

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

<b>Site name</b>	1 Pullens Lane	<b>Site location plan</b> 
<b>HELAA reference and GB OLP2036 Policy (if applicable)</b>	440	
<b>Ward</b>	Headington	
<b>Site size</b>	0.423 ha	
<b>Existing use</b>	Single detached residential dwelling	

**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>	Site within 125m of Headington Hill Viewpoint OCWS.
Is the site greenfield in flood zone 3b?	<b>No</b>	The site comprises of a single dwelling within a large plot that adjoins allotments. There are gaps between buildings in the immediate area, with mature planting of trees and other vegetation in and around the site that creates a green wooded backdrop.
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>		
There are no significant physical or policy environmental constraints to development on the site, however development will need to take into consideration the character. Biodiversity survey will be expected to accompany any planning applications.		

**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>	Site is within FZ 1
<b>Flooding of land surrounding site for access/ egress</b>	<b>0</b>	The surrounding area is not within functional flood zone.

<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>	There is a single dwelling on the site, but it appears unoccupied and neglected appearance.
<b>Green Belt</b>	<b>0</b>	The site is not within 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>	<b>++</b>	Current site allocation allows for 11 units.
<b>Affordable housing provision</b>	<b> </b>	Depends on eventual site allocation depending on the capacity of site.

<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	

<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>		The site is not likely to be allocated for community facilities, however current allocation allows for complementary uses to be considered on their merits.

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>	0	Site not likely to include provision for public space.
<b>Ecology and biodiversity</b>	0	Within 200m of Headington Hill OCWS. Biodiversity survey will be required with development proposals.

<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 the nearest bus stop (Brookes University) on Headington road with frequent service. (Routes 8, 9, 120, 280, 400, U1, U5, 275, X1, X8, X20, X32)
<b>Sustainable transport links (rail station)</b>	-	> 3,600m to Oxford Rail Station
<b>Primary schools</b>	+	<800m to the nearest primary school (St Michaels CE Primary)
<b>Secondary schools</b>	+	<800m to the nearest secondary school (Rye St Anthony's, Headington Girls School)
<b>GP surgeries</b>	+	<800m to nearest GP surgery (Brookes Medical Centre)
<b>Post office</b>	-	>800m to the nearest post office (St Clements Street Post Office)
<b>Air quality</b>	--	Entire city is with 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>	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>	--	Site lies within Headington Hill CA
<b>Listed Buildings</b>	0	No listed buildings on site
<b>View Cones</b>	0	Site is outside of view cone area
<b>High Buildings Area</b>	0	Site is not in a 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	No employment use proposed on site
<b>Support diversification or affordable workspace</b>	0	No employment use proposed on site

<b>Other constraints which could affect suitability of site for development</b>	
Can access for vehicles be achieved?	Limited vehicular access exists via Pullens Lane which is a private road with vehicular access occasionally restricted.
Can walking and cycling connections with the surrounding area be achieved?	Pullens Lane is accessible from London Road, which is well served by footways and cycleways, and Cuckoo Lane. Pullens Lane is a narrow road with no designated footpaths for much of its length.

Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	There are mature trees on the rear boundary [from Google Maps], surrounding area also has several trees, hedges etc which creates a green setting with a woodland character in places.
Are land contamination issues likely?	No
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?	The site adjoins allotments, with residential dwellings on neighboring plots.

<b>Stage 2 conclusion</b>
There are no significant on site constraints that will prevent residential use, however vehicular access to the site may be a limiting factor.

**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, site expected to be developed within Local Plan (2036) time period
<b>Does the landowner specify types of development</b>	The landowner has previously expressed an interest in redeveloping the site for the allocated uses (residential). Most recent application for 3 self-contained dwellings was refused, no further updates since then.

<b>Stage 3 conclusion</b>
The site has been allocated for residential development and is considered viable.