


## OLP2040 Site assessment proforma (including Sustainability Appraisal)

<b>Site name</b>	<b>Crescent Hall</b>	<b>Site location plan</b>
<b>HELAA reference (and OLP2036 Policy if applicable)</b>	<b>17</b>	
<b>Ward</b>	<b>Temple Cowley</b>	
<b>Site size</b>	<b>0.96 (ha)</b>	
<b>Existing use</b>	<b>Student accommodation.</b>	

**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	
<b>Stage 1 conclusion</b>		
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**

<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 in Flood Zone 1
<b>Flooding of land surrounding site for access/ egress</b>	<b>0</b>	There is safe access/ egress from the site – area surrounding site is in 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>0</b>	Existing student accommodation buildings in use on site
<b>Green Belt</b>	<b>0</b>	Site not within Green Belt.

<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 likely to come forward as student accommodation however the equivalent number of residential dwellings would be 29
<b>Affordable housing provision</b>	<b>I</b>	Amount of affordable housing depends on implementation

<b>SA Objective</b>	<b>SA Objective 5: To reduce poverty, social exclusion, and health inequalities</b>
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<b>Decision-making criteria</b>	Will it improve opportunities for people in the most deprived areas?	
	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration areas</b>	0	Site not in a regeneration 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/ community facilities likely to remain the same as a result of allocation

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 allocated for public open space/ public open space likely to remain the same due to the allocation
<b>Ecology and biodiversity</b>	+	<p>Contains no nature conservation designations.</p> <p>Aerial imagery indicates semi-natural habitats are absent from the site. Potential protected species constraints include roosting bats and nesting birds.</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.</p>

<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>	+	Less than 100m from Crescent Hall bus stop. Regularly served by the U5 Brookes bus and the 10.
<b>Sustainable transport links (rail station)</b>	-	Oxford rail is more than 6km away.
<b>Primary schools</b>	-	>800m from St Christophers Primary School
<b>Secondary schools</b>	-	>1.2km from St Gregory the Great School
<b>GP surgeries</b>	+	>100m from Hollow Way Medical Centre
<b>Post office</b>	-	>900m Cowley Centre Post Office
<b>Air quality</b>	- - -	Whole city is within an 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	The site is not near or contains a body of water.

<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>	-	Part of site (Junction Road) adjacent to Temple Cowley Conservation Area.
<b>Listed Buildings</b>	0	Site contains no identified historic buildings constraint
<b>View Cones</b>	0	Site lies outside 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	No change in number of jobs/ economic floorspace in knowledge economy
<b>Support diversification or affordable workspace</b>	0	No change

<b>Other constraints which could affect suitability of site for development</b>	
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 along the Crescent Road, Junction Road and Hollow Way frontages 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 public amenity and the quality of the street scenes. Existing boundary trees are protected by the Oxford City Council - Crescent Road (No.1) Tree Preservation order, 1998.
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 not that it appears the surrounding uses are mainly residential.

<b>Stage 2 conclusion</b>
This is previously developed land containing student accommodation. Part of the site is adjacent to the Temple Cowley Conservation area so design sensitivity will be required when development proposals are put forward. Continue to stage 3 assessment.

**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>	The landowner has an intention to develop.
<b>Does the landowner specify types of development</b>	Yes. Additional student accommodation.

<b>Stage 3 conclusion</b>
<b>Consider further for allocation for student accommodation</b>