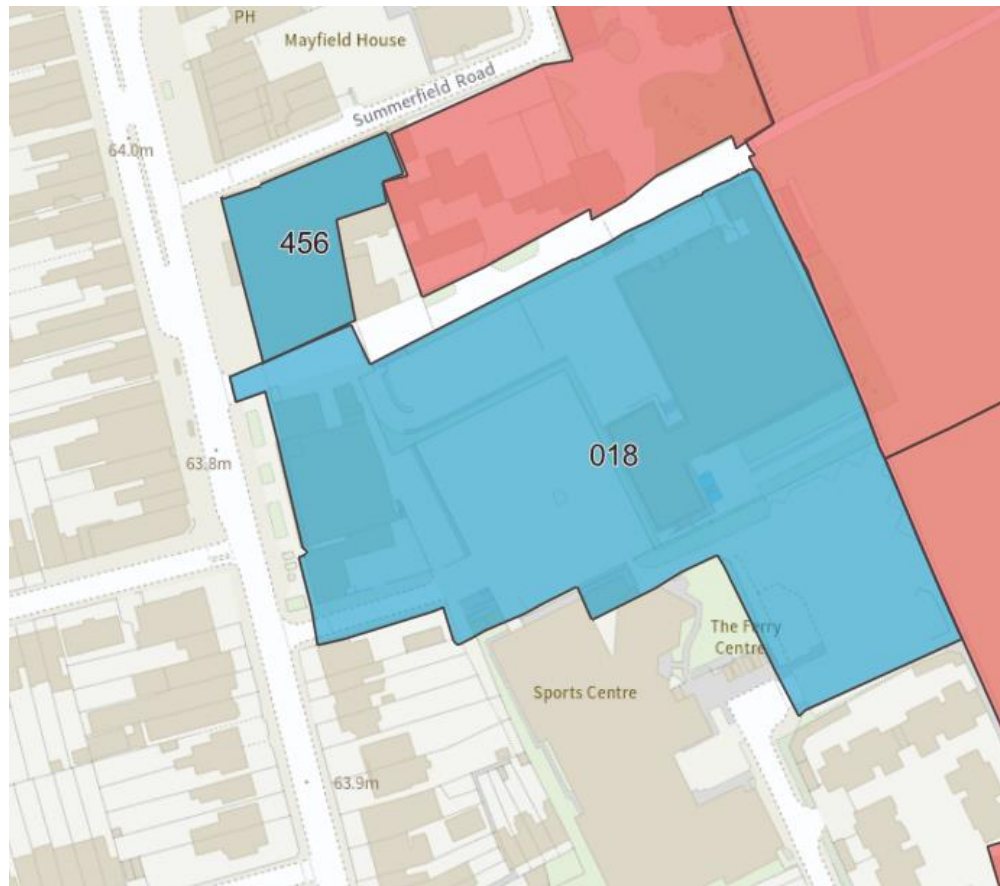


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

Site name	Diamond Place and Ewert House
SHLAA reference (and OLP2036 Policy if applicable)	018 Policy SP6
Ward	Summertown
Total site size (ha)	1.73 ha
Existing use(s)	Oxford City Council and University of Oxford owned public car park, offices and academic uses.

Site location plan



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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 of assessment.

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

Is there confirmed landowner intention to develop	Yes. An Outline Strategic Business Case has been prepared by one of the landowners (City Council) who consider that it is possible to bring forward a viable scheme. OUD, as the development agency arm of the University of Oxford, are keen to explore the site's development potential and have an ambition to provide some student accommodation. The University will need to find alternative accommodation for the Examination Building. In order to maximise the public benefits of this scheme it will be important to undertake a comprehensive redevelopment of the site involving both key landowners, so the timing, phasing and mechanism for partnership working will be key to its delivery. Landowners actively engaged with the local community.
Does the landowner specify types of development	Housing both market and affordable, student accommodation, replacement community hall and potentially a new health / medical centre. Possibly retention of some element of car parking.

Stage 1b conclusion
Consider allocation of the site for a mixed-use development, principally housing and student accommodation. 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
What flood zone(s) is the site in?	0	Site is in Flood Zone 1 <i>(Patches of surface water flood risk present within site, including a larger patch over the existing car park)</i>
Flooding of land surrounding site for access/ egress	0	There is safe access/ egress from the site – area surrounding site is in Flood Zone 1

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	The site comprises previously developed land which includes car parks and some buildings. The redevelopment of the site would make more effective and efficient use of land.
Green belt?	0	The site is not within the Green Belt

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	++	Site allocated for at least 180 homes.

