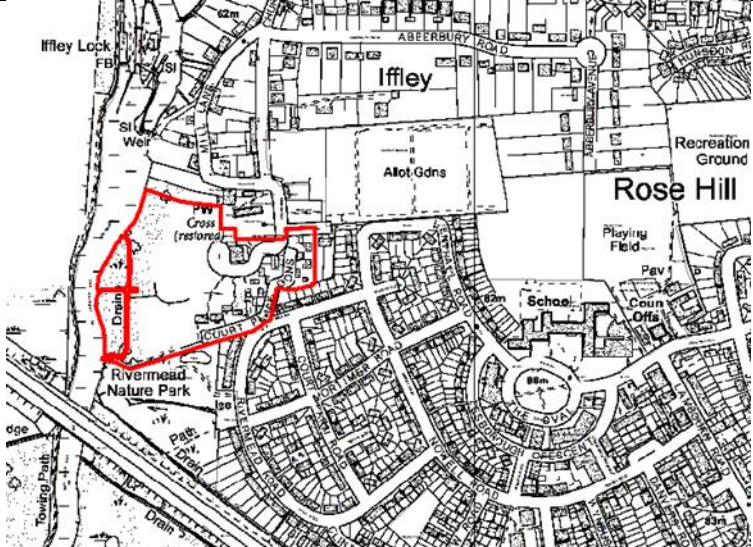


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Court Place Gardens	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	13 OLP2036 SP34	
Ward	Rose Hill and Iffley	
Site size	3.89ha	
Existing use	University of Oxford Graduate Housing	

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?	Yes. Part	13% of site in FZ3b
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		
<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	--	The worst flood zone is flood zone 3b Flood Zone 2: 16.31% Flood Zone 3a: 14.17% Flood Zone 3b: 13.16% (data from OLP2036 SFRA, Wallingford Hydrosolutions) HELAA Table states 13% in FZ3b.
Flooding of land surrounding site for access/ egress	0	Access/ egress available from 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 contains some previously developed land (with buildings in use on site)
Green Belt	0	Site is not on GB 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	I	Site has potential to deliver new homes.
Affordable housing provision	I	Depends on implementation

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	Not in or adjacent to a regen. 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	Site not allocated for community facilities

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	0	Amount of public open space likely to remain the same due to nature of allocation.
Ecology and biodiversity	-	Adjacent to SSSI.

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 oval" bus stop. Services City 3, City 3B and City 20"
Sustainable transport links (rail station)	-	>1,600m from train station
Primary schools	+	>600m from nearest Primary School (Rose Hill Primary School)
Secondary schools	-	>800m from nearest Secondary School (The Iffley Academy)
GP surgeries	-	>1,600m from nearest GP Surgery (Donnington Medical Practice)

Post office	-	>1,600m from the nearest post office (Littlemore Stores & Post Office)
Air quality	--	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	-	River Thames to the west of the site.

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	0	
Conservation Areas & Register of Parks and Gardens (RPG)	-	Within Iffley Conservation Area
Listed Buildings	-	Site forms the setting of a Listed Building
View Cones	-	Crescent Road View Cone across site
High Buildings Area	0	

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	Current allocation is for graduate student accommodation or residential not economic
Support diversification or affordable workspace	0	Current allocation is for graduate student accommodation or residential not economic

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Yes from Court Place Gardens

Can walking and cycling connections with the surrounding area be achieved?	Yes – from Court Place Gardens .
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	The west side of the site is open space with dense tree coverage
Are land contamination issues likely?	Unlikely
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?	No

Stage 2 conclusion

Existing site allocation in the OLP2036. No insurmountable constraints to development however site contains heritage and ecological constraints which are likely to require mitigation. Site still suitable for development. Also 13% of site in FZ3b. This will require sequential approach to development to ensure that an appropriate quantum of development can be delivered. Progress site to stage 3 assessment.

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. Planning application approved in March 2022. Planning condition requires graduate accommodation to be delivered.
Does the landowner specify types of development	Yes. Graduate accommodation.

Stage 3 conclusion
Allocate for graduate accommodation or other residential compatible uses.