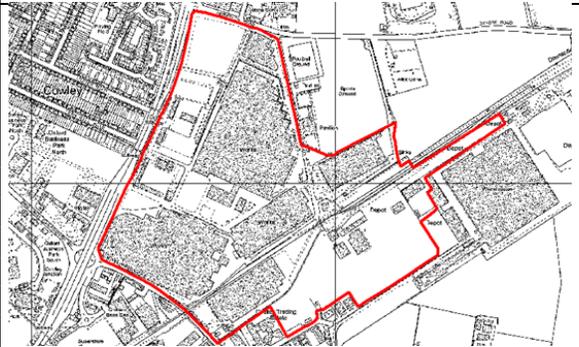


**OLP2040 Site assessment proforma (including Sustainability Appraisal)**

Site name	MINI Plant Oxford	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	497	
Ward	Blackbird Leys	
Site size	69.9ha	
Existing use	B2/ B8	

**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>	
<b>Stage 1 conclusion</b>		
<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

<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>	Whole site in FZ1
<b>Flooding of land surrounding site for access/ egress</b>	<b>0</b>	Access/ egress available from 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 (with buildings in use on site)
<b>Green Belt</b>	<b>0</b>	Site is not on GB 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>0</b>	Site would provide no new housing
<b>Affordable housing provision</b>	<b>0</b>	Site currently allocated for uses other than housing

<b>SA Objective</b>	<b>SA Objective 5: To reduce poverty, social exclusion, and health inequalities</b>	
<b>Decision-making criteria</b>	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 allocated 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. Limited opportunity to enhance biodiversity on-site.

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)	+/-	>400m from the nearest bus stop. Car Factor Gate. Services 11 and 20 City (leaving city) half hourly service. And services 11, 11X and 20 City (going towards city) frequent service.
Sustainable transport links (rail station)	-/1	>1600m from nearest train station Potential to be within walking distance of new Cowley branch line station if this is delivered during the plan period
Primary schools	-	>800m from nearest primary school
Secondary schools	-	>800m from nearest secondary school
GP surgeries	-	>800m to nearest GP Surgery
Post office	-	>800m to nearest Post Office
Air quality	--	Whole city AQMA however away from air quality hotspots.

<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>	0	More than 30m from nearest 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>	0	Site contains no known archaeological sites or has limited or uncertain archaeological potential
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	-	Site not near a conservation area and not particularly sensitive in terms of character.
<b>Listed Buildings</b>	0	Site contains no identified historic building constraint
<b>View Cones</b>	0	Site lies outside of a view cone
<b>High Buildings Area</b>	0	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>Support the knowledge-based economy</b>	0	Unlikely to increase jobs in the knowledge-based economy given nature of employment (car manufacturing)
<b>Support diversification or affordable workspace</b>	0	No change

<b>Other constraints which could affect suitability of site for development</b>	
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?	The site adjoins a railway line, ring road and large-scale industrial use. Mitigation may be required to minimise impacts.

**Stage 2 conclusion**

The site generally scores well against the sustainability criteria and should continue to the stage 3 assessment. However, any development of the site will need to take into consideration the following issues raised through the sustainability appraisal process:

- Mitigation of neighbouring land uses may be required

**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. Site Occupied by Mini Plant. Additional employment space could be made available through re-organisation of existing uses.
Does the landowner specify types of development	

**Commented [WR1]:** Have we spoken to BMW? I am assuming they don't want to move....

<b>Stage 3 conclusion</b>
Allocate for employment.