

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Former Bartlemas Nursery	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	346	
Ward	Donnington	
Site size	0.24	
Existing use	Former Nursery School. Site currently vacant.	

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?	Yes	Site is 0.24 hectares.
Is the site already at an advanced stage in the planning process (development commenced)?	No	
Stage 1 conclusion		
<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

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	Flood Zone 1
Flooding of land surrounding site for access/ egress	0	

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	+	Site has been vacant since 2004 and contains a derelict building dating back to the 1950s.
Green Belt	0	Site is not within GB

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	Depends on 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	Not in or adjacent to a regen. area
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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	I	

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	I	
Ecology and biodiversity	+	Located in an urban area but appears rural in nature because of its relatively secluded location and fact it is surrounded by mature trees. Watercourse on eastern side of the site

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)	+	<100m from bus stops located on Cowley Road – high frequency services including no's 1, 5, 10, u5
Sustainable transport links (rail station)	-	>3,700m from Oxford Railway station via National Cycle Route (NCR) 57 and B480
Primary schools	+	>900m from East Oxford Primary. Other schools include St Frideswide Primary School, Larkrise Primary, St Christophers Primary, Tyndale Community School
Secondary schools	+	>1,100m from Oxford Spires Academy
GP surgeries	+	> 800m from Bartlemas Surgery and Cowley Road Medical Practice

Post office	+	>1000m from Donnington Post office
Air quality	--	The whole city is within an AQMA.

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	--	Watercourse on eastern side of site

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	
Conservation Areas & Register of Parks and Gardens (RPG)	--	Within Bartlemas Conservation Area.
Listed Buildings	-	No listed buildings onsite but within the setting of a no. of listed buildings – including Grade 2* Bartlemas Farm House and Bartlemas House and Grade 1 listed St Bartholomew Chapel. It also lies just outside the Bartlemas Historic Hamlet.
View Cones	-	Crescent Road View Cone across part of site
High Buildings Area	0	

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	I	
Support diversification or affordable workspace	I	

Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Yes from Evelyn Court but access is narrow – existing single track driveway.
Can walking and cycling connections with the surrounding area be achieved?	Yes – via Evelyn Court only.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site is surrounded by hedgerow which provides a buffer to the surrounding, suburban development. Mature trees throughout site, which collectively contribute greatly to the green and rural character of the CA. These trees are all afforded statutory protection as they fall within the CA. Watercourse on eastern side of site.
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?	No

Stage 2 conclusion
Continue to Stage 3 Assessment. The site is surrounded by residential properties, but the existing access is constrained. The site is also located within a CA and within the setting of listed buildings. Part of the site also lies within a view cone. Site may have biodiversity value given it contains a number of mature trees and hedgerow and has been vacant since 2005.

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

Is there confirmed landowner intention to develop	Previous planning application 2018 (refused). No recent landowner update.
Does the landowner specify types of development	Planning application (refused) was for student/ graduate uses only not general housing.

Stage 3 conclusion
Proposed option: Allocate for student/ graduate accommodation