

**OLP2040 Site assessment proforma (including Sustainability Appraisal)**

<b>Site name</b>	<b>St Stephens House (17 Norham Gardens)</b>	<b>Site location plan</b> 
<b>HELAA reference</b>	<b>609</b>	
<b>Ward</b>	<b>Walton Manor</b>	
<b>Site size</b>	<b>0.25ha</b>	
<b>Existing use</b>	<b>Site is currently in use as student accommodation</b>	

**Stage 1 assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	<b>No</b>	
Is the site greenfield in flood zone 3b?	<b>No</b>	
Is the site area less than 0.25ha?	<b>No</b>	
Is the site already at an advanced stage in the planning process (development commenced)?	<b>No</b>	Site is currently in use as student accommodation
<b>Stage 1 conclusion:</b> No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to Stage 2 assessment.		

**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**

<b>SA Objective</b>	<b>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.</b>	
<b>Decision-making criteria</b>	Is the use proposed suitable given the flood zone of the site?	
	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone is the site in</b>	<b>0</b>	Site is in Flood Zone 1
<b>Flooding of land surrounding site for access/ egress</b>	<b>0</b>	There is safe access/egress from the site – area surrounding site is in Flood Zone 1.

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will the site make use of previously developed land/ buildings? Will the site be on Green Belt land?	
	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land</b>	<b>0</b>	Site is previously developed land and occupied by a building in use as student accommodation.
<b>Green Belt</b>	<b>0</b>	Site is not on Green Belt land

<b>SA Objective</b>	<b>SA Objective 4: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent affordable home</b>	
<b>Decision-making criteria</b>	Will the site provide significant quantities of net new housing? Will it improve the availability of decent affordable housing?	
	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	<b>I</b>	The site would have to be redeveloped at a significantly higher density to deliver more than 10 new homes but there is potential depending on implementation.
<b>Affordable housing provision</b>	<b>I</b>	Depends on implementation. No viability reasons identified at this stage why affordable housing would not be provided.

<b>SA Objective</b>	<b>SA Objective 5: To reduce poverty, social exclusion, and health inequalities</b>
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<b>Decision-making criteria</b>	Will it improve opportunities for people in the most deprived areas?	
	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration areas</b>	<b>0</b>	Site is not in or adjacent to a regeneration area (which lies within top 20% of the most deprived areas as defined by the 2019 Indices of Multiple Deprivation)

<b>SA Objective</b>	<b>SA Objective 6: To provide accessible essential services and facilities</b>	
<b>Decision-making criteria</b>	Will it increase the provision of essential services and facilities?	
	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	<b>I</b>	Site is not allocated for community facilities but difficult to ascertain if there will be an increase in the provision of essential services and facilities until implementation.

See also SA Objective 8

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will it increase the provision of public open space? Will it protect and enhance existing flora, fauna and habitats?	
	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	<b>I</b>	Depends on implementation.
<b>Ecology and biodiversity</b>	<b>0</b>	Within 100m of a locally protected wildlife site (University Parks)

<b>SA Objective</b>	<b>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)</b>	
<b>Decision-making criteria</b>	Will it encourage walking cycling and use of public transport? Is the site within an Air Quality Management Area?	
	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	<b>-</b>	>400m from a bus stop (Bevington Road is the nearest, approximately 550m away).
<b>Sustainable transport links (rail station)</b>	<b>-</b>	>1600m from train station
<b>Primary schools</b>	<b>-</b>	>800m from the nearest primary school (St. Aloysius Catholic Primary School)

<b>Secondary schools</b>	-	>800m from the nearest Secondary School (The Cherwell School North Site)
<b>GP surgeries</b>	-	>800m from nearest GP Surgery (Observatory Medical Practice)
<b>Post office</b>	+	>800m from the nearest post office (Oxford Post Office)
<b>Air quality</b>	--	Site is within an Air Quality Management Area (AQMA)

<b>SA Objective</b>	<b>SA Objective 9: To achieve water quality targets and manage water resources</b>	
<b>Decision-making criteria</b>	Does the site contain, or is it near, a water body?	
	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	<b>0</b>	Site is not within 30m of a water body

<b>SA Objective</b>	<b>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.</b>	
<b>Decision-making criteria</b>	Does the site contain any historical, or archaeological features?	
	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	<b>0</b>	Site contains no known archaeological sites or has limited or uncertain archaeological potential
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	<b>--</b>	Site lies within the North Oxford Victorian Suburb Conservation Area
<b>Listed Buildings</b>	-	Site lies adjacent to Grade II Listed Building (No.19 Norham Gardens)
<b>View Cones</b>	<b>0</b>	Site lies outside of a view cone
<b>High Buildings Area</b>	<b>0</b>	Site lies outside the City Council's locally designated high buildings area.

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will it support key sectors that drive economic growth? Will it increase the quantity and quality of employment opportunities?	
	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities</b>	<b>I</b>	No jobs or economic floorspace would be lost in the knowledge-based economy given that the existing building is in use as student accommodation. Will depend on implementation if there is to be a gain or no change. Depending on implementation, there could also be the potential to support diversification of the employment base or provide affordable workspace.

<b>Other constraints which could affect suitability of site for development</b>	
Can access for vehicles be achieved?	Yes – vehicular access is currently off Norham Gardens.
Can walking and cycling connections with the surrounding area be achieved?	Yes – appears to be pedestrian access to University Parks adjacent to No.19 Norham Gardens
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site is level and no significant physical features are present
Are land contamination issues likely?	Unlikely as the site was previously in use as private residential before its current use as student accommodation.
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?	Adjoining land uses are used for educational purposes with other student accommodation/ facilities (Lady Margaret Hall) and residential properties in close proximity. Any proposed use would have to be sensitive to these existing uses.

<b>Stage 2 conclusion</b>
Continue to Stage 3 Assessment. The site is previously developed land and location is suitable for sustainable development. The site is also not sensitive from an ecological perspective and any heritage constraints identified are not insurmountable.

**Stage 3 assessment – Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options**

<b>Is there confirmed landowner intention to develop</b>	Yes, this site was submitted in the latest call for sites (autumn 2021) and the form indicates that the site is available in the next five years.
<b>Does the landowner specify types of development</b>	The landowner identifies that the preferred use of the site is for student accommodation and/ or academic institutional use.

<b>Stage 3 conclusion</b>
<b>Allocate for housing or the uses suggested by the landowner – student accommodation and/or academic institutional</b>