


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Knights Road	Site location plan
HELAA reference (and OLP2036 Policy if applicable)	593 Policy SP15	
Ward	Northfield Brook	
Site size	2.25 ha	
Existing use	Open space	

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?	Yes	Very small amount (less than 0.05%) of site lies within Flood Zone 3b
Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	Planning application reference 23/00405/OUTFUL for this site was submitted in February 2023. This application was for 84 new homes at Knights Road. Permission granted in August 2023.
Stage 1 conclusion: <i>No clear conflicts with national policy or insurmountable environmental or physical constraints.</i> <i>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	--	Site is partially within Flood Zone 3b (Less than 0.05% of site lies within Flood Zone 3a and 3b) (7% of site lies within Flood Zone 2) Most of this site lies within Flood Zone 1. A very minute part of the southern perimeter of the site lies within Flood Zone 3b, with a little more of this area in Flood Zone 2, adjacent to Littlemore Brook.
Flooding of land surrounding site for access/ egress	0	There is safe access/ egress from the site – most of the area surrounding the 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	-	Currently Parkland
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	++	Site allocated for 80 homes. Permission granted for 84 homes in August 2023
Affordable housing provision	++	Permission granted for 84 affordable homes as part of planning permission 23/00405/OUTFUL

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	++	Site is within Blackbird Leys Regeneration Area.

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	Allocation allows for uses complementary to residential uses, provision depends on implementation.

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	-	Allocation leads to reduction of public open space
Ecology and biodiversity	-	<p>Site adjacent to locally protected site (Spindleberry Nature Park).</p> <p>The site contains extensive woodland which should be retained and enhanced wherever possible within the proposals. The site borders the Northfield Brook, which should also be buffered and protected under any development proposals, preserving and enhancing the wildlife corridor and minimising indirect impacts through, for example, recreational disturbance.</p> <p>If existing trees are removed new trees should be planted to fully mitigate the impact on tree canopy cover green infrastructure in the area. New tree planting should be appropriate to ensure that the predicted tree canopy cover (% site area) following development (25 years) delivers policy and GI TAN expectations i.e. at least no net loss. Opportunities exist to plant new trees to improve connectivity within GI network.</p>

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)	+	<400m from the nearest bus stop with frequent services e.g. 1,10, 5 City
Sustainable transport links (rail station)	-	>1,600 from the train station
Primary schools	+	>800m from the nearest primary school (Windale)
Secondary schools	-	>800m from the nearest secondary school (The Oxford Academy)
GP surgeries	+	<800m from the nearest GP surgery (The Leys Health Centre)
Post office	-	>800m from the nearest post office (Balfour Road)
Air quality	--	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	-	Site within 30m of a watercourse .

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)	0	Site is not in or on the edge of a conservation area or site on the RPG
Listed Buildings	0	Site contains no identified historic building constraint
View Cones	0	Site lies outside of 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 expected

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Yes.
Can walking and cycling connections with the surrounding area be achieved?	Yes.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains significant existing trees including woodland along Northfield Brook which are important to public amenity in the area and will provide valuable ecosystem services. Existing trees will influence developable area of site and its capacity. The quality of all existing trees should be assessed against the criteria in table 1 of BS5837:2012 (or its latest iteration). High quality trees must be retained unless there is a robust over-riding policy-based justification. Moderate and low quality trees should be retained where it is feasible to do so. Opportunities exist to plant new trees to benefit of public amenity in the area.
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?	Site directly adjacent to nature park/reserve

Stage 2 conclusion
Potential for ecological constraints, which may need mitigation, and a small portion of the site lies in FZ3b so development will need to be designed appropriately. Overall no insurmountable constraints to development. Continue to Stage 3 assessment.

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

Is there confirmed landowner intention to develop	Planning application submitted and approved in 2023.
Does the landowner specify types of development	Residential accommodation.

Stage 3 conclusion
Consider further for residential development