

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Crescent Hall	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	38	
Ward	Cowley	
Site size	0.96 (ha)	
Existing use	Student accommodation.	

Stage 1 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 1 conclusion		
Proceed to stage 2		

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

SA Objective	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?	
	SA rating	Comments
What flood zone is the site in	0	FZ1
Flooding of land surrounding site for access/ egress	0	FZ1

SA Objective	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/ buildings? Will the site be on Green Belt land?	
	SA rating	Comments
Previously developed land	++	Appears to be homes already on the land, doesn’t look vacant though.
Green Belt	0	

SA Objective	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 significant quantities of net new housing? Will it improve the availability of decent affordable housing?	
	SA rating	Comments
Housing provision	I/ ++	It should be noted that the land has been earmarked for student accommodation however delivery of student accommodation can contribute towards the city’s housing target. Given site size, likely to deliver more than 10 dwellings equivalent of student housing.
Affordable housing provision	I/ -	Unlikely to delivery social-rented affordable housing if delivered for student accommodation

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

SA Objective	SA Objective 6: To provide accessible essential services and facilities	
Decision-making criteria	Will it increase the provision of essential services and facilities?	
	SA rating	Comments
Community facilities	0	Site not allocated for community facilities/ community facilities likely to remain the same as a result of allocation

See also SA Objective 8

SA Objective	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	
Decision-making criteria	Will it increase the provision of public open space? Will it protect and enhance existing flora, fauna and habitats?	
	SA rating	Comments
Public open space	0	Site not allocated for public open space/ public open space likely to remain the same due to the allocation
Ecology and biodiversity	+	Contains no nature conservation designations.

SA Objective	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? Is the site within an Air Quality Management Area?	
	SA rating	Comments
Sustainable transport links (bus stop)	+	Less than 100m from Crescent Hall bus stop. Regularly served by the U5 Brookes bus and the 10.
Sustainable transport links (rail station)	-	Oxford rail is more than 6km away.
Primary schools	-	>800m from St Christophers Primary School
Secondary schools	-	>1.2km from St Gregory the Great School
GP surgeries	+	>100m from Hollow Way Medical Centre
Post office	-	>900m Cowley Centre Post Office

Air quality	- -	Whole city is within an AQMA.
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SA Objective	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?	
	SA rating	Comments
Water	0	The site is not near or contains a body of water.

SA Objective	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.	
Decision-making criteria	Does the site contain any historical, or archaeological features?	
	SA rating	Comments
Archaeology	0	Site contains no known archaeological sites or has limited or uncertain archaeological potential
Conservation Areas & Register of Parks and Gardens (RPG)	-	Part of site (Junction Road) adjacent to Temple Cowley Conservation Area.
Listed Buildings	0	Site contains no identified historic buildings constraint
View Cones	0	Site lies outside a view cone
High Buildings Area	0	Site lies outside the City Council's locally designated high buildings area

SA Objective	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	
Decision-making criteria	Will it support key sectors that drive economic growth? Will it increase the quantity and quality of employment opportunities?	
	SA rating	Comments
Support the knowledge-based economy	0	No change in number of jobs/ economic floorspace in knowledge economy
Support diversification or affordable workspace	0	No change

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Yes.
Can walking and cycling connections with the	Yes.

surrounding area be achieved?	
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Trees exist on the site.
Are land contamination issues likely?	Unlikely as there are already houses on the site.
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 not that it appears the surrounding uses are mainly residential.

Stage 2 conclusion
This is already a well-developed site containing student accommodation.

Stage 3 assessment – Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options

Is there confirmed landowner intention to develop	The landowner has an intention to develop.
Does the landowner specify types of development	Wishes to build student accommodation.

Stage 3 conclusion
Consider further for allocation for student accommodation subject to further information on deliverability and suitability.