

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Carpenter's Yard	Site location plan
HELAA reference	446	
Ward	Headington Hill & Northway	
Site size	0.48	
Existing use	Former employment carpentry yard now redundant	

**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?	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	<b>There are some live planning applications on this site with one of these having been refused and being the subject of an appeal</b>
<b>Stage 1 conclusion</b>		
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to stage 2 assessment.		

**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>	0	
<b>Flooding of land surrounding site for access/ egress</b>	0	Safe access to the site via Marsh Road

<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>	0	Site is PDL, buildings in use as depot
<b>Green Belt</b>	0	Not Green Belt

<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>	I	
<b>Affordable housing provision</b>	I	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	Not within the most 20% deprived

<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>	0	Not allocated for community facilities/no loss

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>	+	Existing allocation for housing
<b>Ecology and biodiversity</b>	+	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.

<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>	+	Well served by frequent buses on Cowley Road.
<b>Sustainable transport links (rail station)</b>	-	4300m to Oxford Rail Station
<b>Primary schools</b>	+	400m
<b>Secondary schools</b>	+	
<b>GP surgeries</b>	+	800m
<b>Post office</b>	+	
<b>Air quality</b>	--	AQMA covers the whole city

<b>SA Objective</b>	<b>SA Objective 9: To achieve water quality targets and manage water resources</b>
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<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>	-	Boundary Brook

<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	Outside of the City Centre Archaeological Area
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	Not listed on the Oxford Heritage Asset Register, and is not within or adjoining the Conservation Area
<b>Listed Buildings</b>	0	Not within close proximity of a listed building
<b>View Cones</b>	-	Site is at the edge of the Crescent Road View Cone
<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>Employment Opportunities</b>	I	
<b>Diversifying economy</b>	I	

<b>Other constraints which could affect suitability of site for development</b>	
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.

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

<b>Stage 2 conclusion</b>
Continue to Stage 3 Assessment. The site is previously developed land and location is suitable for sustainable development. The site is also not sensitive from either an ecological or heritage perspective.

**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>	Yes (2022 update) subject to alternative site for the Depot uses being found.
<b>Does the landowner specify types of development</b>	Residential

<b>Stage 3 conclusion</b>
Preferred option: Allocate for housing