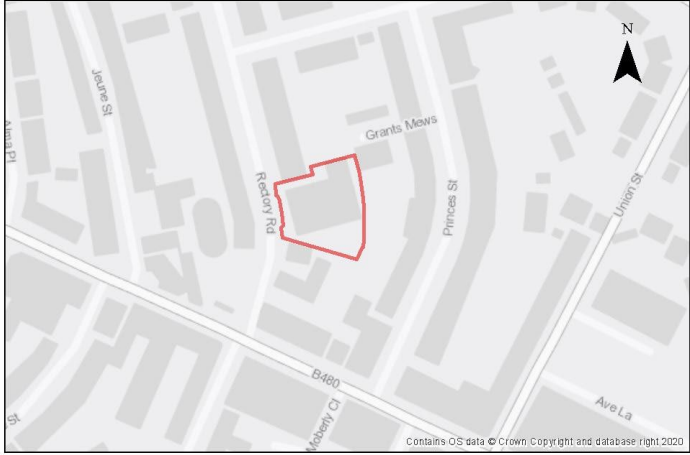


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Rectory Centre	Site location plan
HELAA reference (and OLP2036 Policy if applicable)	428	
Ward	St Clements	
Site size	0.21 ha	
Existing use	Healthcare	

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?	Yes	Site is 0.21 hectares.
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 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	0	Site is previously developed land (with buildings currently in use)
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 allocation proposes a minimum of 21 residential dwellings at the site.
Affordable housing provision	+	It is likely that affordable housing would be provided at policy compliant levels (40%).

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	0	Site is not in or adjacent to a regeneration area (in top 20% of most deprived areas)

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	Re-development of this site would lead to a loss of community healthcare facilities, policy includes mitigation and suggests that these should be re-provided elsewhere however the precise amount would depend on implementation.

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	Site under 1.5ha. No requirement to provide public space on site. As such public open space likely to remain the same as a result of the allocation.
Ecology and biodiversity	+	The site is not within proximity to an area designated for its biodiversity value. Aerial images show the site is almost entirely developed land, bordered by a tree line to the east that is situated within private residential gardens.

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 located <200m from a bus stop on Cowley Road that is frequently served by buses, including routes number 1, 5 and 10.
Sustainable transport links (rail station)	-	Oxford Station is situated 2.5km from the site, a walk of >30 minutes.

Primary schools	+	The site is located <800m from the nearest primary school (East Oxford Primary School)
Secondary schools	-	The site is located >800m from the nearest secondary school (Cheney School).
GP surgeries	+	The site is located <800m from the nearest GP surgery (Manzil Way)
Post office	+	The site is located <800m from the nearest post office (St Clements Street)
Air quality	--	The entirety of Oxford is situated 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	0	The site is not within 30m of 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.	
Decision-making criteria	Does the site contain any historical, or archaeological features?	
	SA rating	Comments
Archaeology	0	The site contains no known archaeological sites and has limited or uncertain archaeological potential.
Conservation Areas & Register of Parks and Gardens (RPG)	0	The site is not in or on the edge of a conservation area or site on the RPG.
Listed Buildings	0	The site does not contain and is not near to any listed buildings.
View Cones	-	The site lies within the Crescent Road View Cone.
High Buildings Area	0	The site is not within 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	There would be no change in number of jobs/employment floorspace for the knowledge-based economy.
Support diversification or	0	No change.

affordable workspace	
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Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Site has existing vehicular access from Rectory Road and car parking spaces on southern boundary.
Can walking and cycling connections with the surrounding area be achieved?	Site has good walking and cycling connections with the surrounding area as it is located in the Cowley Road District Centre.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	The site does not contain any significant physical features that would impact upon potential redevelopment.
Are land contamination issues likely?	The site has potential contamination so a site investigation will be required, and remedial works are likely to be necessary.
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?	All surrounding properties are residential in nature and the potential for disturbance or environmental issues is low.

Stage 2 conclusion
The site scores well overall against the sustainability criteria and there are limited constraints to development at this location. Consideration will need to be given as to the accommodation of existing healthcare facilities on alternative sites and to the likely necessity for remedial works. 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	Landowner has confirmed intention to redevelop site.
Does the landowner specify types of development	Landowner intends to redevelop for residential use subject to consolidation of existing uses onto alternative sites.

Stage 3 conclusion

Consider further for allocation for residential development