


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Thornhill Park	Site location plan 
HELAA reference and GB OLP2036 Policy (if applicable)	38a2 Policy SP47	
Ward	Barton and Sandhills	
Site size	3.39 (ha)	
Existing use	Residential, car parking and a sports ground	

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)?	Yes	Planning application (21/01695/FUL) currently under consideration
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	0	Part previously developed land/ part greenfield site
Green Belt	0	Site outside the Oxford 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	++	Site allocated for at least 402 dwellings.
Affordable housing provision	+	Affordable housing likely to be delivered 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 outside of a regeneration area.

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	Site has potential to increase community facilities but it will 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	+	Given site size, site expected to deliver at least 10% open space.
Ecology and biodiversity	-	<p>Previous ecological assessments indicate the site is comprised of species-poor grassland, scattered trees, scrub, and developed land. It contains a medium population of great crested newt (GCN) and multiple bat roosts. Updated surveys would be required in support of any planning application, while both GCN and bats are European Protected Species and therefore any consented development would only be able to proceed under licence from Natural England. Other potential protected species constraints include reptiles, nesting birds, and badgers.</p> <p>The site is not designated for its nature conservation value. However, it is located in close proximity to the CS Lewis Nature Reserve and any planning application must assess the potential for recreational impacts on this site and agree suitable mitigation measures for any impact.</p> <p>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.</p>

		at least no net loss. Opportunities exist to plant new trees to improve connectivity within GI network.
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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)	+	<400m from Thornhill Park and Ride (400 and links to London via Oxford Tube)
Sustainable transport links (rail station)	-	>1,600m from Oxford Railway Station
Primary schools	-	>800m from the nearest primary school (Barton Primary)
Secondary schools	-	>800m from the nearest secondary school (Cheney School)
GP surgeries	-	>800m from the nearest GP surgery
Post office	-	>800m from the nearest 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	0	The site is not near or contains 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 has been evaluated for a live scheme and no significant archaeology was identified.
Conservation Areas & Register of Parks and Gardens (RPG)	0	Site outside conservation area

Listed Buildings	0	Site contains no listed building constraint however Grade II listed milestone located close to the site (in the central reservation of the A40).
View Cones	0	Site outside the locally designated view cones
High Buildings Area	0	Site lies outside the 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	I	Planning application contains proposals for an innovation hub so potential for no change in jobs for the knowledge economy however depends on implementation
Support diversification or affordable workspace	I	Will depend on implementation.

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Yes. Existing access from the A40
Can walking and cycling connections with the surrounding area be achieved?	Yes.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains significant existing trees around the boundaries and scattered within the site which are important to public amenity in the area and will provide valuable ecosystem services. All trees within the site are protected by the OCC - London Road (No.1) TPO, 1994. 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
Are land contamination issues likely?	Unlikely.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or	A mix of residential uses, green fields and a park and ride site adjoin the site.

environmental issues such as noise or smells?	
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Stage 2 conclusion
The site itself has limited constraints for development and is currently the subject of a live planning application. Design sensitivity will be required, as development in the southern part of the site could have a visual impact on open countryside. 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 an intention to develop.
Does the landowner specify types of development	Mixed-use residential led scheme.

Stage 3 conclusion
Consider further for allocation for mixed-use residential led scheme