

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Botley Road Retail Units	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	607	
Ward	Osney and St Thomas	
Site size	12.230ha	
Existing use	Non Food Retail Warehousing	

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)?	No	
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	-	Flood zone 3 (whole site) according to EA flood map
Flooding of land surrounding site for access/ egress	-	Will need further assessment to ensure safe access and egress possible. surrounding land all in FZ3 according to EA flood maps.

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	Site is previously developed land (with buildings in use on site)
Green Belt	0	Site is not on GB land

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	0	Site would provide no net new housing
Affordable housing provision	0	Site not proposed for housing but for employment uses.

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	0	Not in or adjacent to a regen. 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	0	Site not proposed for community facilities.

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	0	No change in public open space due to allocation
Ecology and biodiversity	0	Contains no nature conservation designations.

SA Objective		
Decision-making criteria		
	SA rating	Comments
Sustainable transport links (bus stop)	-	Less than 400m to frequent service bus stop (Lamarsh Road) 3B, 4, 4A, 4B City; 63 and 63S; S1, S6 Gold, and S9; ST2 Connector; U1 Brookes Bus; and NS1, NS9 and NU1 Night buses
Sustainable transport links (rail station)	0	1200-1600m from Oxford Rail Station
Primary schools	+	Within 800m of the nearest primary school (West Oxford Community Primary School)
Secondary schools	-	More than 800m to nearest secondary school
GP surgeries	-	More than 800m to nearest GP Surgery
Post office	-	More than 800m to nearest Post Office
Air quality	--	Whole city AQMA however away from air quality hotspots.

SA Objective	SA Objective 9: To achieve water quality targets and manage water resources	
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Decision-making criteria	Does the site contain, or is it near, a water body?	
	SA rating	Comments
Water	0	More than 30m from nearest water body.

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	Site contains no known archaeological sites or has limited or uncertain archaeological potential
Conservation Areas & Register of Parks and Gardens (RPG)	-	Site not near a conservation area
Listed Buildings	0	Site contains no identified historic building constraint
View Cones	0	Site lies outside of 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	No change in number of jobs/ economic floorspace for the knowledge-based economy
Support diversification or affordable workspace	0	No 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?	Site within existing urban area with existing pedestrian and cycle connections.

Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No.
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 environmental issues such as noise or smells?	No.

Stage 2 conclusion
Site does not present any insurmountable constraints. Areas of the site are susceptible to flooding. Depending on what land use proposed. Move forward 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	Yes. (Call for sites 2021)
Does the landowner specify types of development	Employment

Stage 3 conclusion
Allocate site for employment.