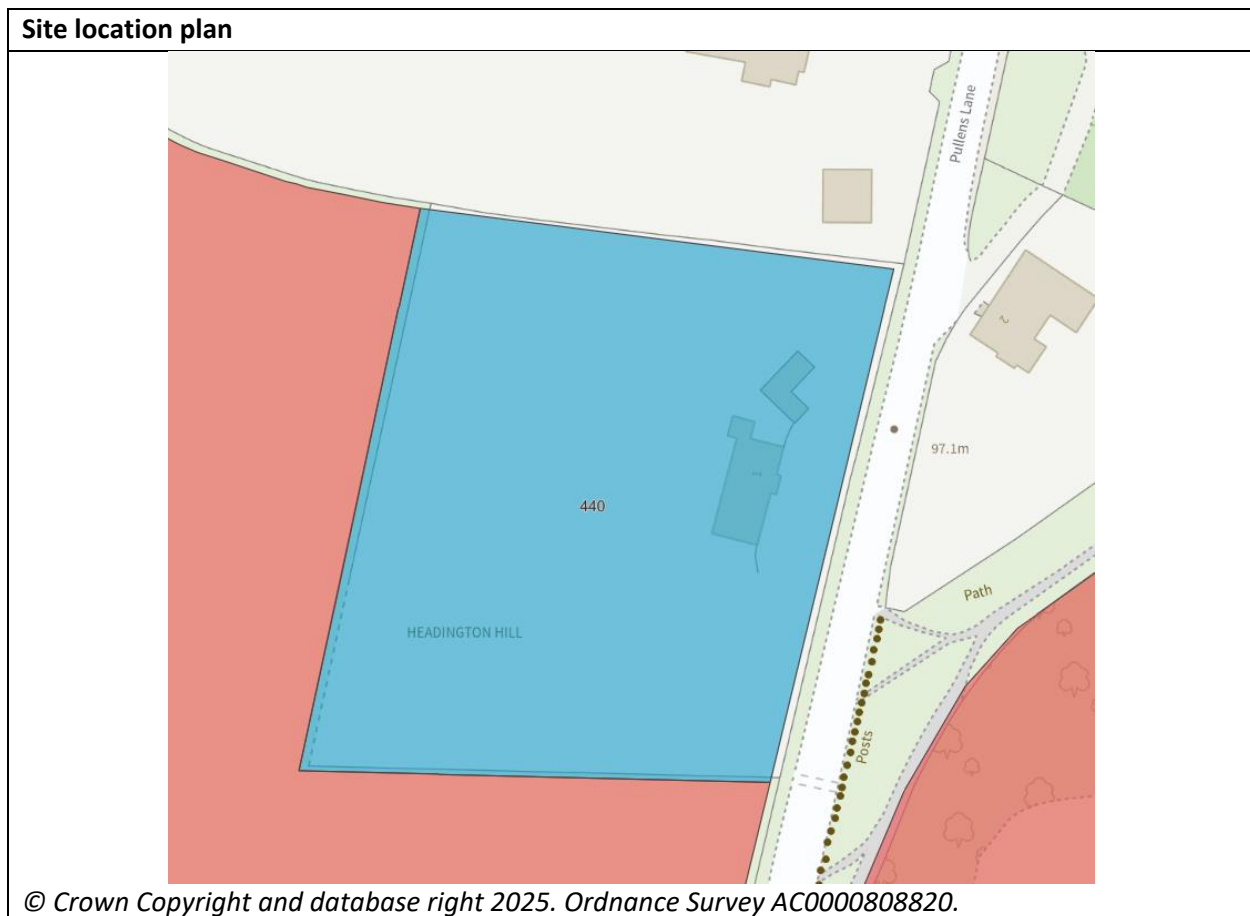


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

Site name	1 Pullens Lane
SHLAA reference (and OLP2036 Policy if applicable)	440 (OLP2036 ref SP53)
Ward	Headington Hill & Northway
Total site size (ha)	0.42
Existing use(s)	Single unoccupied dwelling.



Stage 1a 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	0.42
Is the site already at an advanced stage in the planning process (development commenced)?	No	No planning applications currently in progress.

Stage 1a conclusion
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.

Is there confirmed landowner intention to develop	Yes
Does the landowner specify types of development	Landowner indicates interest in residential development and student accommodation.

Stage 1b conclusion
Landowner has confirmed intention to develop. Residential development and student accommodation would be suitable under current policy requirements, subject to appropriate design and resolution of access issues. Continue to next stage.

Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)

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 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?

