

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Edge of Playing Fields, Oxford Academy	Site location plan 
HELAA reference (and OLP2036 Policy if applicable)	467 Policy SP13	
Ward	Littlemore	
Site size	0.58ha	
Existing use	School playing field	

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 minimize 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 is unprotected open space (playing field) and any development will require qualitative improvements to the playing pitches to compensate for this loss.
Green Belt	0	Site is not on 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 would provide a minimum of 20 new homes
Affordable housing provision	+	Policy allocates site for employer linked affordable housing. Likely to deliver at least to policy compliant levels.

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	+	Site is adjacent to a Lower Super Output Area within the 20% most deprived in England

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	Site not allocated for 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	Amount of public open space unlikely to increase as a result of development of this site.
Ecology and biodiversity	+	Contains no nature conservation designations but has potential for nature conservation interest. Opportunities to enhance biodiversity around existing hedgerow on southern boundary of 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)	+	Site is < 400m from a bus stop (approximately 350m) on St Nicholas Road which is served by bus route 5a, which runs between Littlemore and the city centre via Templar's Square shopping centre and Cowley Road. Buses run approximately every 30 minutes.
Sustainable transport links (rail station)	I	Site is approximately 6,500m from Oxford central railway station but would be situated within walking distance of the new southern station on the proposed Cowley Branch Line if this is delivered within the plan period.
Primary schools	+	Site is < 800m from the nearest primary school (John Henry Newman Academy is approximately 600m from the site)

Secondary schools	+	Site is within the grounds of Oxford Academy and the main building can be accessed via the rear entrance on Northfield Close, which is approximately 300m away
GP surgeries	-	Site is > 800m from the nearest GP surgery (The Leys Health Centre on Dunnock Way is approximately 1,500m away)
Post office	-	Site is > 800m from the nearest post office (Littlemore Stores and Post Office is approximately 950m away)
Air quality	--	The whole of Oxford is within an Air Quality Management Area (AQMA). Additionally the site has been identified as being in an air quality hot spot area

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	Site is not within 30m of a water body

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-based economy

Support diversification or affordable workspace	0	No change
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Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Existing vehicle access to the site exists from Denny Gardens, off Priory Road
Can walking and cycling connections with the surrounding area be achieved?	The site is within the urban area with opportunities to connect to and improve existing pedestrian connections with Northfield Close and Priory Road. Foot and cycle connections with Denny Gardens should also be considered. A foot and cycle path connects the southern end of Priory Road to the nearby Ozone leisure centre and Kassam Stadium
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No significant physical features have been identified, though existing green infrastructure features around the boundaries of the site should be retained and enhanced where possible
Are land contamination issues likely?	Current land use suggests that land contamination issues are unlikely. The site has not previously been used for landfill
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 a secondary school (Oxford Academy) and design sensitivity is thus required. In particular, it will be necessary to screen any development from the sports pitches to the north-east, this can be achieved via planting

Stage 2 conclusion
No insurmountable constraints to development. Move forward 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	The landowner has indicated that the site is deliverable and that there is intention to develop
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Does the landowner specify types of development	The landowner intends to develop employer-linked housing on the site
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Stage 3 conclusion
Consider allocation for employer-linked housing