site does have some restrictions such as being in a conservation area. Further, external site restrictions exist such as the green belt, a stream and listed buildings. Access from the east of the site is not possible.

Stage 3 assessment – Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options

Is there confirmed landowner intention to develop	Confirmed that site is available subject to relocation of current occupier.
Does the landowner specify types of development	Suitable for academic purposes, residential development with employer links.

Stage 3 conclusion
Consider further for allocation for several uses should the site become available. The site is very restricted from the east due to green belt and a stream. Site in city Centre archeological area, central conservation area, high buildings area, and view cone. Design sensitivity will therefore be required given this potentially visually sensitive location.