


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Northfield Hostel, Sandy Lane West	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	39 SP12	
Ward	Littlemore	
Site size	0.7ha	
Existing use	Former Hostel for Northfield Special School	

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)?		Hybrid permission granted in March 2022 includes erection of 51 dwellings (21/03328/OUTFUL)
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	Flood zone 1
Flooding of land surrounding site for access/ egress	0	Safe access and egress via Bampton Close/Sandy Lane West

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 contains buildings but unused. There is an area of greenfield (sports pitch) on one part of site.
Green Belt	0	Not within 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	I	Will depend upon implementation, HELAA indicates capacity for 30 new dwellings as does current LP2036 allocation.
Affordable housing provision	I	Will depend upon implementation

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	+	Amongst 50% least deprived LSOAs in country, but is adjacent to an LSOA within top 20% most deprived (to the west)

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	Depending on implementation, the current allocation does not consider new facilities and is unlikely to be large enough to provide new. This would result in loss of education site, but this is currently unused by County.

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	I	Would depend upon implementation – design could maintain the green space (there is a pitch to the east of the site).
Ecology and biodiversity	+	Not close to national or local designated sites. Small scale of site is unlikely to offer significant opportunities for new ecological features, but potential for some small onsite interventions – e.g. green roofs, wildlife friendly construction measures.

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)	-	7 mins / 550m Sandy Lane West (1, 3A City, 5 City, 10, N1)
Sustainable transport links (rail station)	-	1hr 14 mins/ 6km Oxford Station
Primary schools	+	270 m / 3 mins (St John Fisher Primary)
Secondary schools	+	190m / 2 mins (The Oxford Academy)

GP surgeries	-	1.7km / 20 mins (The Leys Health Centre)
Post office	-	800m / 10 mins (Cowley Road 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	No

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	-	Previous LP2036 assessment: The site is of archaeological interest as there is some Roman potential, 90m from Roman kiln.
Conservation Areas & Register of Parks and Gardens (RPG)	0	Does not sit within one of these areas.
Listed Buildings	0	None on Historic England website or OHAR
View Cones	0	Does not sit within 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	
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	Unlikely to result in a change, the site is currently unused.
Support diversification or affordable workspace	0	Unlikely to result in any change.

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Yes

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 is fairly green, there is a playing pitch with restricted access to the east which is associated with the site.
Are land contamination issues likely?	Previous LP2036 assessment noted: Unlikely based upon existing use
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 eastern bypass road passes east-west within 50m of northern boundary – design will need to consider noise/pollution impacts – could utilise greening on boundary?</p> <p>Current LP2036 allocation notes: <i>Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.</i></p>

Stage 2 conclusion
<p>No significant issues that would prevent moving to stage 3 of assessment. Potential for archaeology would need to be investigated before any development takes place. Work undertaken for allocation in current LP2036 noted there may be need for upgrades to gas network - this will need to be explored with operator as part of allocation work. Design of site should consider how the green pitch on eastern part of site is to be handled – whether there is potential for this green space to be retained in some capacity.</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	A hybrid planning application (21/03328/OUTFUL) granted planning permission in 2022 indicates landowner intention to develop.
Does the landowner specify types of development	

Stage 3 conclusion
Subject to the considerations set out at stage 2, the site should be taken forward for a potential allocation within the preferred options consultation. Allocate for housing.