

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Warren Crescent	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	064	
Ward	Churchill	
Site size	0.37ha	
Existing use	Open Space	

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

**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>	<b>0</b>	Whole site in FZ1
<b>Flooding of land surrounding site for access/ egress</b>	<b>0</b>	Access/ egress available from Flood Zone 1

<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>	<b>-</b>	Site is unprotected open space
<b>Green Belt</b>	<b>0</b>	Site is not on GB 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>	<b>++</b>	Site would provide more than 10 new homes.
<b>Affordable housing provision</b>	<b>++</b>	Site likely to deliver 50% affordable housing

<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?	

	SA rating	Comments
Regeneration areas	0	Not in or adjacent to a regen. area

<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>	0	Site not allocated for community facilities

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>	-	Development in this location would see a loss of public open space.
<b>Ecology and biodiversity</b>	-	Site located adjacent to a local nature reserve and SSSI area (Lye Valley)

<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>	+	>300 m from nearest bus stop with frequent services to the city centre e.g. 15 City and U5 BrookesBus
<b>Sustainable transport links (rail station)</b>	+	>1,600m walk from train station
<b>Primary schools</b>	-	>800m from nearest primary school
<b>Secondary schools</b>	-	>800m from nearest secondary schools (Cherwell school and Gosford Hill School in CDC)
<b>GP surgeries</b>	-	>800m to nearest GP Surgery
<b>Post office</b>	-	>800m to nearest Post Office (Kendall Crescent in Cutteslowe)
<b>Air quality</b>	--	Whole city AQMA and development has potential to impact Cutteslowe roundabout hotspot.

<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	Eastern site boundary is just over 30m from Boundary Brook.

<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	Site contains no known archaeological sites or has limited or uncertain archaeological potential
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	Site is not in or on the edge of a conservation area or site on the RPG
<b>Listed Buildings</b>	0	Site contains no identified historic building constraint
<b>View Cones</b>	0	Site lies outside of a view cone
<b>High Buildings Area</b>	0	Site lies outside 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>Support the knowledge-based economy</b>	0	Current permission is for residential as opposed to economic development.
<b>Support diversification or affordable workspace</b>	0	Current permission is for residential as opposed to economic development.

<b>Other constraints which could affect suitability of site for development</b>	
Can access for vehicles be achieved?	Yes from Warren Crescent.
Can walking and cycling connections with the	Site within existing urban area with existing pedestrian and cycle connections.

surrounding area be achieved?	
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No.
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?	Site adjoins SSSI however ecological aspects captured above.

<b>Stage 2 conclusion</b>
<p>Planning permission granted for 10 dwellings. No insurmountable constraints to development. Site suitable for development. Progress site to stage 3 assessment.</p>

**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. Planning permission granted for 10 dwellings in 2016 (13/01555/CT3) and subsequent variation granted in 2021( 20/00676/VAR) – due to commence spring/ summer 2022.
<b>Does the landowner specify types of development</b>	Planning permission granted for 10 dwellings in 2016 (13/01555/CT3) and subsequent variation granted in 2021( 20/00676/VAR) – due to commence spring/ summer 2022.

<b>Stage 3 conclusion</b>
Suggestion is that development has commenced but there have been delays in starting build.  Allocate for residential.