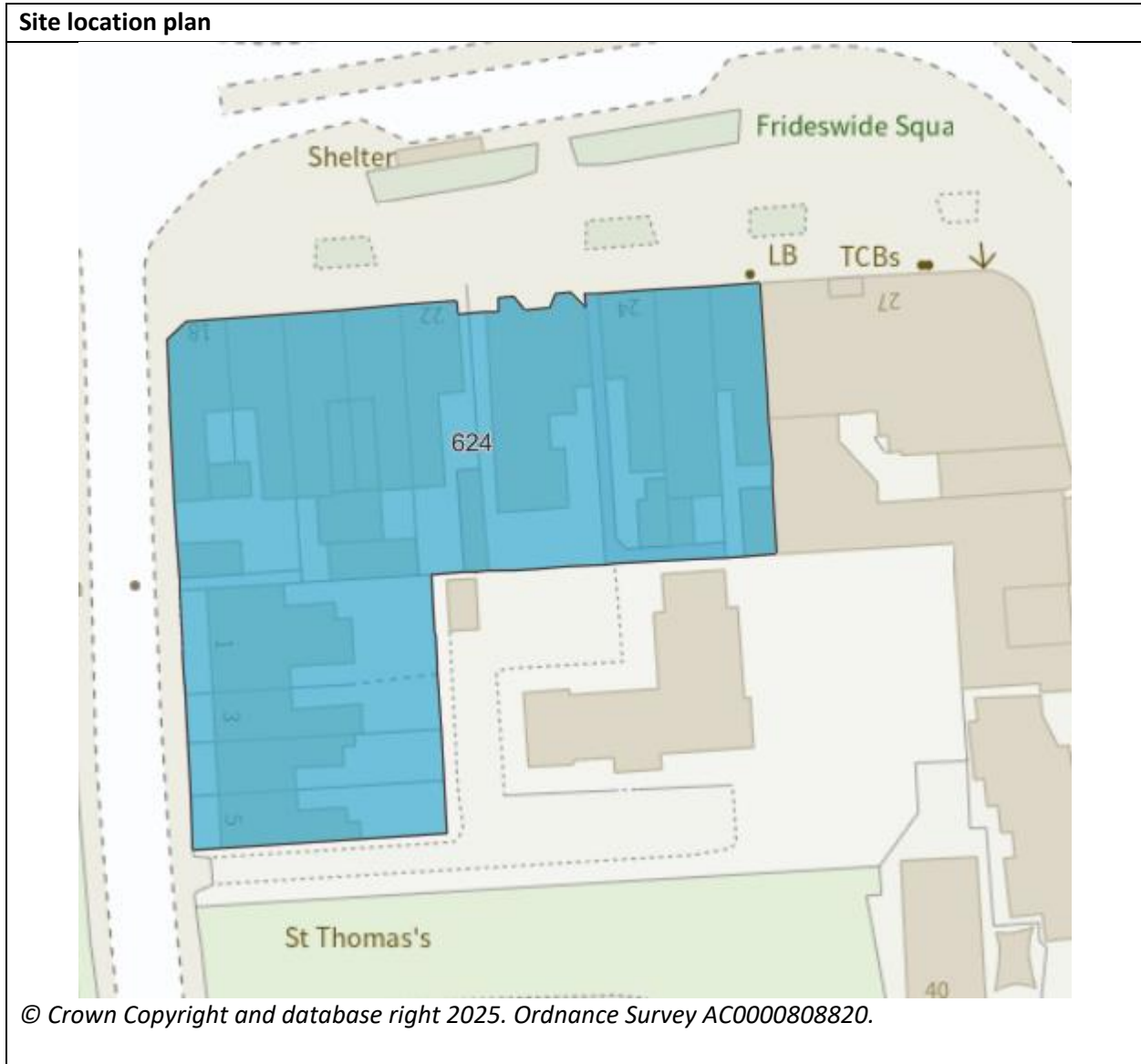


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

Site name	Land south of Frideswide Square
SHLAA reference (and OLP2036 Policy if applicable)	624 (and within AOC1)
Ward	Carfax & Jericho
Total site size (ha)	0.26
Existing use(s)	Range of residential and ground floor retail



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	Landowner intention to facilitate a general improvement to the area, including this site.

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
What flood zone(s) is the site in?	-	Site is wholly in Flood Zone 2 <i>(Surface water flood risk present across majority of site)</i>
Flooding of land surrounding site for access/ egress	-	Land immediately surrounding the area along Becket Street and Park End Street lies within Flood Zone 2, and further west along Botley Road within Flood Zone 3.

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	Previously developed land with buildings in use on site
Green belt?	0	Site not in 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	I	Potential to deliver housing at this site however precise quantum depends on implementation.
Affordable housing provision	I	Potential to deliver housing or student accommodation at this site given its city centre location. Amount of affordable housing would depend on implementation.

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%	++	Ward is within 20% most deprived areas in the country (according to 2019 indices of multiple deprivation)

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.*

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Community facilities	I	Depends on implementation.

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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Public open space	0	Remains the same due to the allocation.

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 within 400m of bus stops on Frideswide Square
Sustainable transport links (rail station)	++	Site within 800m of Oxford Railway Station
Primary Schools	+	Less than 800m from nearest primary school (West Oxford Community Primary School)
Secondary Schools	-	More than 800m from nearest secondary school
GP Surgeries	+	Less than 800m from nearest GP surgery (19 Beaumont Street Surgery)
Post office	-	<i>Post Office (St. Aldate's) is over 800m away</i>
Air Quality	-	Entire 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	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	+	Site contains no nature conservation designations but has potential for nature conservation interest.

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	-	Site within local area of archaeological importance
Conservation Areas & Register of Parks and Gardens (RPG)	--	Site within revised boundary of the Central (City and University) Conservation Area
Listed Buildings	-	Site adjacent to several listed buildings including Grade II Listed Coopers Marmalade Factory (adjacent) and the Grade II Listed St Thomas Vicarage is behind the site and the Grade II Listed Church of St Thomas the Martyr is in close proximity to it.
View Cones	-	Site lies within a view cone
Historic Core Area	-	Site lies within the city’s high buildings 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?

Criteria	SA rating	Comments
Employment Opportunities in the knowledge-based economy	I	This site has the potential to increase the number of jobs in the knowledge economy but how these are delivered will depend on implementation.
Diversifying the economy and employment opportunities	I	Site has potential to support diversification of the employment base or provide affordable workspaces but how these are delivered will depend on implementation.

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. Existing connections.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No. brownfield city centre site. contains buildings.
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
Consider site further for allocation for a mix of uses including residential/ student accommodation/ employment and other complementary town centre uses (e.g., retail). The site lies within the historic core area, within a view cone, within the city archaeological area and within the Central (University and City) conservation area. Given heritage considerations, sensitive design is likely to be required. Site is well served by a range of public transport opportunities. Site is also within a flood risk zone, including access, and this will need to be considered further along with any relevant mitigation requirements where necessary.