

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Radcliffe Observatory Quarter	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	579	
Ward	Walton Manor	
Site size	4.29 ha	
Existing use	Academic Institutional	

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	Portions of the site is within the 600m catchment area of Port Meadow SSSI and Oxford Meadows SAC.
Is the site greenfield in flood zone 3b?	No	The site is developed and built out and is not in Flood Zone 3.
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		
There are no significant physical or policy environmental constraints to development on the site. Proposals should be accompanied by an assessment of potential recreational pressure on the Oxford Meadows SAC that may arise from increased numbers of visitors, along with plans to mitigate this impact as necessary.		

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	The surrounding area 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 currently in use.
Green Belt	0	Site is not within 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		Current site allocation, and landowner intention, allows for residential development including student accommodation and employer linked housing as part of mixed-use scheme.
Affordable housing provision		Current allocation includes employer linked affordable housing. Quantum dependent on implementation of wider schemes.

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	The site is not in 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		Current allocation allows for complementary uses to be considered on their merits. Provision of community facilities will depend on implementation of other allocated uses.

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		Current site allocation does not include requirement for public open space, although it allows for residential accommodation, academic institutional and appropriate complimentary uses. Including public open space will be dependent on implementation of development proposals.
Ecology and biodiversity	-	Sites are within a 600m catchment area of Port Meadow SSSI and Oxford Meadows SAC.

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 with frequent services e.g. 6, 300 P&R, 853, S2, S2X, S3 gold
Sustainable transport links (rail station)	0	>1,200m to Oxford Station

Primary schools	-	<800m to the nearest primary school (St Barnabas C of E Primary School)
Secondary schools	-	>800m to the nearest secondary school (Cherwell School)
GP surgeries	+	<800m to the nearest GP surgery (Observatory Medical Practice)
Post office	+	<800m to the nearest post office (Walton Street Post Office)
Air quality	--	Entire city is with 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	

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	-	High potential for archaeological potential, on the edge of city centre archaeological area
Conservation Areas & Register of Parks and Gardens (RPG)	--	Site is within conservation area
Listed Buildings	--	Several listed buildings onsite
View Cones	-	Central site within view cone
High Buildings Area	-	Site is within 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		Current allocation includes academic institutional uses. Quantum dependent on implementation.
Support diversification or affordable workspace		Depends on implementation of development schemes.

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Vehicle access already exists.
Can walking and cycling connections with the surrounding area be achieved?	Footpaths and cycleways run past the site (St Giles, Walton Road)
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	The site is largely built over with no significant natural features.
Are land contamination issues likely?	No major contamination issues likely.
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 surrounding area comprises of similar academic and institutional uses.

Stage 2 conclusion
There are no significant constraints to development on the site, subject to consideration for heritage context/settings and view cones. Proposals should be accompanied by an assessment of potential recreational pressure on the Oxford Meadows SAC that may arise from increased numbers of visitors, along with plans to mitigate this impact as necessary.

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

Is there confirmed landowner intention to develop	The site is available and viable, landowner previously expressed intention to develop the site.
Does the landowner specify types of development	The landowner has indicated (Feb 2022) that they are reviewing the ROQ masterplan, and that residential development is not the preference for remaining vacant plots.

Stage 3 conclusion
Site is considered viable for development; site is expected to be developed within the plan period.