

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Valentia Road	Site location plan
HELAA reference	329 SP61	
Ward	Churchill	
Site size	0.76	
Existing use	Green open space with playground	

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		
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

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	The entire site is in Flood Zone 1.
Flooding of land surrounding site for access/ egress	0	There is safe access/egress from the site – land surrounding site is in Flood Zone 1.

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	- -	The site is greenfield. Site is designated as Protected Open Air Sports, therefore is locally protected land.
Green Belt	0	The site is not Green Belt land.

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	++	The site could provide up to 12 dwellings. However, this is subject to implementation.
Affordable housing provision	I	Depends on implementation.

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

	SA rating	Comments
Regeneration areas	0	Site not within one of the most deprived areas of Oxford.

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	Amount of community facilities e.g. playground will stay the same.

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	+	Site allocated for housing but playground expected to remain which will create open green space.
Ecology and biodiversity	+	Contains no nature conservation designations but has potential for conservation interest.

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)	+	The site is less than a 10-minute walk (300m) to the nearest bus stop, Headington School. This has frequent services including the 8 City, 9 City, 120, 400 Park and Ride, 275, 280 etc.
Sustainable transport links (rail station)	-	The site is more than a 20-minute walk (4100m) to Oxford Station.
Primary schools	-	The nearest primary school is more than 800m away (1700m).
Secondary schools	+	The nearest secondary school is less than 400m away (Cheney School).
GP surgeries	+	The nearest GP surgery is within 800m. Distance to nearest GP surgery is 600m. Various nearby GP's on Oxford Brookes Campus.
Post office	+	The nearest post office is exactly 800m away (11-minute walk).

Air quality	- -	An AQMA covers the whole city.
--------------------	-----	--------------------------------

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 does not contain and is not near 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 and has limited archaeological potential.
Conservation Areas & Register of Parks and Gardens (RPG)	0	The site is not within a conservation area.
Listed Buildings	0	The site does not contain and is not within close proximity to any listed buildings.
View Cones	0	Site lies out the city's view cones.
High Buildings Area	0	Site lies outside the city's 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.
Support diversification or affordable workspace	0	No change.

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	There is existing vehicle access from Valentia Road.

Can walking and cycling connections with the surrounding area be achieved?	The site is within/adjoining urban area with existing pedestrian and cycle connections, although the site is outside of the city and district centres.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	The site is bounded by trees and hedges on most sides, although sparsely on the side which is adjacent to Valentia Road. There is one TPO recorded although this is on the site boundary/just outside of the boundary.
Are land contamination issues likely?	Land contamination issues are unlikely given the use of 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?	The site is within a large residential area therefore some design sensitivity is required.

Stage 2 conclusion

The key conclusions at this stage are:

- There are no heritage or conservation concerns.
- Site is greenfield land with local protection.
- Site is within a large residential area therefore will need to consider sensitive design.
- Site has good transport connections.

Overall the site is suitable for development. Continue to Stage 3 assessment.

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

Is there confirmed landowner intention to develop	Yes. Landowner is Oxford City Council.
Does the landowner specify types of development	Site is suitable for residential development on part of site, subject to improvements on the playground which will remain.

Stage 3 conclusion
Site suitable for residential development. The site is not a well-used green space and is close to South Park and other green spaces. Consider further for allocation for housing, subject to further information on deliverability.