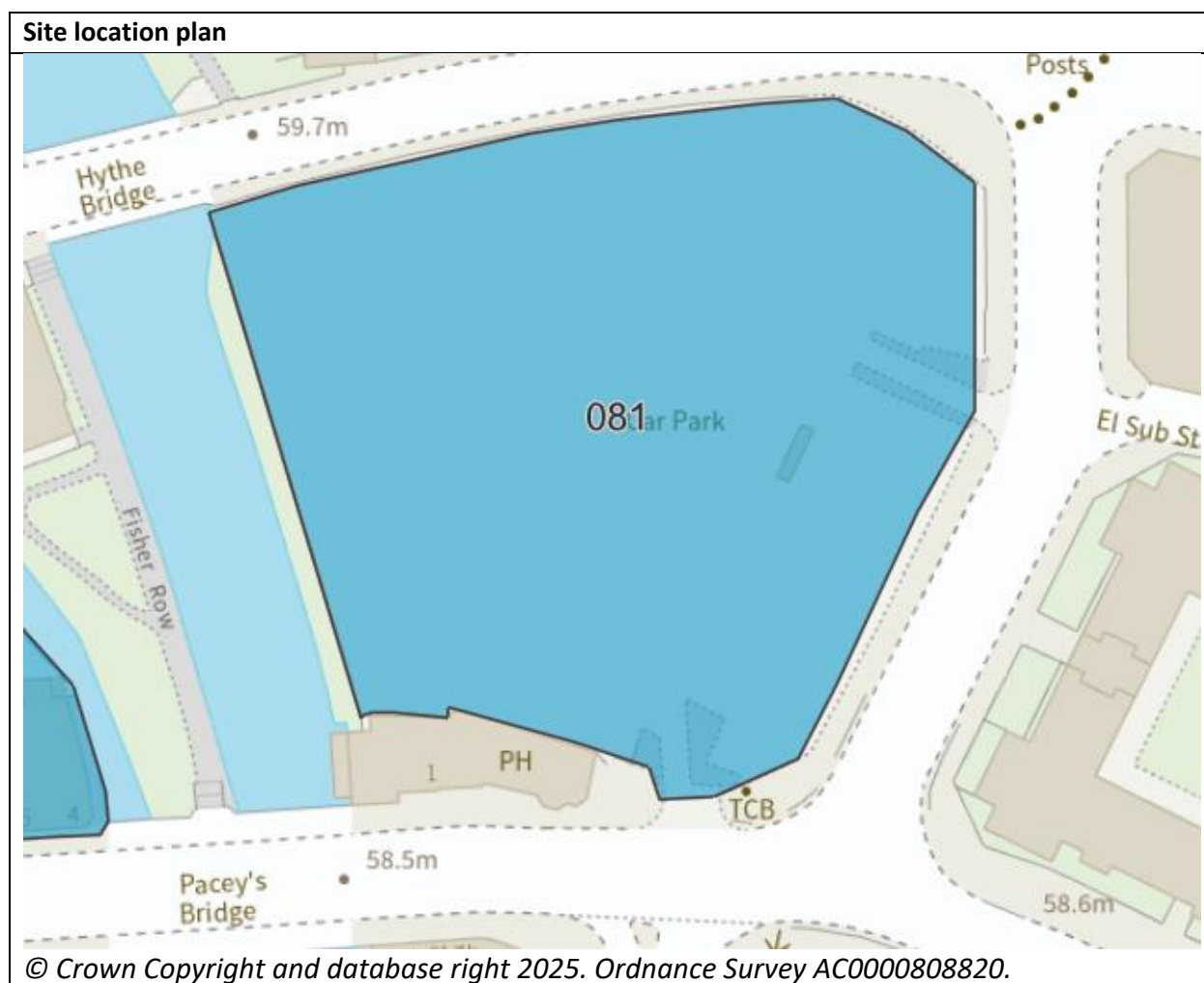


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

Site name	Worcester Street Car Park
SHLAA reference (and OLP2036 Policy if applicable)	081 (SP1 – West End Sites and AOC1 – West End and Osney Mead)
Ward	Carfax & Jericho
Total site size (ha)	0.47ha
Existing use(s)	Surface Level Car Park



Stage 1a 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 1a conclusion
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.

Is there confirmed landowner intention to develop	Yes
Does the landowner specify types of development	Yes, mix of uses including commercial and residential (including student accommodation)

Stage 1b conclusion
Landowner has set out intentions for development and potential uses. Continue to next stage of assessment.

Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)

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 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?

