


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	1 Pullens Lane	Site location plan 
HELAA reference (and OLP2036 Policy if applicable)	440 Policy SP53	
Ward	Headington Hill and Northway	
Site size	0.4 ha	
Existing use	Single detached residential dwelling	

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: <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	Site is in Flood Zone 1
Flooding of land surrounding site for access/ egress	0	There is safe access/ egress from the site – area 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	-	Site mainly grassland. predominantly greenfield with one building.
Green Belt	0	The site is not within 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	++	Site allocated for 11 dwellings.
Affordable housing provision	+	Likely to deliver policy compliant affordable housing levels (40%).

SA Objective	SA Objective 5: To reduce poverty, social exclusion, and health inequalities
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Decision-making criteria	Will it improve opportunities for people in the most deprived areas?	
	SA rating	Comments
Regeneration areas	0	Site outside a 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	0	Unlikely to deliver an increase in community facilities.

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	0	Small site therefore unlikely to deliver meaningful amount of public open space.
Ecology and biodiversity	-	<p>Within 200m of Headington Hill OCWS. Biodiversity survey will be required with development proposals.</p> <p>Previous ecological assessments found the site to be comprised predominantly of grassland, scrub, and scattered trees. The surrounding landscape, while fragmented, is one of the larger blocks of woodland in Oxford. The allocation site does not appear to be integral to the remaining connectivity of this block but nevertheless contributes to it. Ecological reports accompanying any development proposals should include an assessment of the site's function in the surrounding landscape.</p> <p>The surrounding habitat is likely to be an important foraging and commuting resource for bats and, if this is the case, it should not be subject to any artificial illumination as a result of any proposed development. A lighting strategy should be submitted in support of any planning application, setting out the lighting associated with the proposed development. Given the proximity of the proposed development, this will need to account for both internal and external lighting. Where illumination cannot be avoided, the lighting strategy must still avoid impacting bats.</p>

		<p>Potential protected species constraints include roosting bats, foraging and commuting bats, badger, breeding birds, reptiles, and invertebrates. Previous ecological assessments indicate the badgers were present onsite and detailed survey work should be undertaken (this should not be made public).</p> <p>Previous survey work has also identified Japanese Knotweed, a Schedule 9 species, on the site. This should be subject to a control and eradication plan if this has not been enacted already.</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>
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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 (Brookes University) on Headington road with frequent service. (Routes 8, 9, 120, 280, 400, U1, U5, 275, X1, X8, X20, X32)
Sustainable transport links (rail station)	-	> 3,600m to Oxford Rail Station
Primary schools	+	<800m to the nearest primary school (St Michaels CE Primary)
Secondary schools	+	<800m to the nearest secondary school (Rye St Anthony's, Headington Girls School)
GP surgeries	+	<800m to nearest GP surgery (Brookes Medical Centre)
Post office	-	>800m to the nearest post office (St Clements Street Post Office)
Air quality	--	Entire city is with 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	0	More than 30m from 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	No known archaeological remains.
Conservation Areas & Register of Parks and Gardens (RPG)	--	Site lies within Headington Hill CA
Listed Buildings	0	No listed buildings on site
View Cones	0	Site is outside of view cone area
High Buildings Area	0	Site is not in a 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	Unlikely to increase jobs/ floorspace for the knowledge economy.
Support diversification or affordable workspace	0	No change.

Other constraints which could affect suitability of site for development	
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. Site contains significant existing trees around the west and south boundaries of the site which are important to public amenity in the area and will provide valuable ecosystem services. There are also significant trees off-site next to the northern boundary. Trees are protected by their location within the Headington Hill Conservation Area. 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 in the area and to enhance the character and appearance of the conservation area.
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 neighbouring plots.

Stage 2 conclusion
No significant constraints to development. Progress 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, site expected to be developed within Plan period
Does the landowner specify types of development	The landowner has previously expressed an interest in redeveloping the site for the allocated uses (residential).

Stage 3 conclusion
Consider further for allocation for residential development