

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

<b>Site name</b>	Site to the south of Cripsey Place	<b>Site location plan</b> 
<b>HELAA reference</b>	614	
<b>Ward</b>	Osney & St Thomas	
<b>Site size</b>	0.31ha	
<b>Existing use</b>	Site is currently occupied by two rows of semi (and terraced) Victorian housing fronting onto Abbey Road and Cripsey Road.	

**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?	<b>No</b>	
Is the site greenfield in flood zone 3b?	<b>No</b>	Brownfield site – all within Flood Zone 2 and a small portion within 3a
Is the site area less than 0.25ha?	<b>No</b>	
Is the site already at an advanced stage in the planning process (development commenced)?	<b>No</b>	Site is currently in use as housing
<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>	-	Site is partially within Flood Zone 3a and wholly within Flood Zone 2.
<b>Flooding of land surrounding site for access/ egress</b>	-	Surrounding access to the site off Abbey Road and Cripsey Road also lies within Flood Zone 3a and Flood Zone 2

<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	Site is previously developed land and occupied by two rows of residential properties.
<b>Green Belt</b>	0	Site is not on Green Belt land

<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>	I	This site already provides housing, therefore it would have to be redeveloped at a significantly higher density to deliver more than 10 new homes but there is potential depending on implementation.
<b>Affordable housing provision</b>	I	Can’t say at this point. Site would be subject to affordable housing policy. No viability reasons identified at this stage why affordable housing would not be provided.

<b>SA Objective</b>	<b>SA Objective 5: To reduce poverty, social exclusion, and health inequalities</b>
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<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>	+	Site is adjacent to a regeneration area (which lies within top 20% of the most deprived areas as defined by the 2019 Indices of Multiple Deprivation)

<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	Site is not allocated for community facilities but difficult to ascertain if there will be an increase in the provision of essential services and facilities until implementation.

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.
<b>Ecology and biodiversity</b>	+	Contains no nature conservation designations but has potential for nature conservation interest.

<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 from a bus stop with frequent service every 20 minutes. Multiple routes and at peak times service every 5-10 minutes (Osney Island)
<b>Sustainable transport links (rail station)</b>	++	<800m from Oxford Rail Station
<b>Primary schools</b>	+	<800m from the nearest primary school (West Oxford Community Primary School)

<b>Secondary schools</b>	-	>800m from the nearest Secondary School (Matthew Arnold School)
<b>GP surgeries</b>	-	>800m from nearest GP Surgery (Northgate Health Centre)
<b>Post office</b>	-	>800m from the nearest post office (Oxford Post Office)
<b>Air quality</b>	--	Site is within an Air Quality Management Area (AQMA)

<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>	<b>0</b>	Site is not within 30m of a water body

<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>	-	Site lies within an area where there is potential for archaeological importance
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	-	Site lies within 50m of the Osney Island Conservation Area
<b>Listed Buildings</b>	-	Site lies adjacent to No.2 Botley Road - identified on the Oxford Heritage Asset Register (OHAR)
<b>View Cones</b>	<b>0</b>	Site lies outside of a view cone
<b>High Buildings Area</b>	-	Site lies within the City Council's locally designated high buildings area.

<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>Employment Opportunities</b>	<b>I</b>	No jobs or economic floorspace would be lost in the knowledge-based economy given that the existing uses of the buildings are residential. Will depend on implementation if there is to be a gain or no change. Depending on implementation, there could also be the potential to support diversification of the employment base or provide affordable workspace.

<b>Other constraints which could affect suitability of site for development</b>	
Can access for vehicles be achieved?	Yes – vehicular access is currently off Abbey Road and Cripsey Road which both lead onto the main thoroughfare of Botley Road.
Can walking and cycling connections with the surrounding area be achieved?	Yes – there are already some connections in place
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site is level and no significant physical features are present
Are land contamination issues likely?	Unlikely as the site has been occupied by residential properties for a number of years
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?	Surrounding land uses are varied including commercial and other residential properties. The site is also located in very close proximity to Oxford Rail Station, off a busy thoroughfare into the city centre. Therefore some noise disruption is to be expected in this location, although the site is already in residential use

<b>Stage 2 conclusion</b>
<b>Continue to Stage 3 Assessment. The site is previously developed land and location is suitable for sustainable development. The site is also not sensitive from an ecological perspective and any heritage constraints identified are not insurmountable.</b>

**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, this site was submitted in the latest call for sites (autumn 2021) and the form indicates that the site is available in the next five years.
<b>Does the landowner specify types of development</b>	The landowner identifies that a mix of uses would be appropriate including housing and/ or key worker housing, student accommodation, and a variety of employment uses including retail and tourism.

<b>Stage 3 conclusion</b>
<b>Preferred option: Allocate for housing or mixed use (including housing)</b>