


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Bayards Hill Primary School Part Playing Fields	Site location plan
HELAA reference (and OLP2036 Policy if applicable)	173 Policy SP63	
Ward	Barton and Sandhills	
Site size	1.04ha	
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 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 is unprotected open space. Any development must be limited to the field only and must not encroach upon the playing pitches.
Green Belt	0	Site is not within the 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	++	Policy allocates site for a minimum of 30 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 is 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	Although total site area is greater than 1.5ha, the developable area is likely to be much smaller than this due to the fact that it is only the eastern part of the playing field which is to be released for housing. As such, public open space is likely to remain the same as a result of the application.
Ecology and biodiversity	+	Contains no nature conservation designations but has potential for nature conservation interest

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 located less than 400m from multiple bus stops with frequent connections between Barton and the city centre (bus route 8) on Waynflete Road and Bayswater Road, though ease of access to these bus stops should be considered in the design of the site. The 280 and 275 buses also stop along the A40, opposite the site, though access towards Oxford is restricted by the presence of this main road and lack of crossing points

Sustainable transport links (rail station)	-	Site is more than 1600m from Oxford railway station (6000m) and Oxford Parkway railway station (8000m)
Primary schools	+	Site is within the grounds of Bayards Hill Primary School
Secondary schools	-	Site is more than 800m from the nearest secondary schools, located in Headington
GP surgeries	+	Site is 800m from the nearest GP surgery (Barton Neighbourhood Centre)
Post office	-	Site is more than 800m from the nearest post office (Headington Post Office is 1,100m away)
Air quality	--	All of Oxford is within an Air Quality Management Area (AQMA) and the site is within an air quality hot spot area due to the close presence of the A40

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	-	Site has known archaeological potential as part of the access road is on the line of the Dorchester-Alchester Roman Road and there is potential for roadside settlement in this location
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
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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

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Access currently exists from Waynflete Road into the Barton Leisure Centre Car Park, use of this access would avoid conflicts with the school use and avoid the need for additional vehicular accesses onto surrounding streets
Can walking and cycling connections with the surrounding area be achieved?	Walking and cycling connections with Bayswater Road and Waynflete Road can be designed into the layout of the scheme to avoid the busy A40
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No significant features have been identified, though any development on the site will need to address how existing green infrastructure features, particularly those with high UGF scores, can be retained
Are land contamination issues likely?	Current land use suggests that significant land contamination issues are unlikely, though a site investigation will be required
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?	<p>The site adjoins the busy A40, which is a significant source of air and noise pollution from heavy traffic, as it is the main entrance to Oxford from London and the M40. Any development will need to site habitable areas away from polluting sources and mitigate potential negative air quality impacts at both construction and operational stages, with ongoing monitoring of air quality required post-completion. Any development proposal must also include an acoustic design statement.</p> <p>As the site adjoins a primary school with playing fields that will be retained, any proposal will need to introduce an effective landscape screen to differentiate the residential area from the school use</p>

Stage 2 conclusion
<p>The site does not have any significant constraints to development however it has the potential for archaeological remains which will need to be investigated at the appropriate stage in the planning process. There are also potential impacts of air quality and noise pollution from the A40 which will need to be appropriately addressed through the planning process.</p>

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
Does the landowner specify types of development	The landowner intends to develop employer-linked housing on the site

Stage 3 conclusion
Consider further for allocation for employer-linked housing