


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Land Surrounding St Clement's Church	Site location plan 
HELAA reference (and OLP2036 Policy if applicable)	117 Policy SP18	
Ward	St Clement's	
Site size	2.31ha	
Existing use	Greenfield land surrounding churchyard.	

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 3a and 3b) (7% of site lies within Flood Zone 2) The flood zones lie adjacent to the lower western boundary of the site, next to the River Cherwell.
Flooding of land surrounding site for access/ egress	0	There is safe access/ egress from the site – most of the area surrounding the 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	-	The site is greenfield and will therefore not make use of previously developed land. The site can be defined as unprotected open space, surrounding a churchyard.
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 allocated for a minimum of 40 dwellings.
Affordable housing provision	+	If site delivered for housing, site likely to deliver affordable housing at policy compliant levels (40%).

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 within one of the most deprived areas of Oxford.

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 allocated for residential therefore it is unlikely that any development will increase the provision of essential services and facilities on site. Facilities will remain the same.

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	+	Site over 1.5ha therefore 10% public open space should be delivered on site.
Ecology and biodiversity	0	<p>The site is within 50m of Long Meadow Oxford City Wildlife Site (OCWS).</p> <p>Aerial imagery indicates the site is comprised of grassland, with scrub incursion from the hedgerows at the boundaries. The site is located at the edge of the central green corridor through Oxford (to the west) and areas of parkland and woodland (to the east). The River Cherwell is located immediately adjacent to the western boundary.</p> <p>One meadow in the surrounding landscape is identified by Natural England as priority habitat, another is identified as an OCWS. It should be a priority to establish the distinctiveness and condition of the grassland within the allocation site to understand the extent of constraint this provides to potential development.</p>

	<p>Potential protected species constraints include roosting bats (both in trees onsite and in the adjacent St Clement's Church), foraging and commuting bats, nesting birds, badger, reptiles, water vole and otter (associated with the River Cherwell).</p> <p>In addition, the River Cherwell is likely to be an important foraging and commuting resource for bats and should not be subject to any artificial illumination as a result of any proposed development. If St Clement's Church has the potential to support roosting bats, neither the church nor flightpaths to and from it should be subject to illumination either. A lighting strategy should be submitted in support of any planning application, setting out the lighting associated with the proposed development. This will need to account for both internal and external lighting.</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)	+	The site is less than 400m from the nearest bus stop. Buses operate frequent services on the 13 City, X3 City and the U5 Brookes Bus.
Sustainable transport links (rail station)	-	Site is 35 minutes from Oxford Train Station (1.8 miles).
Primary schools	+	Site is exactly 800m from nearest primary school (St Michael's CE Primary School)
Secondary schools	-	Site is 1300m from nearest secondary school.
GP surgeries	-	The nearest GP surgery is a 12 minute walk away (950m).
Post office	+	Site is within a five minute walk of the nearest post office (St Clement's Street Post Office).
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	-	Site is within 30m of the River Cherwell.

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.
Conservation Areas & Register of Parks and Gardens (RPG)	--	The entire site is within the St Clement's and Iffley Road Conservation Area. The site is also adjacent to the Headington Hill Conservation Area and Central (University & City) Conservation Area.
Listed Buildings	-	The site is adjacent to St Clement's Church which is Grade II* listed.
View Cones	0	Site lies outside of a view cone.
High Buildings Area	0	Site lies outside of the 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.
Support diversification or affordable workspace	0	No change.

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	There is existing vehicular access via Marston Road however this will need to be improved.
Can walking and cycling connections with the surrounding area be achieved?	Walking and cycling connections are already established within the area, however these could also be improved to better connect the site.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	St Clement's Churchyard is adjacent to the site and contains a number of designated TPO's.
Are land contamination issues likely?	The current land use suggests contamination issues are unlikely.
Does the site adjoin a sensitive land use? Is there	Site is adjacent to Magdalen College Sports Ground South which is a Protected Outdoor Sports Site (G5).

an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	
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Stage 2 conclusion

The key conclusions at this stage are:

- The site is adjacent to a listed building therefore will need to consider sensitive design.
- Site is greenfield land surrounding a churchyard and forming the setting of the adjacent listed building.

However, the site is generally suitable for development. Continue 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. The landowner (Magdalen College) confirmed intention to develop
Does the landowner specify types of development	Residential

Stage 3 conclusion
Consider further for allocation for residential