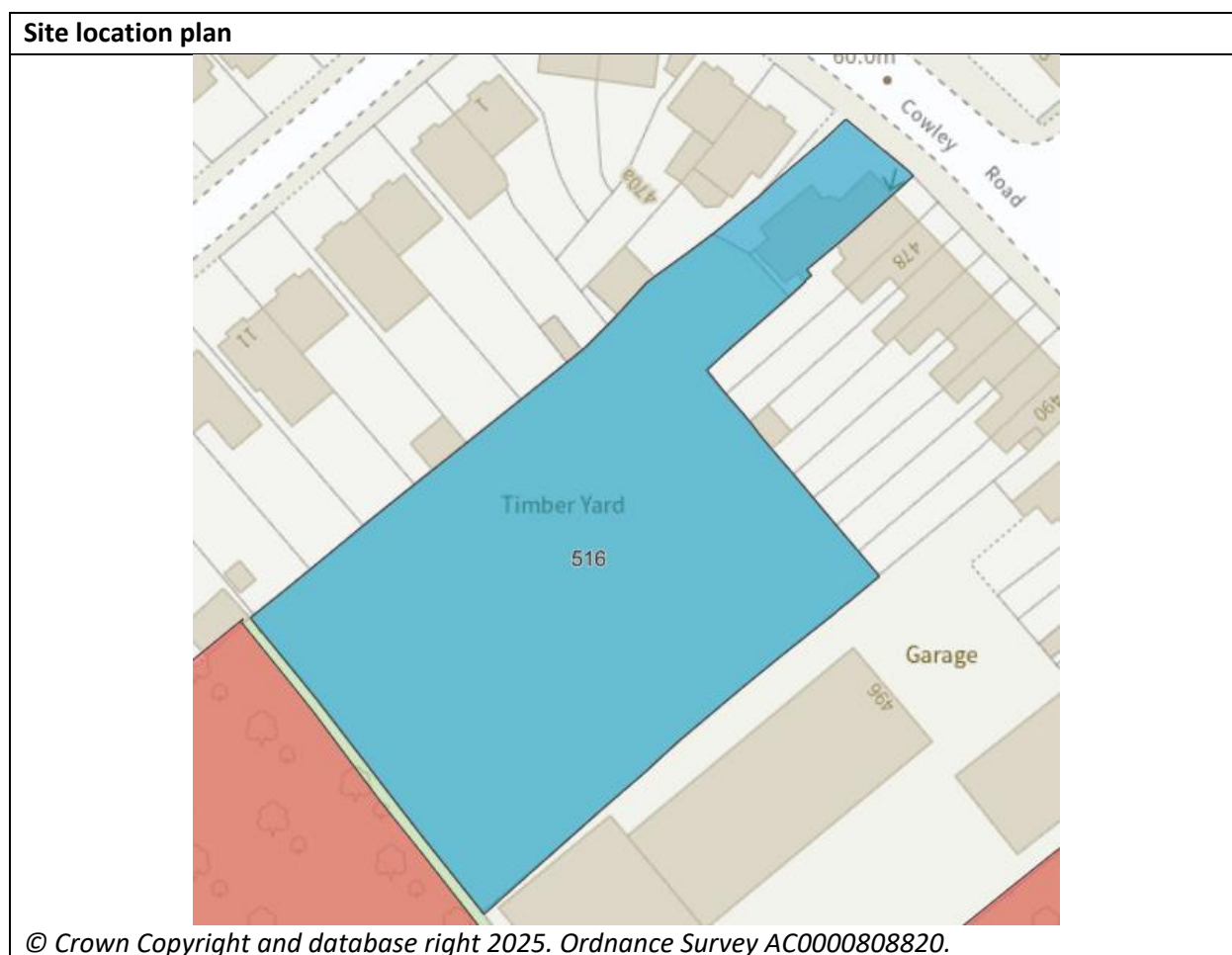


**Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal**

Site name	474 Cowley Road (Former Powell's Timber Yard)
SHLAA reference (and OLP2036 Policy if applicable)	516
Ward	Donnington
Total site size (ha)	0.34ha
Existing use(s)	Former use as a commercial timber yard, now vacant.



**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

Assessment criteria	Outcome	Comments
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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	Planning application 17/01463/FUL for construction of a 64-bed care home not implemented.

<b>Stage 1a conclusion</b>
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 development.  Planning permission was granted in September 2017 for the demolition of the existing buildings on the site and erection of a 64-bedroom care home, along with landscaping and car parking facilities (17/01463/FUL). Development was not implemented and the site remains available.

<b>Stage 1b conclusion</b>
Consider further for allocation for residential development, 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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
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<b>What flood zone(s) is the site in?</b>	-	Site is partially in Flood Zone 3a  <i>(Large patches of surface water flood risk within central and northern areas of site).</i>
<b>Flooding of land surrounding site for access/egress</b>	-	Access immediately from the site, for a short duration in either direction of Cowley Road lies within Flood Zone 3a, after which the access lies within 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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	+	The site will make use of previously developed land (with vacant buildings on site).
<b>Green belt?</b>	0	The 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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	Site will deliver at least 20 homes.
<b>Affordable housing provision</b>	+	Affordable housing likely to be policy compliant.

**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.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20%)</b>	0	Site not within one of the most deprived areas of Oxford.

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>
<b>Community facilities</b>	0	Site not allocated for community facilities.

**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>
<b>Public open space</b>	0	No change.

**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>
<b>Sustainable transport links (bus stop)</b>	+	<400m to the nearest bus stop. There are frequent services on the 1, 5A City, 5 City, 10 etc.
<b>Sustainable transport links (rail station)</b>	-	>1,600m to Oxford Train Station.
<b>Primary Schools</b>	+	<800m to the nearest primary school (St Frideswide Primary School).
<b>Secondary Schools</b>	+	<800m to the nearest secondary school (Greyfriars Catholic School).
<b>GP Surgeries</b>	-	>800m to the nearest GP surgery
<b>Post office</b>	-	>800m to the nearest post office
<b>Air Quality</b>	-	Whole city is within an AQMA.

**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>
<b>Water</b>	0	The site does not contain and is not near a body of water.

**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>
<b>Ecology and Biodiversity</b>	-	Site is adjacent to Allotments (Elder Stubbs Charity Allotments).  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. at least no net loss.

**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>
<b>Archaeology</b>	0	The site is not of archaeological interest.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	The site is not within a conservation area.
<b>Listed Buildings</b>	0	The site is not within close proximity to a listed building.
<b>View Cones</b>	0	The site does not lie within the city's view cones.
<b>Historic Core Area</b>	0	The site is not within the city's High Building's Area.

**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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	No change in number of jobs.
<b>Diversifying the economy and employment opportunities</b>	0	No change.

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Site can be accessed from Cowley Road, almost opposite the junction with Gillian's Way.
Can walking and cycling connections with the surrounding area be achieved?	There are existing cycling and pedestrian connections but there is potential to significantly improve these.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No significant physical features identified.  Site contains existing trees around and near to boundaries which are important to neighbouring residential properties. Existing trees will influence developable area of site and its capacity.
Are land contamination issues likely?	No.
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?	The site is bounded by a residential area. To the north-west are the rear gardens of the residential properties in Milton Road and to the south is a car repair business set behind 496-510 Cowley Road.

<b>Stage 2 conclusion</b>
No significant constraints to development however, part of sites lies in FZ3a so will need careful design and planning. Subsequent stages in the planning process (e.g., planning application stage) likely to need to be supported by suitable site-specific FRA work. Site should be considered further for allocation subject to any additional work informing Regulation 19 Local Plan.