


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Cowley Marsh Depot	Site location plan
HELAA reference (and OLP2036 Policy if applicable)	016 Policy SP35	
Ward	Temple Cowley	
Site size	1.7ha	
Existing use	City works depot, storage for refuse vehicles	

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	-	Site is partially within Flood Zone 2 (Less than 0.5% of site lies within Flood Zone 2) Most of this site lies within Flood Zone 1. A very minute part of the perimeter adjacent to Marsh Road lies within Flood Zone 2.
Flooding of land surrounding site for access/ egress	-	Access/ egress from the site is over moderate hazard land (Marsh Road lies within Flood Zone 2 and partly within Flood Zone 3b).

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 PDL, buildings in use as depot
Green Belt	0	Not Green Belt

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	++	Site allocated to deliver a minimum of 80 homes.
Affordable housing provision	+	Site likely to deliver policy compliant amount of affordable housing (40%)

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 within the most 20% deprived
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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	0	Not allocated for community facilities/no loss

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	+	Existing allocation for housing – 10% public open space on site.
Ecology and biodiversity	+	<p>No nature designations on site but TPO nearby. Opportunities to support and enhance biodiversity and connect with adjoining playing fields and Cowley Marsh Nature Reserve/Boundary Brook/Barracks Lane.</p> <p>Aerial imagery indicates semi-natural habitats are absent from the site. Potential protected species constraints include roosting bats and nesting birds.</p> <p>If existing trees are removed new trees should be planted to fully mitigate the impact on tree canopy cover green infrastructure in the area. New tree planting should be appropriate to ensure that the predicted tree canopy cover (% site area) following development (25 years) delivers policy and GI TAN expectations i.e. at least no net loss.</p>

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)	+	>100 m away from the nearest bus stop is Marsh Road. Frequent services to Oxford City Centre e.g. 1, 5 City
Sustainable transport links (rail station)	-	>4300m to Oxford Rail Station
Primary schools	+	>400m from St Christophers Primary School
Secondary schools	+	>1000m from Oxford Spires Academy
GP surgeries	+	>800m from Temple Cowley Medical Group
Post office	+	>1200m from Cowley Centre Post Office
Air quality	--	AQMA covers the whole city

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	-	Boundary Brook

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	outside of the City Centre Archaeological Area
Conservation Areas & Register of Parks and Gardens (RPG)	0	Not listed on the Oxford Heritage Asset Register, and is not within or adjoining the Conservation Area
Listed Buildings	0	Not within close proximity of a listed building
View Cones	-	Site is at the edge of the Crescent Road View Cone
High Buildings Area	0	Outside the 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
Employment Opportunities	0	No change in employment opportunities for the knowledge-based economy

Diversifying economy	0	No change
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Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Yes – via Marsh Road, including for emergency vehicles
Can walking and cycling connections with the surrounding area be achieved?	Yes – via Marsh Road (and Cowley Marsh Sports field if site is opened up). There are safe, segregated surfaced pedestrian/cycle access routes across the field to access to the Boundary Brook nature reserve green corridor and National Cycle Route 57 which also follows along the Brook.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Row of established trees across the middle of the site. Site contains significant existing trees in the north east corner (a group of willows currently within the Cowley Marsh Recreation Ground) and a hedgerow along the boundary with cycle lane which are important to public amenity in the area and will provide valuable ecosystem services. Existing trees will influence developable area of site and its capacity. The quality of all existing trees should be assessed against the criteria in table 1 of BS5837:2012 (or its latest iteration). High quality trees must be retained unless there is a robust over-riding policy-based justification. Moderate and low quality trees should be retained where it is feasible to do so. Opportunities exist to plant new trees around the boundaries of the site to benefit public amenity..
Are land contamination issues likely?	Yes – former depot and fueling station
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?	Adjoins residential uses

Stage 2 conclusion
Continue to Stage 3 Assessment. The site is previously developed land and is a fairly accessible location . The site is not sensitive from either an ecological perspective however it lies within one of the city's locally designated View Cones so development should be designed appropriately. There are no insurmountable constraints to development.

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 (2022 update) subject to alternative site for the Depot uses being found.
Does the landowner specify types of development	Residential

Stage 3 conclusion
Consider further for allocation for housing