

## OLP2040 Site assessment proforma (including Sustainability Appraisal)

<b>Site name</b>	<b>Land at Winchester Road, Banbury Road and Bevington Road</b>	<b>Site location plan</b>
<b>HELAA reference (and OLP2036 Policy if applicable)</b>	<b>006b</b>  <b>Policy SP31</b>	
<b>Ward</b>	<b>Walton Manor</b>	
<b>Site size</b>	<b>0.52ha</b>	
<b>Existing use</b>	<b>The site is currently used for educational purposes.</b>	

**Stage 1 assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	<b>No</b>	
Is the site greenfield in flood zone 3b?	<b>No</b>	
Is the site area less than 0.25ha?	<b>No</b>	
Is the site already at an advanced stage in the planning process (development commenced)?	<b>Yes</b>	<b>Site subject to planning application 22/02849/FUL, approved in May 2023.</b>
<b>Stage 1 conclusion</b>		
<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**

<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>	The site is previously developed land with buildings in use on site. Development could help to make more efficient use of the land.
<b>Green Belt</b>	<b>0</b>	Site is not on Green Belt land.

<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>	The site has the potential to provide up to 52 dwellings (130 student rooms).
<b>Affordable housing provision</b>	<b>I</b>	The amount of affordable housing delivered would depend on which use was brought forward.

<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 is not within one of the most deprived areas of Oxford.

<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	Development is unlikely to increase the provision of essential services and facilities as the site is allocated for student accommodation. No change.

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>	1	Any development is unlikely to increase the provision of public open space but depends on implementation.
<b>Ecology and biodiversity</b>	0	Site is not within close proximity of an area designated for its biodiversity value. Parcel of the site (bounded by Bevington Road) subject to survey in association with 22/02849/FUL; surveys identified numerous bat roosts.  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.

<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?	

	SA rating	Comments
<b>Sustainable transport links (bus stop)</b>	+	The site is less than a minute walk (100m) away from bus stop. Buses along Banbury Road are frequent e.g. 2, 2a, 7 Gold.
<b>Sustainable transport links (rail station)</b>	-	Parts of the site are over 20-minute walk away from Oxford Station. Over 1600m from the station.
<b>Primary schools</b>	+	The site is less than a 10-minute walk from the nearest primary school (Leckford Place School). Over 800m from school
<b>Secondary schools</b>	+	The site is more than a 10-minute walk from the nearest secondary school (over 300m) Most of the schools within walking distance are private/independent schools.
<b>GP surgeries</b>	+	The site is less than a 10-minute walk from the nearest GP surgery (Over 1km).
<b>Post office</b>	+	The site is less than a 10-minute walk from the nearest post office. (Over 600m)
<b>Air quality</b>	--	Whole city is within an AQMA.

SA Objective	SA Objective 9: To achieve water quality targets and manage water resources	
<b>Decision-making criteria</b>	Does the site contain, or is it near, a water body?	
	SA rating	Comments
<b>Water</b>	0	The site does not contain or is not near a body of 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.	
<b>Decision-making criteria</b>	Does the site contain any historical, or archaeological features?	
	SA rating	Comments
<b>Archaeology</b>	-	The site is within the Archaeological Area. Part of site is within the Historic Core Area.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG</b>	--	The site is entirely within the North Oxford Victorian Suburb Conservation Area.
<b>Listed Buildings</b>	--	The site contains seven Grade II listed buildings and is adjacent to several Grade II listed buildings. The impact of development would depend on design which would need to be sensitively considered.
<b>View Cones</b>	0	The site is not within a View Cone.
<b>High Buildings Area</b>	-	Part of site within the 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	Site unlikely to change number of jobs/ economic floorspace in knowledge-based 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?	Site is already accessible by vehicle from Banbury Road.
Can walking and cycling connections with the surrounding area be achieved?	Site is bounded by pedestrian and cycle connections on Banbury and Woodstock Road.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	<p>There are a considerable number of trees across the site, but no other topographical constraints.</p> <p>Sites contain significant existing trees including large trees along road frontages which are important to public amenity in the area and will provide valuable ecosystem services. Existing trees are protected by the location within the NOVS 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 enhance the character and appearance of the NOVS Conservation Area..</p>
Are land contamination issues likely?	There are no likely land contamination issues.
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 residential and educational uses, so design sensitivity would be required.

<b>Stage 2 conclusion</b>

The site scores well overall against the sustainability criteria. However design sensitivity is likely to be required due to the site's location within a conservation area, and the high number of listed buildings around the site

The key conclusions at this stage are:

- Design sensitivity is required, taking into consideration the site's location in a conservation area, archaeological area and the number of designated heritage assets within and adjacent to the site.
- Site has good access to sustainable transport links.

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>	Yes.
<b>Does the landowner specify types of development</b>	Landowner has expressed an intention to develop residential/student accommodation as part of a mixed-use development including academic uses. Planning application 22/02849/FUL submitted (2022) and approved (May 2023) for 130 student rooms and a range of other academic uses.

<b>Stage 3 conclusion</b>
<b>Consider site further for allocation for a mix of uses including student accommodation</b>