

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?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	<b>No</b>	
Is the site greenfield in flood zone 3b?	<b>No</b>	
Is the site area less than 0.25ha?	<b>No</b>	
Is the site already at an advanced stage in the planning process (development commenced)?	<b>No</b>	
<b>Stage 1 conclusion</b>		
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**

<b>SA Objective</b>	<b>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.</b>	
<b>Decision-making criteria</b>	Is the use proposed suitable given the flood zone of the site?	
	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone is the site in</b>	<b>0</b>	Close to flood zone 2, however, is located within flood zone 1.
<b>Flooding of land surrounding site for access/ egress</b>	<b>0</b>	No issue from the west and the A420.

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will the site make use of previously developed land/ buildings? Will the site be on Green Belt land?	
	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land</b>	<b>0</b>	Handful of education buildings.
<b>Green Belt</b>	<b>0</b>	Located 75m from the greenbelt.

<b>SA Objective</b>	<b>SA Objective 4: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent affordable home</b>	
<b>Decision-making criteria</b>	Will the site provide significant quantities of net new housing? Will it improve the availability of decent affordable housing?	
	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	<b>I</b>	The site is suitable for residential development.
<b>Affordable housing provision</b>	<b>I</b>	Potentially employer-linked affordable housing.

<b>SA Objective</b>	<b>SA Objective 5: To reduce poverty, social exclusion, and health inequalities</b>	
<b>Decision-making criteria</b>	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

<b>SA Objective</b>	<b>SA Objective 9: To achieve water quality targets and manage water resources</b>	
<b>Decision-making criteria</b>	Does the site contain, or is it near, a water body?	
	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	Very close to a stream and not far from the River Thames.

<b>SA Objective</b>	<b>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.</b>	
<b>Decision-making criteria</b>	Does the site contain any historical, or archaeological features?	
	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	Site is within City Centre Archaeological Area
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	--	Site within Central (University and City) Conservation Area
<b>Listed Buildings</b>	-	Site forms setting of listed building (opposite)
<b>View Cones</b>	-	Site lies within a view cone
<b>High Buildings Area</b>	-	Site lies within the locally designated High Buildings Area

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will it support key sectors that drive economic growth? Will it increase the quantity and quality of employment opportunities?	
	<b>SA rating</b>	<b>Comments</b>
<b>Support the knowledge-based economy</b>	0	No change in number of jobs/ economic floorspace in knowledge-based economy
<b>Support diversification or affordable workspace</b>	0	No change.

<b>Other constraints which could affect suitability of site for development</b>	
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**

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

<b>Stage 3 conclusion</b>
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.