


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	474 Cowley Road (Former Powell's Timber Yard)	Site location plan 
HELAA reference (and OLP2036 Policy if applicable)	516	
Ward	Donnington	
Site size	0.34ha	
Existing use	Former use as a commercial timber yard, now vacant.	

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	Planning application 17/01463/FUL for construction of a 64-bed care home not implemented.
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 wholly within Flood Zone 2
Flooding of land surrounding site for access/ egress	-	Most of the route is flood free, except for the initial 50 metres which are within Flood Zone 2. However, the flow velocities here are likely to be low, given the flatness of the road, therefore access/ egress from the site is over land at low to moderate risk/ hazard.

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	+	The site will make use of previously developed land (with vacant buildings on site).
Green Belt	0	The 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	++	Site likely to deliver at least 20 homes.
Affordable housing provision	+	Affordable housing likely to be policy compliant (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	Site not within one of the most deprived areas of Oxford.

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.
Ecology and biodiversity	-	Site is adjacent to Allotments (Elder Stubbs Charity Allotments). 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.

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 to the nearest bus stop. There are frequent services on the 1, 5A City, 5 City, 10 etc.

Sustainable transport links (rail station)	-	>1,600m to Oxford Train Station.
Primary schools	+	<800m to the nearest primary school (St Frideswide Primary School).
Secondary schools	+	<800m to the nearest secondary school (St Gregory the Great).
GP surgeries	-	>800m to the nearest GP surgery
Post office	-	>800m to the nearest post office
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	0	The site does not contain and is not near a body of water.

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	The site is not of archaeological interest.
Conservation Areas & Register of Parks and Gardens (RPG)	0	The site is not within a conservation area.
Listed Buildings	0	The site is not within close proximity to a listed building.
View Cones	0	The site does not lie within the city's view cones.
High Buildings Area	0	The site is not within the city's High Building's 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.
Support diversification or	0	No change

affordable workspace		
-----------------------------	--	--

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Site can be accessed from Cowley Road, almost opposite the junction with Gillian's Way.
Can walking and cycling connections with the surrounding area be achieved?	There are existing cycling and pedestrian connections but there is potential to significantly improve these.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	<p>No significant physical features identified.</p> <p>Site contains existing trees around and near to boundaries which are important to neighbouring residential properties. 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 to benefit public amenity in the area.</p>
Are land contamination issues likely?	
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 is bounded by a residential area. To the north-west are the rear gardens of the residential properties in Milton Road and to the south is a car repair business set behind 496-510 Cowley Road.

Stage 2 conclusion
The site generally scores well against the sustainability criteria. Continue 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.
Does the landowner specify types of development	Residential development. Planning permission was granted in September 2017 for the demolition of the existing buildings on the site and erection of a 64 bedroom care home, along with landscaping and car parking facilities (17/01463/FUL). Development was not implemented and the site remains available.

Stage 3 conclusion
Consider further for allocation for residential development.