

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Government Buildings and Harcourt House	Site location plan 
HELAA reference and GB OLP2036 Policy (if applicable)	024 SP16 & AOC8 Marston Road	
Ward	Headington Hill and Northway	
Site size	2.37 ha	
Existing use	Car park, offices and cadet accommodation	

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		
<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	0	Flood zone 1
Flooding of land surrounding site for access/ egress	0	Safe access via Marston 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	0	Part one of the site is a car park, part two are buildings in use – car park could score higher (vacant land? ++)
Green Belt	0	No – but lies within 25m of a green belt site (Part Trinity and Magdalen Sports Ground)

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	Depends upon implementation. HELAA says capacity for 70 dwellings
Affordable housing provision	I	Depends upon implementation.

SA Objective	SA Objective 5: To reduce poverty, social exclusion, and health inequalities
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Decision-making criteria	Will it improve opportunities for people in the most deprived areas?	
	SA rating	Comments
Regeneration areas	0	In 10% least deprived, but adjacent to area within 30% most deprived to west.

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	Current allocation states any development: should include a footway and a pedestrian crossing to integrate the site with the Islamic Centre opposite.

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	Probably could include open space. Part of the site is located within the GI network (Headington Hill Park) but could be designed around this.
Ecology and biodiversity	+	UD assessment noted: On Part 1, there is an opportunity for green rooves. A reduction in the amount of hard surfacing (car parks) would improve the opportunity for natural landscaping and SuDS on both sites. The existing trees, hedgerows and adjacency to Headington Hill Park create an opportunity for wildlife corridors around the edge of the site. Within 200m of Long Meadow LWS (to the west – roughly 180m) Within 600m of the New Marston Meadows SSSI according to LP2036 allocation.

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)	+	About 160 m to Kings Mill Lane bus stop – buses 13, X3 and U5

Sustainable transport links (rail station)	-	38min (3000m) walk from Oxford station
Primary schools	+	>400m (5 min) walk to St Michaels CE
Secondary schools	-	>1400m (20 min) to Cheney School
GP surgeries	-	>1.1km (14min) to St Clements Surgery
Post office	+	>600m (7min) to St Clements 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	0	No

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	-	Previous LP2036 assessment noted: Archaeological interest likely as close to projected line of the Civil War defences
Conservation Areas & Register of Parks and Gardens (RPG)	--	From UD assessment: Part 1 is adjacent to the Headington Hill Conservation Area and Part 2 is within it. Adjacent to St Clements and Iffley Road CA.
Listed Buildings	-	From UD assessment: There are no listed buildings on the sites but the GII* Headington Hall sits within the park and St. Clements Church is nearby.
View Cones	-	From UD assessment: The Headington Hill viewcone passes through Part 1 and South Park Viewcone passes to the south of Part 2. Significant view lines are indicated in the conservation area documents from Headington Hill Hall towards the site and along the paths at the back of Part 2.
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	
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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	Depends on implementation – if site contains other uses than residential.
Support diversification or affordable workspace	I	Depends on implementation – if site contains other uses than residential.

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Yes – via Marston Road
Can walking and cycling connections with the surrounding area be achieved?	Partially, via Marston road. UD assessment notes: Part 1 could be accessed by pedestrians on a non-segregated pavement alongside the existing vehicle entrance linking to existing pavements and giving easy access to the bus stops outside the site. However, Part 2 does not have a pavement which would require either a new pedestrian access behind the tree line or crossings to be accessible from Marston Road. There is the potential for pedestrian linkage between the sites where Cuckoo Lane and the Park meet the road. The Marston Road features a cycle lane towards the city centre. Oxfordshire County Council have consulted on a proposal to turn the Marston Road into a Cycling Quickway, linking to existing cycle lanes and 20mph limits between the city centre and Headington.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Yes - Large mature trees define the north and south edges of the site including a number of TPOs. A high hedge separates the site from the Marston Road and low trees and shrub define back edge
Are land contamination issues likely?	Previous SA for LP2036 noted no. But 2022 notes suggest for Government Buildings site - <i>GIS suggests site remediated. Further investigation may still be required though.</i> No known issues on Harcourt site.
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?	

Stage 2 conclusion
No significant issues identified – however, there are a number of historic environment/heritage constraints which would need to be carefully considered and addressed within the design of any scheme. Opportunities should also be sought to incorporate green features which can improve

connectivity with neighbouring green spaces, as well as to retain significant green features on boundaries.

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

Is there confirmed landowner intention to develop	HELAA A – Awaiting landowner update 2022 – LP2036, landowner expressed interest in developing the site to provide mixed use academic development.
Does the landowner specify types of development	Yes (LP2036) - landowner mixed use academic development to include residential for staff and students.

Stage 3 conclusion
Subject to the considerations set out at stage 2, the site should be taken forward for a potential allocation within the preferred options consultation. Allocate for Student Accommodation and/or Housing and other academic institutional uses as per current allocation.