


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Botley Road Retail Park	Site location plan 
HELAA reference (and OLP2036 Policy if applicable)	607a&b	
Ward	Osney and St Thomas	
Site size	8.85 ha	
Existing use	Non Food Retail Warehousing with associated parking	

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	Planning permission granted (2021) for conversion of some units from retail use to commercial (R&D) (reference: 21/02053/FUL).
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 3b (24% of site lies within Flood Zone 3b) (45% of site lies within Flood Zone 3a) (84% of site lies within Flood Zone 2)
Flooding of land surrounding site for access/ egress	--	The start of the route is at significant flood risk lying predominantly in Flood Zone 3. Access/ egress from the site is over land with a high 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	0	Site is previously developed land (with buildings in use on site)
Green Belt	0	Site is not on GB 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	0	Given flood risk constraints opportunities for residential development are limited. Unlikely to deliver new housing.
Affordable housing provision	0	Unlikely to deliver any new affordable housing.

SA Objective	SA Objective 5: To reduce poverty, social exclusion, and health inequalities
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Decision-making criteria	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 proposed 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	<p>Contains no nature conservation designations.</p> <p>Aerial imagery indicates the site is almost entirely comprised of developed land, with almost no remaining semi-natural habitat. From a protection standpoint, the focus should be on ensuring no indirect impacts arise on adjacent habitats, including the woodland/scrub/grassland to the east/south. Development near the boundaries of the site allocation should therefore be encouraged to preserve/restore/re-naturalise bankside habitats and provide buffers wherever possible, while avoiding any additional impacts through, for example, additional artificial lighting.</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. Opportunities exist to plant new trees to improve connectivity within GI network.</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)	+	Less than 400m to frequent service bus stop (Lamarsh Road) 3B, 4, 4A, 4B City; 63 and 63S; S1, S6 Gold, and S9; ST2 Connector; U1 Brookes Bus; and NS1, NS9 and NU1 Night buses
Sustainable transport links (rail station)	0	1200-1600m from Oxford Rail Station
Primary schools	+	Within 800m of the nearest primary school (West Oxford Community Primary School)
Secondary schools	-	More than 800m to nearest secondary school
GP surgeries	-	More than 800m to nearest GP Surgery
Post office	-	More than 800m to nearest Post Office
Air quality	--	Whole city AQMA however away from air quality hotspots.

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	More than 30m from nearest water body.

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 contains no known archaeological sites or has limited or uncertain archaeological potential
Conservation Areas & Register of Parks and Gardens (RPG)	0	Site not near a conservation area
Listed Buildings	0	Site contains no identified historic building constraint
View Cones	0	Site lies outside of a view cone
High Buildings Area	0	Site lies outside the City Council's 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
Support the knowledge-based economy	0	No change in number of jobs/ economic floorspace for the knowledge-based economy
Support diversification or affordable workspace	0	No change

Other constraints which could affect suitability of site for development	
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. Potential improvements to walking and cycling environment could be achieved through redevelopment.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains significant existing trees in a belt along the southern boundary and scattered individual trees within car parking areas. which are important to public amenity in the area and will provide valuable ecosystem services. trees along the southern boundary are protected by the City of Oxford (Botley Road) TPO, 1974. 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 and improve the quality of the urban landscape.
Are land contamination issues likely?	Potential for contamination. Investigation required.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or	Site opposite and adjacent to residential properties along Botley Road frontage.

environmental issues such as noise or smells?	
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Stage 2 conclusion

<p>There are no insurmountable constraints at this site however flood risk is an issue at this site with most of the site in flood zone 2 or higher and some parts of the site in flood zone 3b. The SFRA Level 2 shows issues with access and egress and if left unmitigated, this is likely to have implications for the type of uses that can safely be delivered.</p>

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. (Call for sites 2021, planning approval ref 21/02053/FUL)
Does the landowner specify types of development	Employment

Stage 3 conclusion
Consider site further for allocation for employment.