

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Union Street Car Park and 159-161 Cowley Road	Site location plan 
HELAA reference (and OLP2036 Policy if applicable)	061 Policy SP59	
Ward	St Clement's	
Site size	0.47ha	
Existing use	Public car park with 74 spaces, 2 disabled spaces and one electric vehicle charging point. Tesco Express store and student acc. above.	

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		
<i>No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to stage 2 assessment.</i>		

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	0	Site is in Flood Zone 1
Flooding of land surrounding site for access/ egress	0	There is safe access/ egress from the site – area surrounding site is in Flood Zone 1

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	0	The site is brownfield, previously developed land. Development could help to make efficient use of land.
Green Belt	0	Site is not on Green Belt land.

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	++	Site part developed. Car Park has potential to deliver at least 20 dwellings.
Affordable housing provision	+	Affordable housing likely to be delivered at policy compliant levels (40%)

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.
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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	Site is not allocated for community facilities so provision of services and facilities is likely to remain the same.

See also SA Objective 8

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	I	Limited potential for public open space to be delivered but precise quantity will depend on implementation.
Ecology and biodiversity	+	<p>The site is not within proximity to an area designated for its biodiversity value.</p> <p>Aerial imagery indicates the site is comprised almost entirely of developed land, with a sparse tree line along the northern boundary. Any impacts on the trees would require consideration of nesting birds.</p> <p>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.</p>

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)	+	The nearest bus stop is within 100m of the site. Services along Cowley Road are frequent e.g. city 5, city 5a.
Sustainable transport links (rail station)	-	The nearest train station (Oxford Station) is a 35-minute walk away (2800m).
Primary schools	+	The nearest primary school is less than 100m away (East Oxford Primary School).
Secondary schools	-	The nearest secondary school is over a 15-minute walk away (over 1km).
GP surgeries	+	The nearest GP surgery is within a 5-minute walk (500m).
Post office	+	The nearest post office is within a 6-minute walk (500m).
Air quality	- -	Whole city is 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	0	The site does not contain and is not near a body of water.

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	-	This site is of archaeological interest as it is within the general area of a poorly understood Civil War parliamentary siege line. There is also potential for prehistoric, Roman and medieval archaeology.
Conservation Areas & Register of Parks and Gardens (RPG)	0	The site is not within a conservation area.
Listed Buildings	0	The site does not contain or is not near to any listed buildings.
View Cones	-	The site is within the Oxford View Cones Protected Area.
High Buildings Area	0	The site is not within the High Buildings Area.

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	Unlikely to increase employment opportunities for the knowledge economy.
Support diversification or affordable workspace	0	No change.

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Site is currently in use as a public car park and has existing access from Union Street.
Can walking and cycling connections with the surrounding area be achieved?	Site has good walking and cycling connections as it is within a district centre.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains significant existing trees along the northern (row of mature lime trees) and southern boundaries (an over-mature cherry and several young trees) of the car park which are important to public amenity in the area and will provide valuable ecosystem services. Existing trees will influence developable area of site and its capacity. The quality of all existing trees should be assessed against the criteria in table 1 of BS5837:2012 (or its latest iteration). High quality trees must be retained unless there is a robust over-riding policy-based justification. Moderate and low quality trees should be retained where it is feasible to do so. Opportunities exist to plant new trees along the Union Street and Chapel Street frontages to benefit the quality of the street scenes.
Are land contamination issues likely?	Land contamination issues on the site are unlikely.
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 brownfield site is currently used as a car park. The car park is behind Tesco on Cowley Road and therefore within the Cowley Road district centre. The site adjoins a number of land uses such as residential and retail. The site does not have any major constraints, but its current use as a car park is important to the district centre.

Stage 2 conclusion
The site scores well overall against the sustainability criteria and there are limited constraints to development at this location. Consideration will need to be given as to what to do about the existing parking provision. Continue to Stage 3 assessment.

Stage 3 assessment – Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options

Is there confirmed landowner intention to develop	Landowner has confirmed intention to develop.
Does the landowner specify types of development	Landowner intention for residential or student accommodation with car parking.

Stage 3 conclusion
Consider further for allocation for residential development or student accommodation.