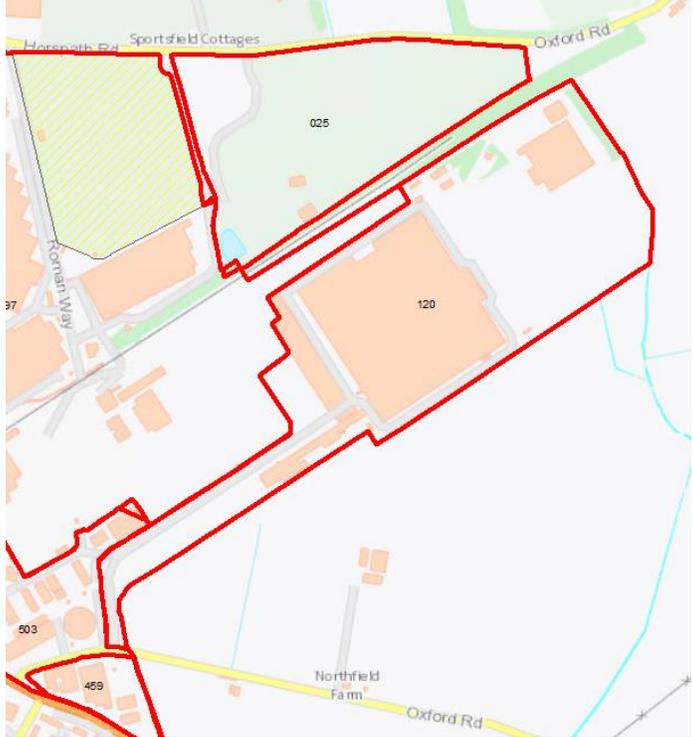


**OLP2040 Site assessment proforma (including Sustainability Appraisal)**

Site name	Unipart	Site location plan
<b>HELAA reference and GB OLP2036 Policy (if applicable)</b>	<b>120</b>  <b>SP7</b>	
<b>Ward</b>	<b>Lye Valley</b>	
<b>Site size</b>	<b>30.63 ha</b>	
<b>Existing use</b>	<b>Warehouses and industrial</b>	

**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>	Flood zone 1
<b>Flooding of land surrounding site for access/ egress</b>	<b>0</b>	Safe access and egress via Oxford Road (and potentially Transport Way)

<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>	PDL with buildings in use
<b>Green Belt</b>	<b>0</b>	No

<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>I</b>	Depends on implementation
<b>Affordable housing provision</b>	<b>I</b>	Depends on implementation

<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?	
	<b>SA rating</b>	<b>Comments</b>

<b>Regeneration areas</b>	0	Amongst 50% least deprived areas in country
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<b>SA Objective</b>	<b>SA Objective 6: To provide accessible essential services and facilities</b>	
<b>Decision-making criteria</b>	Will it increase the provision of essential services and facilities?	
	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	I	Depends on implementation – unlikely to be allocated for community facilities however.

See also SA Objective 8

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will it increase the provision of public open space? Will it protect and enhance existing flora, fauna and habitats?	
	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	0	Depends on implementation, but unlikely to result in increase due to nature of site.
<b>Ecology and biodiversity</b>	+	UD assessment identifies - The site is, overall, highly urbanised with predominantly artificial/impermeable surface cover reflecting its industrial character. Area of scrub to the north east and hedging/trees on boundaries. Opportunities for additional greening of surfaces/roofs.

<b>SA Objective</b>	<b>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)</b>	
<b>Decision-making criteria</b>	Will it encourage walking cycling and use of public transport? Is the site within an Air Quality Management Area?	
	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	Less than 100 m from site entrance to Buildbase bus stop (11 city bus)
<b>Sustainable transport links (rail station)</b>	-	1 hour 20/ 6.4km to Oxford Station
<b>Primary schools</b>	-	Pegasus Primary school – 800m/ 10 mins
<b>Secondary schools</b>	-	Wesley Green Middle School – 950m/11 mins
<b>GP surgeries</b>	-	The Leys Health centre – 1.4km/17 mins
<b>Post office</b>	-	Balfour Road – 850 m/10 mins

<b>Air quality</b>	--	Whole city is within an AQMA.
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<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>	-	Hollow Brook runs along boundary of site (to north east)

<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	There are no heritage assets on the site listed on the Historic England website or the OHAR.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	The site does not fall within one of the city's conservation areas.
<b>Listed Buildings</b>	0	There are no heritage assets on the site listed on the Historic England website or the OHAR.
<b>View Cones</b>	0	There are no notable views/view cones going through the site according to view cones assessment.
<b>High Buildings Area</b>	0	

<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>	I	Depends on implementation – current LP2036 allocation is for for B1, B2 and B8 employment uses at Unipart. Other complementary uses will be considered on their merits. Site is a category 1 employment site.
<b>Support diversification or affordable workspace</b>	I	Depends on implementation

<b>Other constraints which could affect suitability of site for development</b>	
Can access for vehicles be achieved?	Yes via Oxford Road and potentially Transport Way

Can walking and cycling connections with the surrounding area be achieved?	They could be improved – at the moment the route is highly car dominated. Access is also via Oxford Road.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	There are no TPOs on or near to the site. The north east end of the site is more natural in terms of surface cover than elsewhere, here there is a rectangular section of scrub and vegetation adjacent to the smaller warehouse unit, beyond the boundary of trees/hedges, Hollow Brook runs north to south. The rest of the site is largely devoid of natural features. Hollow brook on the boundary, as well as hedge
Are land contamination issues likely?	Previous LP2036 assessment noted: Potentially significant 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?	Site is in an industrial area, also adjacent to fields (to the east). The Cowley branch line would extend from the west.

<b>Stage 2 conclusion</b>
There are no notable issues with the site. The site is currently designated as an E1 category employment site and is likely to continue to remain suitable for employment uses in future. Design would need to consider any impacts to the hollow brook on the boundary of the site and should take opportunities to incorporate natural features to break up the urbanised nature of the site.

**Stage 3 assessment – Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options**

<b>Is there confirmed landowner intention to develop</b>	HELAA A notes awaiting update from landowner 2022.
<b>Does the landowner specify types of development</b>	

<b>Stage 3 conclusion</b>
Subject to the considerations set out at stage 2, the site should be taken forward for a potential allocation within the preferred options consultation. Allocate for Employment.