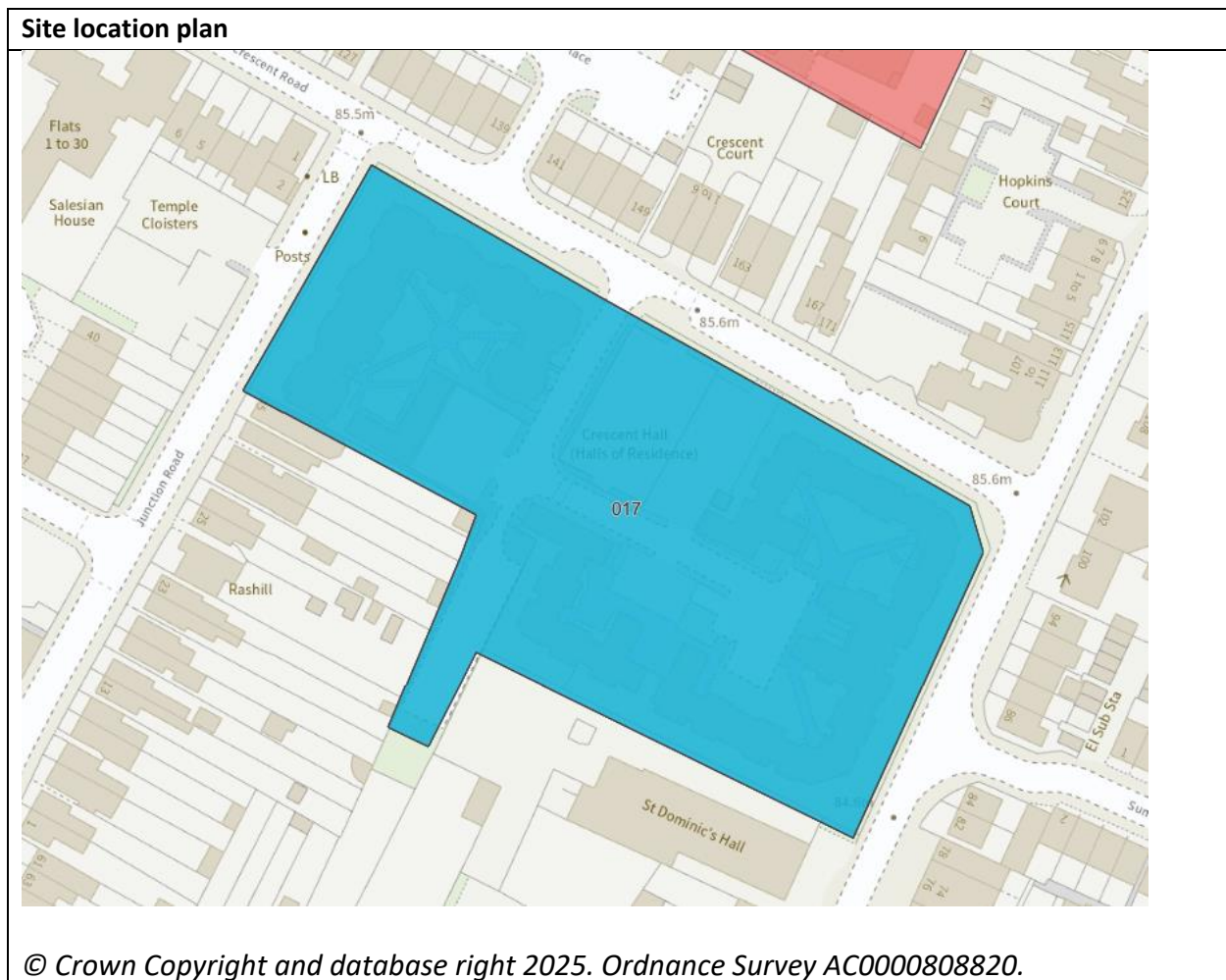


**Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal**

<b>Site name</b>	<b>Crescent Hall</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>017</b>
<b>Ward</b>	<b>Temple Cowley</b>
<b>Total site size (ha)</b>	<b>0.96</b>
<b>Existing use(s)</b>	<b>Student accommodation</b>