Criteria	SA rating	Comments
What flood zone(s) is the site in?	<i>0</i>	<i>Site is in Flood Zone 1 (No surface water flood risk present on site)</i>

Flooding of land surrounding site for access/ egress	<i>0</i>	<i>There is safe access/egress from the site – area surrounding site is Flood Zone 1</i>
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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? And will the site be on Green Belt land?

Criteria	SA rating	Comments
Previously developed land?	<i>+</i>	<i>There is a vacant single dwelling on the site, which is in a state of disrepair.</i>
Green belt?	<i>0</i>	<i>Site is not within green belt.</i>

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 net new housing? And will it improve the availability of decent affordable housing?

Criteria	SA rating	Comments
Housing provision	<i>++</i>	<i>Site is allocated in current plan for housing, with a minimum requirement for 11 dwellings.</i>
Affordable housing provision	<i>I</i>	<i>No approvals have been granted for the site and there are no active applications. Affordable housing delivery will be dependent on the details of any future scheme and the policy requirements at the time.</i>

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? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

Criteria	SA rating	Comments
Regeneration area (within the top 20% most deprived areas IMD)	<i>0</i>	<i>Site is not in a regeneration area.</i>

SA objective 6. To provide accessible essential **services and facilities**.

Decision-making criteria: Will it increase the provision of essential services and facilities? *See also SA Objective 8.*

Criteria	SA rating	Comments
Community facilities	0	<i>Site is not allocated for community facilities.</i>

SA objective 7. To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

Decision-making criteria: Will it increase the provision of public open space?

Criteria	SA rating	Comments
Public open space	1	<i>Site allocated for housing – minimum open space requirement will apply depending on the amount of housing in any scheme that is applied for.</i>

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? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

Criteria	SA rating	Comments
Sustainable transport links (bus stop)	+	<i>A number of bus stops on London Road within 400-500m distance, served by several bus routes with frequent services to and from the city centre, and to other parts of Oxford and beyond.</i>
Sustainable transport links (rail station)	-	<i>Oxford Rail Station is 3.5km away.</i>
Primary Schools	-	<i>Nearest primary is St Josephs Catholic School is 960m away, St Andrews School 1.8km away.</i>
Secondary Schools	-	<i>Nearest secondary is Cheney School – 960m away. Other secondary are nearer but are private/fee paying.</i>
GP Surgeries	+	<i>Nearest GP surgery is directly opposite the site (Brookes Medical Centre), although not clear if it is for OBU students only or accessible by wider community. Alternative is 906m away on JR Hospital site.</i>
Post office	-	<i>Marston post office is nearest to the site (1.6km)</i>
Air Quality	-	<i>Entire city is within AQMA.</i>

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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Water	0	<i>Site is not in proximity to a water course/body.</i>

SA objective 10. To conserve and enhance Oxford's **biodiversity**.

Decision-making criteria: Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Ecology and Biodiversity	+	<i>Site does not have any ecological designations, however site is likely to have a high biodiversity value, and contributes greatly to the verdant character of the street scene, particularly on the front boundary where hedgerows are in place. Site also adjoins allotments and there is potential for further habitat enhancement.</i>

SA objective 11. 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: Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Archaeology	0	<i>Sites is not likely to have notable archaeological remains</i>
Conservation Areas & Register of Parks and Gardens (RPG)	-	<i>Site is within Headington Hill CA.</i>
Listed Buildings	0	<i>Site contains no listed buildings and is not in their setting.</i>
View Cones	0	<i>Site is not within view cones.</i>
Historic Core Area	0	<i>Site is outside historic core area.</i>

SA objective 12. 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? And will it increase the quantity and quality of employment opportunities?

Criteria	SA rating	Comments
Employment Opportunities in the knowledge-based economy	0	<i>Site is allocated for residential use so no implications for knowledge economy expected</i>
Diversifying the economy and employment opportunities	0	<i>Site is allocated solely for residential use and suitable complementary uses.</i>

Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Limited vehicular access via Pullens Lane and no vehicular access via nearby Cuckoo Lane
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 a number of natural features, particularly the hedgerows along Pullens Lane and the shared boundaries, and the larger mature trees along the site boundaries and towards the rear of the site.
Are land contamination issues likely?	Contamination issues are unlikely.
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?	Surrounding area is comprised of allotments, residential dwellings and low density development with verdant rural character.

Stage 2 conclusion
Development of this site will be subject to several constraints that would require sensitive design and careful consideration for the type and amount of development that would be suitable/viable. These constraints are, however, not considered to be insurmountable. Site should be considered further for allocation subject to additional work informing Regulation 19 Local Plan.