Affordable housing provision	/	Depends on implementation but site is likely to be policy compliant and deliver 40% affordable housing.
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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% most deprived areas IMD)	0	Site is not within or adjacent to a Regeneration Area.

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	++	Redevelopment of the site will provide replacement community hall to a better standard than at present. The intention is to explore the prospect of providing a new medical centre. There will also be some additional shops / café's serving the local people and new residents / students.

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	+	If allocated for housing, 10% public open space is likely to be required, but could potentially be more depending on how the scheme evolves / design.

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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Sustainable transport links (bus stop)	+	Site is 200m from Banbury Road bus stops, which is very well served with frequent buses.
Sustainable transport links (rail station)	-	The site is a 35-minute walk away from Oxford Parkway Station, which is over 1600m from the station. But is only a 7 minute bus ride away.
Primary Schools	-	The site is a 15 minute walk from the nearest primary school (St. Aloysius School, Woodstock Road).
Secondary Schools	+	The site is less than a 10-minute walk from the nearest secondary school. (Cherwell School).
GP Surgeries	+	The site is less than a 10-minute walk from the nearest GP surgery.
Post office	+	The site is less than a 10 minute walk to the nearest Post Office in Summertown.
Air Quality	-	The whole city is within an AQMA.

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	0	The site is not within 30m of a water body

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	+	<p>Aerial imagery indicates site is dominated by hardstanding and buildings, with scattered trees and ornamental vegetation. Potential protected species constraints likely limited to roosting bats in existing buildings. The school fields east of the site are well-connected to the wider landscape via hedgerows. There would be an opportunity to deliver meaningful ecological enhancements through habitat creation in the east of the allocation site.</p> <p>If existing trees are removed new trees should be planted to fully mitigate the impact on tree canopy cover green infrastructure in the</p>

		area. New tree planting should be appropriate to ensure that the predicted tree canopy cover (% site area) following development (25 years) delivers policy and GI TAN expectations i.e. at least no net loss.
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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	-	There is high potential for archaeological interest as the site is adjacent to cropmarks of likely prehistoric or Roman date.
Conservation Areas & Register of Parks and Gardens (RPG)	--	Site lies within the North Oxford Conservation Area
Listed Buildings	-	The site lies adjacent to some Listed Buildings, Diamond Cottages
View Cones	0	The site does not lie within a view cone.
Historic Core Area	0	The site is not within Historic Core Area.

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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Employment Opportunities in the knowledge-based economy	-	The redevelopment of the site is principally for housing and student accommodation. It would involve the loss of Ewert House, Examination Building and some offices. The new jobs created are unlikely to directly relate to the knowledge based-economy.
Diversifying the economy and employment opportunities	-	No change in employment base or access to affordable workspaces The redevelopment of the site would provide opportunities for skills and training programmes to be introduced associated with the construction of the new development, and provide some other jobs

		linked to the service sector / retail, cafes, and subject to viability a new medical centre.
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Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Yes principally via Ferry Pool Road and potentially other options depending on scheme that comes forward.
Can walking and cycling connections with the surrounding area be achieved?	Yes there is a real opportunity to significant improve walking and cycling through the site.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	There is a change in ground level from north to south between the two principle car parks. Site contains existing trees which are important to public amenity in the area and will provide valuable ecosystem services. Existing trees within the site and adjacent to it will influence developable area of site and its capacity. The quality of all existing trees should be assessed against the criteria in table 1 of BS5837:2012 (or its latest iteration). High quality trees must be retained unless there is a robust over-riding policy-based justification. Moderate and low quality trees should be retained where it is feasible to do so. Opportunities exist to plant new trees benefit public amenity in the area.
Are land contamination issues likely?	No known contamination issues.
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 relationship between the development site and the listed buildings in Diamond Cottages, needs to be carefully considered.

Stage 2 conclusion

There are no significant conflicts with national policy or environmental or physical constraints to the development of this site, although there are potential heritage sensitivities such as in relation to the conservation area, archaeology and nearby Listed Buildings which will need to be considered. The Outline Strategic Business Case shows that there is a viable mixed-use development, principally housing and student accommodation, that can be achieved on this site. It will however be important to take the scheme forward as a comprehensive redevelopment and therefore the City Council and OUD will need to work in partnership to deliver its development. Both parties have been actively involved in positive discussions. The site should therefore be considered further for allocation subject to any additional work informing Regulation 19 Local Plan.