

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Northern Gateway (Oxford North)	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	001	
Ward	Wolvercote	
Site size	29.67ha	
Existing use	Part greenfield land, part Park and Ride, Service Area, Oxford Hotel and North Oxford Garage.	

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)?	Yes	Hybrid permission for (18/02065/OUTFUL) for 480 homes and up to 87,300m ² employment and also (21/01053/RES), (22/00081/RES) and (22/00675/RES) for 317 dwellings.
Stage 1 conclusion		
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

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	Site is entirely within Flood Zone 1.
Flooding of land surrounding site for access/ egress	0	There is safe access/egress from the site – land surrounding site is in Flood Zone 1.

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 is a mix of unprotected open space and previously developed land with buildings in use on site.
Green Belt	0	Site is not on Green Belt 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	++	The site will provide up to 500 dwellings. Hybrid permission granted for 480 dwellings and reserved
Affordable housing provision	+	Planning permission granted for 35% affordable housing due to viability issues.

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	Site is not within one of the most deprived areas of Oxford.
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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	++	Development will increase the provision of community facilities through the provision of a range of local scale retail services such as shops and cafes and a hotel with leisure 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	++	AAP requires 15 % of any site area developed for housing to be developed as publicly accessible open space.
Ecology and biodiversity	-	Site is within 150m of SSSI and SAC (Port Meadow) Adjacent to local nature designation (Canal Side Meadow) Adjacent to Oxford City Wildlife Site (OCWS) (Linkside Lake). Habitat Regulations Assessment work supported AAP.

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)	+	Park and Ride is on site which has very frequent services across the city.
Sustainable transport links (rail station)	-	The nearest train station to the site is Oxford Parkway, which is a 35-minute walk away (2890m).
Primary schools	+	The nearest primary school is Wolvercote Primary School, which varies in distance depending on which part of the site you are at. Considered to be within 800m.
Secondary schools	-	The nearest secondary school is over a 30-minute walk away (2500m).

GP surgeries	-	The nearest GP surgery is over a 20-minute walk away.
Post office	-	The nearest post office is over a 20-minute walk away.
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	-	The site is within 30m of a body of water (Linkside Lake).

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 is of little archaeological interest.
Conservation Areas & Register of Parks and Gardens (RPG)	-	Site is partially within Wolvercote Conservation Area.
Listed Buildings	0	Site is not within close proximity to a listed building.
View Cones	0	Site does not lie within one of the city's view cones.
High Buildings Area	0	Site is not within the 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	+	The development will support the knowledge-based economy. Employment space will only be granted for science-based, technology and knowledge economy sectors.
Support diversification or affordable workspace	+	Up to 90,000 m2 B1 employment space according to AAP.

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Vehicle access can be achieved mainly from the A40, and the A34 and A44 (which run through the site).

Can walking and cycling connections with the surrounding area be achieved?	The area is well connected in terms of pedestrian and cycle connections. However, on site, creation of good quality pedestrian and cycle links will be paramount.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No significant physical features identified.
Are land contamination issues likely?	Land contamination issues are unlikely given the current 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?	The site adjoins a sensitive land use in terms of the area around Northern Gateway which experiences significant congestion. Traffic mitigation measures may be required to reduce pollution and noise.

<p>Stage 2 conclusion</p> <p>The site scores well overall against the sustainability criteria.</p> <p>The key conclusions at this stage are:</p> <ul style="list-style-type: none"> • Significant opportunity for employment-led development with affordable housing provision • Design sensitivity may be required for the part of site which is within the Wolvercote CA <p>Continue to Stage 3 assessment.</p>
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Stage 3 assessment – Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options

<p>Is there confirmed landowner intention to develop</p>	<p>Yes. Hybrid and reserved matters planning permission indicate landowner intent to develop.</p> <p>Hybrid permission for (18/02065/OUTFUL) for 480 homes and up to 87,300m2 employment and also (21/01053/RES), (22/00081/RES) and (22/00675/RES) for 317 dwellings.</p>
<p>Does the landowner specify types of development</p>	<p>Employment-led development and up to 500 new homes.</p>

<p>Stage 3 conclusion</p>
<p>Existing Site Allocation for employment-led development. Continue with employment allocation.</p> <p>Development has commenced.</p>