

OLP2040 Site assessment proforma (including Sustainability Appraisal)

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

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	0	Site is in Flood Zone 1
Flooding of land surrounding site for access/ egress	0	There is safe access/egress from the site – area surrounding site is in Flood Zone 1

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	PDL with buildings in use
Green Belt	0	No

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	I	Depends on implementation. Policy E1 allows the provision of an element of housing on employment sites.
Affordable housing provision	I	Depends on implementation

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	Amongst 50% least deprived areas in country

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	I	Depends on implementation

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	I	Depends on implementation.
Ecology and biodiversity	+	<p>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 exist for additional greening of surfaces/roofs.</p> <p>Aerial imagery indicates the site is largely comprised of developed land, with what appears to be a mosaic of grassland, scrub and woodland (in the west) and grassland used for sporting purposes (in the north). The habitats in the west are likely to be of the greatest value ecologically, and consideration should be given as to whether Open Mosaic Habitat is present in the surrounding developed land. Potential protected species constraints likely include breeding birds, foraging and commuting bats, reptiles, badgers, and water vole and otters (associated with Hollow Brook). Development proposals would provide an opportunity to manage the grassland, scrub and woodland areas in an ecologically beneficial manner.</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.</p>

		at least no net loss. Opportunities exist to plant new trees to improve connectivity within GI network.
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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 100 m from site entrance to Buildbase bus stop (11 city bus)
Sustainable transport links (rail station)	-	1 hour 20/ 6.4km to Oxford Station
Primary schools	-	Pegasus Primary school – 800m/ 10 mins
Secondary schools	-	Wesley Green Middle School – 950m/11 mins
GP surgeries	-	The Leys Health centre – 1.4km/17 mins
Post office	-	Balfour Road – 850 m/10 mins
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	-	Hollow Brook runs along boundary of site

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	-	Site contains potential presence of prehistoric and Roman archaeological remains
Conservation Areas & Register of Parks and Gardens (RPG)	0	The site does not fall within one of the city's conservation areas.

Listed Buildings	0	There are no heritage assets on the site listed on the Historic England website or the OHAR.
View Cones	0	There are no notable views/view cones going through the site according to view cones assessment.
High Buildings Area	0	Outside city's 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	I	Site has potential to deliver an increase in jobs for the knowledge economy but precise quantum will depend on implementation.
Support diversification or affordable workspace	+	Policy E3 includes Unipart as a site where affordable workspaces are likely to come forward. This site would therefore support diversification of the employment base or provide affordable workspaces.

Other constraints which could affect suitability of site for development	
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?	Site contains existing trees and hedgerows which are around the boundaries 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 to benefit public amenity in the area.
Are land contamination issues likely?	Potential for contamination.
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).

Stage 2 conclusion

There are no notable issues with the site. The site is currently designated as a category 1 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

Is there confirmed landowner intention to develop	yes
Does the landowner specify types of development	Yes

Stage 3 conclusion
Consider site further for allocation for Employment