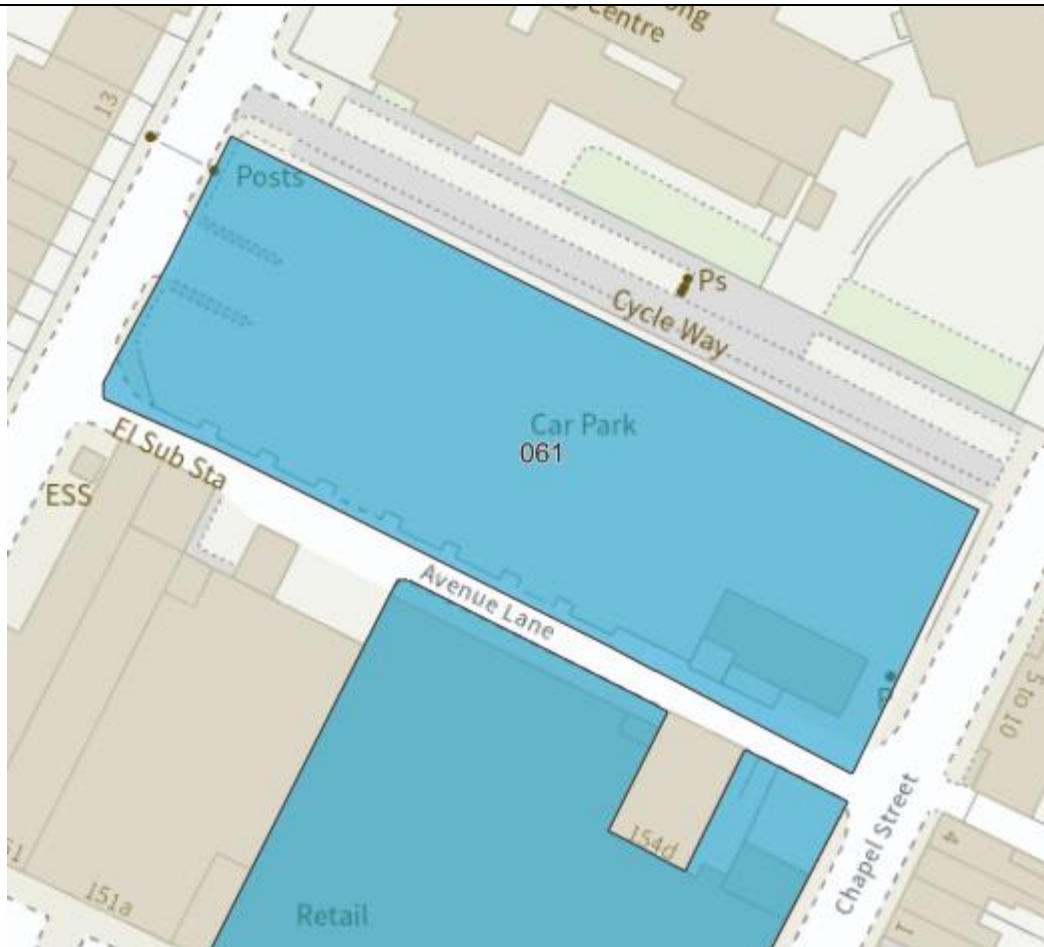


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

Site name	Union Street Car Park and 159 –161 Cowley Road (formerly Union Street Car Park)
SHLAA reference (and OLP2036 Policy if applicable)	061
Ward	St Clement's
Total site size (ha)	0.47
Existing use(s)	Site comprises of car park and student accommodation block with ground floor level supermarket

Site location plan



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Stage 1a 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	No live planning application.

Stage 1a conclusion
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.

Is there confirmed landowner intention to develop	Yes
Does the landowner specify types of development	Residential and/or student accommodation

Stage 1b conclusion
Developer has expressed intent to develop. Site should be considered for allocation for residential use, continue to next stage of assessment.

Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)

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 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?

Criteria	SA rating	Comments
What flood zone(s) is the site in?	0	Site and immediate surrounding areas are in Flood Zone 1. (An area of surface water flood risk runs along the length of Collins Street, forming the northern boundary of the site and extending down the eastern and western boundaries).
Flooding of land surrounding site for access/ egress	0	Site and immediate surrounding areas are in Flood Zone 1.

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? And will the site be on Green Belt land?

Criteria	SA rating	Comments
Previously developed land?	+	Site is in use, however a significant section is a car park.
Green belt?	0	Site is not on green belt land.

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 net new housing? And will it improve the availability of decent affordable housing?

Criteria	SA rating	Comments
Housing provision	I	Landowner has expressed intention of developing site as residential or student accommodation
Affordable housing provision	I	Landowner has expressed intention of developing site as residential or student accommodation

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? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

Criteria	SA rating	Comments
Regeneration area (within the top 20% most deprived areas IMD)	0	<i>Site is not in a ward that is in or adjacent to a regeneration area.</i>

SA objective 6. To provide accessible essential **services and facilities**.

Decision-making criteria: Will it increase the provision of essential services and facilities? *See also SA Objective 8.*

Criteria	SA rating	Comments
Community facilities	1	<i>Community facility (supermarket) already exists on site, provision will depend on implementation.</i>

SA objective 7. To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

Decision-making criteria: Will it increase the provision of public open space?

Criteria	SA rating	Comments
Public open space	0	<i>Site allocated for housing – dependent on implementation but open space can be provided.</i>

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? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

Criteria	SA rating	Comments
Sustainable transport links (bus stop)	+	<i>Several bus stops along Cowley Road, with a wide range of routes</i>
Sustainable transport links (rail station)	-	<i>Site is 2.7km from Oxford Rail Station</i>
Primary Schools	+	<i>Site opposite East Oxford Primary School</i>
Secondary Schools	-	<i>Nearest state secondary school is 1.12km</i>
GP Surgeries	+	<i>Nearest GP is in St Clements (approx 600m away)</i>
Post office	+	<i>Nearest Post office is approx 600m away</i>

Air Quality	-	<i>Entire city is within AQMA</i>
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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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Water	0	<i>No watercourses nearby</i>

SA objective 10. To conserve and enhance Oxford's **biodiversity**.

Decision-making criteria: Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Ecology and Biodiversity	0	<i>No designations onsite, site is c.200m from South Park which is core in GI network. Not much potential for linkages with wider network other than providing for local amenity.</i>

SA objective 11. 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: Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Archaeology	0	<i>No known archaeological sites or potential</i>
Conservation Areas & Register of Parks and Gardens (RPG)	0	<i>Site is not in a conservation area.</i>
Listed Buildings	0	<i>No listed buildings on site.</i>
View Cones	-	<i>Site is within Crescent Road view cone</i>
Historic Core Area	0	<i>Site is outside Historic core.</i>

SA objective 12. 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? And will it increase the quantity and quality of employment opportunities?

Criteria	SA rating	Comments
Employment Opportunities in the knowledge-based economy	0	<i>Site is not promoted for employment or knowledge economy uses, but residential so no impact expected on quantity of employment floorspace.</i>
Diversifying the economy and employment opportunities	0	<i>Site is not promoted for employment or knowledge economy uses, but residential so no impact expected on quantity of employment floorspace.</i>

Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Yes, although this may be affected by LTNs.
Can walking and cycling connections with the surrounding area be achieved?	Yes
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No
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?	No

Stage 2 conclusion
No insurmountable obstacles to development, though sensitivity in respect to the view cone should be addressed. Site should be considered further for allocation subject to additional work informing Regulation 19 Local Plan.