Criteria	SA rating	Comments
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What flood zone(s) is the site in?	--	<i>Site is partially in Flood Zone 3b (narrow strip along the western boundary, adjacent to Castle Mill Stream)</i> <i>(Patches of surface water flood risk from south west to north east across the site and towards the southern corner).</i>
Flooding of land surrounding site for access/ egress	-	<i>The initial part of the access route lies in Flood Zone 1, remaining in that flood zone to the east but within Flood Zone 2 if heading west via Botley Road.</i>

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? And will the site be on Green Belt land?

Criteria	SA rating	Comments
Previously developed land?	0	<i>Majority of the site is a surface level car park. Site boundary also includes a pub (The Lighthouse)</i>
Green belt?	0	<i>Site not in the green belt</i>

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 net new housing? And will it improve the availability of decent affordable housing?

Criteria	SA rating	Comments
Housing provision	++	<i>Site has potential to deliver more than 10 residential units</i>
Affordable housing provision	I	<i>Depends on implementation</i>

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? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

Criteria	SA rating	Comments
Regeneration area (within the top 20%	0	<i>Outside regeneration area. Site within 40% least deprived LSOA (IMD, 2019)</i>

most deprived areas IMD)		
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SA objective 6. To provide accessible essential **services and facilities**.

Decision-making criteria: Will it increase the provision of essential services and facilities? *See also SA Objective 8.*

Criteria	SA rating	Comments
Community facilities	I	<i>If community facilities are provided on site will depend on implementation</i>

SA objective 7. To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

Decision-making criteria: Will it increase the provision of public open space?

Criteria	SA rating	Comments
Public open space	I	<i>Site has potential to improve public realm both on site and in immediate vicinity but ultimately how much is delivered will depend on implementation</i>

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? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

Criteria	SA rating	Comments
Sustainable transport links (bus stop)	+	<i>Numerous within 400m offering a range of frequent service bus services to and from destinations in the city and further afield (e.g., Bus Stop D2, Park End Street)</i>
Sustainable transport links (rail station)	+	<i>Oxford Railway station is less than 800m away</i>
Primary Schools	-	<i>Several primary schools are more than 800m away (1km approx. – West Oxford Primary and St Barnabus, Jericho)</i>
Secondary Schools	-	<i>Nearest secondary schools more than 800m away. Activate Learning is 500m away but this is a further education college.</i>
GP Surgeries	+	<i>Several GP Surgeries within 800m (19 Beaumont Street and Northgate Medical Centre)</i>
Post office	+	<i>Main Post Office (St Aldate's) is less than 800m away</i>
Air Quality	-	<i>Entire city is within AQMA</i>

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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Water	-	<i>Western site boundary is within 30m of Castle Mill Stream</i>

SA objective 10. To conserve and enhance Oxford's **biodiversity**.

Decision-making criteria: Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Ecology and Biodiversity	+	<i>No nature conservation designations on site.</i> <i>Aerial imagery shows the site is almost entirely hard standing (Car Park) apart from some trees on the western boundary. Given their location within the Central (University and City) conservation area, these trees are likely to be protected.</i>

SA objective 11. 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: Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Archaeology	-	<i>Site located within the City Centre Archaeological Area. Potential for late Saxon/ Norman remains. Site has potential to form part of the setting of Oxford Castle Scheduled Ancient Monument</i>
Conservation Areas & Register of Parks and Gardens (RPG)	-	<i>Entire site located within the Central (University and City) Conservation Area</i>
Listed Buildings	-	<i>Site has potential to form part of the setting of nearby Listed Buildings (e.g., Grade II Listed Nuffield College)</i>
View Cones	-	<i>Site falls within several view cones including Raleigh Park view cone</i>
Historic Core Area	-	<i>Site is wholly located within the historic core area</i>

SA objective 12. 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? And will it increase the quantity and quality of employment opportunities?

Criteria	SA rating	Comments
Employment Opportunities in the knowledge-based economy	+	<i>Site has potential to increase number of jobs associated with the knowledge economy</i>
Diversifying the economy and employment opportunities	+	<i>Site has potential to support diversification of employment base/ provide 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 such as trees, rivers/streams or changes in ground level?	Site is regular shaped and flat. Trees on western boundary and adjacent to Castle Mill Stream (also on western boundary)
Are land contamination issues likely?	Potentially
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?	This site is very close to Castle Mound Scheduled Ancient Monument. Unlikely to cause noise or smells but potential visual impact will need consideration.

Stage 2 conclusion
Consider site further for allocation for a mix of uses including commercial, residential (including student accommodation) and other suitable 'main town centre uses' This site does not contain any insurmountable constraints, with only a narrow strip falling within flood zone 3b. There are however a range of heritage constraints including view cones, high buildings and the sites forming the setting of listed buildings. These will need to be given due consideration.