**Stage 1a 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?	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)?	No	

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

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

<b>Is there confirmed landowner intention to develop</b>	The landowner has expressed interest in further developing the site for student accommodation.
<b>Does the landowner specify types of development</b>	Student accommodation

<b>Stage 1b conclusion</b>
Landowner has expressed interest in further development of the site. 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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1

		<i>(Small patch of surface water flood risk towards the northern corner of the site, with a much larger patch within the south eastern half of the site, towards Hollow Way).</i>
<b>Flooding of land surrounding site for access/ egress</b>	0	<i>There is safe access/egress from the site – area surrounding site is Flood Zone 1</i>

**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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	<i>Site is previously developed land (with buildings in use on site)</i>
<b>Green belt?</b>	0	<i>Site is not on Green Belt land</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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	1	<i>Site is currently in use as student accommodation. There is the potential to increase the current number of student rooms by further developing the site, but how much by, would depend on implementation.</i>
<b>Affordable housing provision</b>	1	<i>Depends on implementation</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.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within</b>	0	<i>Site is not in or adjacent to a regeneration area</i>

the top 20% most deprived areas IMD)		
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**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.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	<i>Site is not allocated but most likely to be further redeveloped for student accommodation, therefore there would be no change in amount of 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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	0	<i>Site is not allocated</i>

**SA objective 8.** To reduce **traffic and associated air pollution** by improving travel choice, Crescent Hall, Oxford OX4 2NE Crescent Hall, Oxford OX4 2N 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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<i>Site is less than 400m away from a bus stop. The nearest one is the Crescent Hall bus stop on Hollow Way which is 130m away. Buses along Hollow Way are frequent and include the 10, 600 and U5.</i>
<b>Sustainable transport links (rail station)</b>	-	<i>Over 1600m from the nearest rail station (Oxford)</i>
<b>Primary Schools</b>	+	<i>Less than 800m from the nearest primary school (St Christopher's C of E Primary School is 450m away)</i>
<b>Secondary Schools</b>	-	<i>More than 800m from the nearest secondary school (Oxford Spire Academy)</i>
<b>GP Surgeries</b>	+	<i>Less than 800m from the nearest GP surgery (Hollow Way Medical Centre is 250m away)</i>
<b>Post office</b>	-	<i>More than 800m from the nearest post office (Woodfarm)</i>

<b>Air Quality</b>	-	Site is within Air Quality Management Area (AQMA)
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**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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	Site is not within 30m of a water body

**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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	<i>Contains no nature conservation designations but has potential for nature conservation interest. Could improve wildlife linkages or habitat continuity.</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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	<i>Site contains no known archaeological sites or has limited or uncertain archaeological potential</i>
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	-	<i>Site lies on the edge of the Temple Cowley Conservation Area</i>
<b>Listed Buildings</b>	0	<i>Site contains no identified historic building constraint</i>
<b>View Cones</b>	0	<i>Site lies outside of a view cone</i>
<b>Historic Core Area</b>	0	<i>Site lies outside the City Council's locally designated 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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	<i>No change in number of jobs/economic floorspace in knowledge-based economy</i>
<b>Diversifying the economy and employment opportunities</b>	0	<i>No change in employment base or access to affordable workspaces</i>

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Site is accessible by vehicle from Crescent Road.
Can walking and cycling connections with the surrounding area be achieved?	There are existing walking and cycle connections with the surrounding area to/ from the site.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains significant existing trees along the Crescent Road, Junction Road and Hollow Way frontages which are important to public amenity in the area and will provide valuable ecosystem services. These trees are protected by the Oxford City Council Crescent Road (No.1) Tree Preservation Order 1998.  Existing trees will influence developable area of site and its capacity.
Are land contamination issues likely?	There are no likely land contamination issues.
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?	The site is already in use for student accommodation, however design sensitivity would be required for further redevelopment as there are residential uses in close proximity to the site.

<b>Stage 2 conclusion</b>
The site scores well overall against the sustainability criteria and has good access to sustainable transport links. However, design sensitivity is likely to be required due to the site's location adjacent to a conservation area.  Site should be considered further for allocation subject to any additional work informing Regulation 19 Local Plan.

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