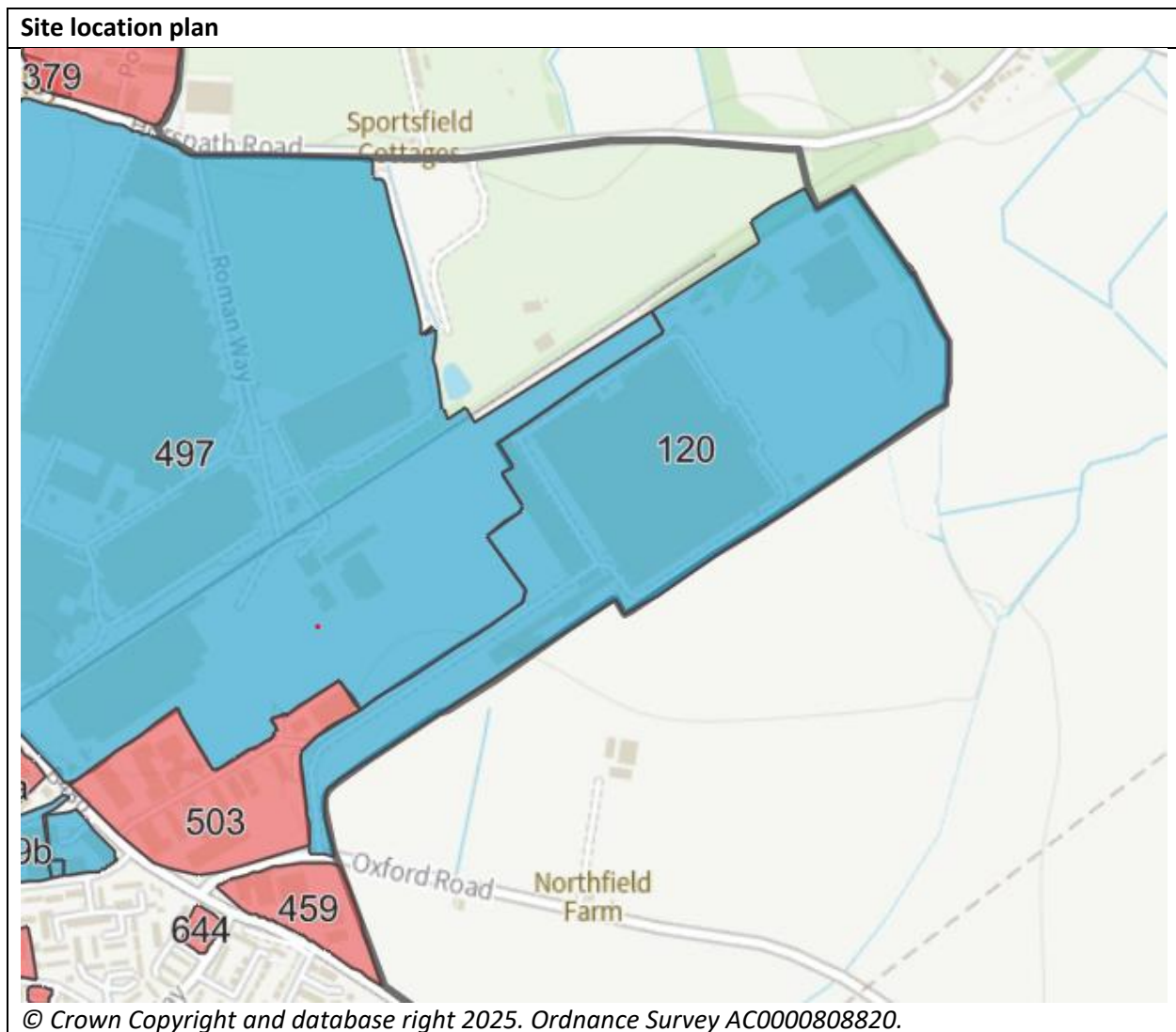


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

Site name	Unipart site
HELAA reference (and OLP2036 Policy if applicable)	120 (Policy SP7 Unipart and Policy AOC7 Cowley Branch Line)
Ward	Blackbird Leys
Total site size (ha)	30.63ha
Existing use(s)	Warehousing, Industrial uses, offices



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	

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, landowner has expressed an interest to redevelop the site within the plan period
Does the landowner specify types of development	Yes – employment uses

Stage 1b conclusion
Landowner has confirmed intent to develop. Consider site further for employment uses, 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 is in Flood Zone 1 (There are patches of surface water flood risk present throughout site)
Flooding of land surrounding site for access/ egress	0	There is safe access/egress from the site – area surrounding site is 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?	0	Site is previously developed land and with buildings in use on site
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	0/1	Site unlikely to deliver new homes however proposed policy E1 allows housing delivery on employment sites
Affordable housing provision	0/1	Site unlikely to deliver affordable housing but depends on implementation.

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%	0	Site not in or adjacent to a Regeneration area.

most deprived areas IMD)		
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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.*

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Community facilities	0	<i>Site unlikely to deliver community facilities</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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Public open space	0	<i>Public open space is unlikely to increase resulting from the allocation of this site.</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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Sustainable transport links (bus stop)	+	<i>Less than 100m from site entrance to "Buildbase" Bus Stop (11 City bus)</i>
Sustainable transport links (rail station)	-	<i>More than 1600m from nearest railway station (Oxford Station)</i>
Primary Schools	-	<i>More than 800m from nearest Primary School (Pegasus Primary School)</i>
Secondary Schools	-	<i>More than 800m from nearest Secondary School (Oxford Academy is more than 2km away)</i>
GP Surgeries	-	<i>More than 800m from nearest GP Surgery (The Leys Health Centre is more than 1km away)</i>
Post office	-	<i>More than 800m from nearest Post Office (Balfour Road Post Office is more than 1km away)</i>
Air Quality	-	<i>Within AQMA but outside known "hotspots"</i>

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	-	<i>Hollow Brook runs along the north-eastern boundary of the site</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	+	<i>Site is highly urbanised with mainly artificial/ impermeable surface cover. It contains an area of scrub to the north-east and trees and hedges on the boundaries. There are opportunities for greening of surfaces/ roofs.</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	-	<i>Site contains potential presence of prehistoric and Roman archaeological features</i>
Conservation Areas & Register of Parks and Gardens (RPG)	0	<i>Site is not within or adjacent to a conservation area or RPG site</i>
Listed Buildings	0	<i>Site contains no identified historic building constraint</i>
View Cones	0	<i>Site lies outside of a view cone</i>
Historic Core Area	0	<i>Site lies outside the City Council's locally designated Historic Core Area</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	+	<i>Site likely to be redeveloped in the plan period for a mix of B class and E class jobs, the latter have the potential to support the knowledge economy</i>
Diversifying the economy and employment opportunities	+	<i>The site is likely to be redeveloped in the plan period and has the potential to support diversification of the employment base by nature of the mix of B class and E class jobs. Also has the potential to deliver affordable workspaces</i>

Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Yes, Vehicular access exists
Can walking and cycling connections with the surrounding area be achieved?	Yes, it is possible to achieve these although currently the site has poor accessibility for walking and cycling
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No significant features however site is an irregular shape.
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 with adjacent 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. Consider further for allocation.