


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Bertie Place Recreation Ground	Site location plan 
HELAA reference (and OLP2036 Policy if applicable)	008a Policy SP32	
Ward	Hinksey Park	
Site size	0.67ha	
Existing use	Recreation ground, 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?	Yes	Small amount (5%) 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	
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	--	Site is partially within Flood Zone 3b (5% of site lies within Flood Zone 3b) (8% of site lies within Flood Zone 3a) (33% of site lies within Flood Zone 2) The land within Flood Zone 3b lies within the northern corner and southwest perimeter of the site.
Flooding of land surrounding site for access/ egress	-	The site's access route is largely flood free, however parts of the route are at risk close to the site. In general, flood hazard is low at the start of the route and access/ egress from the site is over land at moderate risk/ hazard.

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	-	Unprotected green space
Green Belt	0	Not Green Belt

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 allocation proposes at least 30 homes.
Affordable housing provision	+	Likely to deliver at least a policy compliant scheme of at least 40% affordable housing

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 is not in or adjacent to 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	1	Depends on implementation but unlikely to increase provision because developable area is so small

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	-	Depends on implementation and how loss is compensated for, but the developable part of the site is currently a small recreation ground, multi-use games area (MUGA) and playground.
Ecology and biodiversity	0	<p>Within 55m of OCWS (Hinksey Pools).</p> <p>Aerial imagery indicates the Land behind Wytham Street is comprised of a mosaic of grassland, scrub, and woodland habitats, while it is bordered by the Hinksey Stream. Patches of woodland in the north and west of the site are listed on the Priority Habitats Inventory. Potential protected species constraints include badgers, foraging and commuting bats, roosting bats, nesting birds, reptiles, water vole and otter (in association with Hinksey Stream).</p> <p>By contrast, the recreation ground appears to contain regularly managed grassland, likely of limited diversity, though the tree lines bordering the site may be of greater value. There will be fewer protected species considerations in this parcel, potentially limited to any opportunities for roosting bats in mature trees.</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</p>

		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.
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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)	+	Better than 10min frequency at peaks of buses to the city centre (many of which go to Abingdon in the opposite direction) (X2, X3 and 35 most frequent). Bus stop on Abingdon Rd or Redbridge P&R both under 250m
Sustainable transport links (rail station)	-	3.2km walk to Oxford Parkway Station, closest station
Primary schools	+	700m to New Hinksey Primary
Secondary schools	-	2300m to St Gregory the Great School
GP surgeries	+	c.800m walk to South Oxford Health Centre
Post office	-	1,500m to Donnington PO
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	-	

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/ uncertain archaeological potential
Conservation Areas & Register	0	Site is not in or on the edge of a conservation area or site on the RPG

of Parks and Gardens (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 supporting 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?	Yes – road access from Bertie Place, although only potential for one route in, one route out, so site will be a cul-de-sac (for vehicles- there is pedestrian access through to the Abingdon Road and Wytham Street
Can walking and cycling connections with the surrounding area be achieved?	Yes – good pedestrian and cycling connections using NCR5 (which cuts through the site and will need to continue through the site, even if its exact location is altered
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	<p>A number of established trees onsite, particularly around perimeter</p> <p>Sites contain significant existing trees and woodland 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 in the area. .</p>

Are land contamination issues likely?	Potentially
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 adjoins existing residential development

Stage 2 conclusion

Further work undertaken through SFRA Level 2 shows that access/ egress from the site is over moderate risk land. Mitigation is likely to be required.

Re-provision of MUGA will be required. No other significant constraints to development.

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
Does the landowner specify types of development	Yes, residential

Stage 3 conclusion
Consider further for allocation for housing