


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Land off Manor Place	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	31	
Ward	Holywell	
Site size	1.24	
Existing use	University buildings, allotments and orchards.	

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 2. Approx 3% in 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	
Stage 1 conclusion		

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	- -	Approx 12% in Flood Zone 2. Approx 3% in Zone 3b.
Flooding of land surrounding site for access/ egress	0	No flood risk with the access road.

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	-	Unprotected open space
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	Should be noted that the land is suitable for student accommodation and car free residential development. 55 homes has been mentioned.
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	Unlikely

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	Plenty of space to do this.

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)	-	>1600m from well served bus stop well.
Sustainable transport links (rail station)	0	>1900m from Oxford Railway Station
Primary schools	-	>2400m from St Micheal's CE Primary School
Secondary schools	-	>2700m from Cheney School
GP surgeries	+ / -	>1700m from Northgate Medical Centre
Post office	-	>1400m 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	0	Site is bordered by the River Cherwell.

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	-	In a historic core area and city centre archaeological
Conservation Areas & Register of Parks and Gardens (RPG)	0	
Listed Buildings	0	Will be some close to the site.
View Cones	-	
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	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	Trees exist on the site, change in levels and the River Cherwell borders the site.

such as trees, rivers/streams or changes in ground level?	
Are land contamination issues likely?	Unlikely as the site hasn't been overdeveloped.
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?	There are green areas surrounding the site and listed buildings in and around Holywell.

Stage 2 conclusion
The majority of the site has not been developed, so there is a lot of potential. The site also has an excellent access point that already exists. However, it should be noted that the site lies in an area that is protected for varying reasons and some of the site is in a flood zone.

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	Potential for student accommodation or car free residential development.

Stage 3 conclusion
Consider further for allocation for student accommodation or car free residential accommodation. Should be noted that development needs to be catered for the Holywell area and should not be overdeveloped.