

**OLP2040 Site assessment proforma (including Sustainability Appraisal)**

<b>Site name</b>	Summertown House, Apsley Road	<b>Site location plan</b>
<b>HELAA reference and GB OLP2036 Policy (if applicable)</b>	580  SP58	
<b>Ward</b>	Summertown	
<b>Site size</b>	0.29ha	
<b>Existing use</b>	Graduate student accommodation and nursery	

**Stage 1 assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
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	
<b>Stage 1 conclusion</b>		
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to stage 2 assessment.		

**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**

<b>SA Objective</b>	<b>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.</b>	
<b>Decision-making criteria</b>	Is the use proposed suitable given the flood zone of the site?	
	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone is the site in</b>	0	FZ1
<b>Flooding of land surrounding site for access/ egress</b>	0	

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will the site make use of previously developed land/ buildings? Will the site be on Green Belt land?	
	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land</b>	0	PDL, building in use
<b>Green Belt</b>	0	

<b>SA Objective</b>	<b>SA Objective 4: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent affordable home</b>	
<b>Decision-making criteria</b>	Will the site provide significant quantities of net new housing? Will it improve the availability of decent affordable housing?	
	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	1	
<b>Affordable housing provision</b>	1	

<b>SA Objective</b>	<b>SA Objective 5: To reduce poverty, social exclusion, and health inequalities</b>	
<b>Decision-making criteria</b>	Will it improve opportunities for people in the most deprived areas?	
	<b>SA rating</b>	<b>Comments</b>

<b>Regeneration areas</b>	0	
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<b>SA Objective</b>	<b>SA Objective 6: To provide accessible essential services and facilities</b>	
<b>Decision-making criteria</b>	Will it increase the provision of essential services and facilities?	
	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	I	Depends on implementation but unlikely to increase provision because developable area is so small

See also SA Objective 8

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will it increase the provision of public open space? Will it protect and enhance existing flora, fauna and habitats?	
	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	I	Depends on implementation but unlikely to increase provision because developable area is so small. SP58 notes that there is potential to make more efficient use of the site by developing further graduate accommodation on open areas, so it is anticipated that there would be overall net loss of open areas.
<b>Ecology and biodiversity</b>	+	

<b>SA Objective</b>	<b>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)</b>	
<b>Decision-making criteria</b>	Will it encourage walking cycling and use of public transport? Is the site within an Air Quality Management Area?	
	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<400m to the nearest bus stop Banbury Road (2, S5 are the most frequent)
<b>Sustainable transport links (rail station)</b>	-	>1,600m to Oxford Parkway Station
<b>Primary schools</b>	-	>800m from the nearest primary school (Cutteslowe Primary)
<b>Secondary schools</b>	-	>800m from the nearest secondary school
<b>GP surgeries</b>	-	>800m from the nearest primary school (Mayfield clinic)
<b>Post office</b>	-	>800m from the nearest post office (Summertown post office)

<b>Air quality</b>	--	Whole city is within an AQMA.
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<b>SA Objective</b>	<b>SA Objective 9: To achieve water quality targets and manage water resources</b>	
<b>Decision-making criteria</b>	Does the site contain, or is it near, a water body?	
	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	

<b>SA Objective</b>	<b>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.</b>	
<b>Decision-making criteria</b>	Does the site contain any historical, or archaeological features?	
	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	
<b>Listed Buildings</b>	--	There is a listed building in the centre of the site and any development would be expected to preserve and enhance the house and its setting.
<b>View Cones</b>	0	
<b>High Buildings Area</b>	0	

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will it support key sectors that drive economic growth? Will it increase the quantity and quality of employment opportunities?	
	<b>SA rating</b>	<b>Comments</b>
<b>Support the knowledge-based economy</b>	0	
<b>Support diversification or affordable workspace</b>	0	

<b>Other constraints which could affect suitability of site for development</b>	
Can access for vehicles be achieved?	Yes – existing road access from Apsley Road, Banbury Road

Can walking and cycling connections with the surrounding area be achieved?	Yes – good pedestrian and cycling connections along Banbury Road
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	A number of established trees onsite, particularly around perimeter
Are land contamination issues likely?	Not likely, given existing uses
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?	Site adjoins residential and a children's nursery

<p><b>Stage 2 conclusion</b></p> <p>Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.</p>
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**Stage 3 assessment – Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options**

<b>Is there confirmed landowner intention to develop</b>	Yes
<b>Does the landowner specify types of development</b>	

<b>Stage 3 conclusion</b>
Allocate