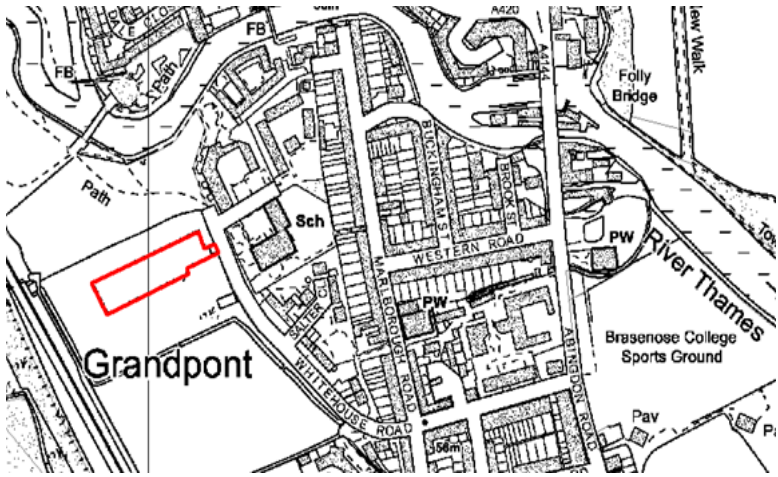


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Grandpont Car Park	Site location plan
HELAA reference	106	 <p>The map shows the Grandpont area in Oxford. A red rectangle highlights the site location. Key features include: Western Road, Grandpont Road, and the River Thames. Landmarks such as Brasenose College Sports Ground, Folly Bridge, and various buildings (Sch, PW, FB) are labeled. A path is also indicated.</p>
OLP Policy No	SP39	
Ward	Hinksey Park	
Site size	0.44 ha	
Existing use	Oxfordshire County Council Ground Level car park	

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		
No 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

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	-	82.75% of the site is in flood zone 2
Flooding of land surrounding site for access/ egress	-	

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	++	Site is brownfield
Green Belt	0	Not within 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	+	The site has the capacity to deliver 22 homes
Affordable housing provision	+	The site has the potential to provide A/H levels yet to be determined for 2040 Plan. The site allocation SP39 states that the site is for residential development which could include employer linked affordable housing.

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	The site is 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	No loss of community facilities or gain

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	
Ecology and biodiversity	1	The site sits within an area of pastoral floodplain and although brownfield it will need careful design to ensure it does not detrimentally impact the biodiversity and landscape quality of the area. Aerial imagery indicates the site is bordered by woodland and mature scrub on all sides. Indirect impacts on these habitats and the species potentially using them (e.g. bats) will need to be considered.

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)	+	>600m from nearest bus stop. Regular bus services along the Abingdon Road -
Sustainable transport links (rail station)	-	>2.4km from Oxford Station (30 minute walk)
Primary schools	++	>100m from Primary school opposite the site
Secondary schools	-	>6000m from secondary school (Cheney School)
GP surgeries	0	>800m from South Oxford Health Centre

Post office	0	>1600m from Oxford Post office
Air quality		Whole city 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	-	River Thames. Need to ensure that potential below ground contamination is not mobilised towards controlled waters receptors such as River Thames. Hydrogeological risk assessment likely with Environment Agency input.

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 is of high archaeological interest as it lies over the infilled Hogacre Ditch, the historic boundary between Oxfordshire and Berkshire.
Conservation Areas & Register of Parks and Gardens (RPG)	0	
Listed Buildings	0	
View Cones	I	Within the historic core views so as not to impact upon views ensure heights do not impact upon views into the historic core
High Buildings Area	0	

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	
Support diversification or	0	

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

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Access to the site would be from Whitehouse Road
Can walking and cycling connections with the surrounding area be achieved?	Yes there are good pedestrian and cycling links to this site.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	The site although surrounded by trees and vegetation, does not have any significant features within as currently used as a car park
Are land contamination issues likely?	Yes
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?	<p>Site near the former gas works</p> <p>This is likely to be an issue since there are records that the ground may have been filled with former gas works demolition waste. The site will need to be investigated for potential contamination risks and potential impacts to sensitive receptors including ecological and controlled waters receptors. Any residential buildings are likely to require ground gas protection measures, piled foundations and clean cover barrier systems in all garden and landscaped areas of the proposed site.</p>

Stage 2 conclusion
<p>Continue to Stage 3 Assessment. The site is brownfield location and it is in a suitable location for residential development. The site is also not sensitive from either an ecological or heritage perspective.</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 (2022 update)
Does the landowner specify types of development	Residential

Stage 3 conclusion
Proposed option: Allocate for residential development