

**OLP2040 Site assessment proforma (including Sustainability Appraisal)**

<b>Site name</b>	<b>Osney Mead</b>	<b>Site location plan</b>
<b>HELAA reference and GB OLP2036 Policy (if applicable)</b>	<b>586 SP 2</b>	<p>The map shows the Osney Mead area in Oxford, UK. A red line outlines the site boundary. Key features include:         <ul style="list-style-type: none"> <li><b>New Botley</b> and <b>Recreation Ground</b> to the north.</li> <li><b>Osney</b> village to the north and east.</li> <li><b>Industrial Estate</b> within the site boundary.</li> <li><b>Bulatake Stream</b> to the south.</li> <li><b>Hinksey Village</b> to the southwest.</li> <li><b>Mill Stream</b> and <b>Wol</b> to the east.</li> <li><b>Depot</b> and <b>Loc</b> within the site.</li> <li><b>Busing Centre</b> to the northeast.</li> <li><b>Truck</b> and <b>Tract</b> roads are also labeled.</li> </ul> </p>
<b>Ward</b>	<b>Osney &amp; St. Thomas</b>	
<b>Site size</b>	<b>17.4</b>	
<b>Existing use</b>	<b>Employment uses including industrial, warehousing and academic activities</b>	

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

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	<b>No</b>	
Is the site greenfield in flood zone 3b?	<b>Part</b>	28% of site is within Flood Zone 3b
Is the site area less than 0.25ha?	<b>No</b>	
Is the site already at an advanced stage in the planning process (development commenced)?	<b>No</b>	There have however been discussions with one of the principal landowners (University of Oxford), who have confirmed their ambition to take forward the allocation of this site. Initial master planning work has taken place, and OUD have engaged with the City Council on how the site could be redeveloped in the context of the West End & Osney Mead SPD.
<b>Stage 1 conclusion</b>		
<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

<b>SA Objective</b>	<b>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.</b>	
<b>Decision-making criteria</b>	Is the use proposed suitable given the flood zone of the site?	
	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone is the site in</b>		28% of the site is in Flood Zone 3b and 58% is in Flood Zone 3a (brownfield). A flood alleviation scheme has been approved to help address some of the existing problems with flooding in this area.
<b>Flooding of land surrounding site for access/ egress</b>		This is a matter that is subject to on-going discussions between the University of Oxford and their development partner OUD with the Environment Agency. The issue does need to be fully resolved through the master planning of the site.

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will the site make use of previously developed land/ buildings? Will the site be on Green Belt land?	
	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land</b>		The site comprises existing buildings which are in use.
<b>Green Belt</b>	<b>0</b>	The site is not within the Green Belt

<b>SA Objective</b>	<b>SA Objective 4: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent affordable home</b>	
<b>Decision-making criteria</b>	Will the site provide significant quantities of net new housing? Will it improve the availability of decent affordable housing?	
	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	<b>I</b>	The site has the potential to provide some housing but given the potential for flooding does need to be managed housing, such as employer-linked housing. More difficult for market housing.
<b>Affordable housing provision</b>	<b>I</b>	It does depend how many and what type of housing is being proposed, as to the amount of potential affordable housing that can be secured.

<b>SA Objective</b>	<b>SA Objective 5: To reduce poverty, social exclusion, and health inequalities</b>
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<b>Decision-making criteria</b>	Will it improve opportunities for people in the most deprived areas?	
	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration areas</b>	<b>0</b>	The site is not in a Regeneration Area

<b>SA Objective</b>	<b>SA Objective 6: To provide accessible essential services and facilities</b>	
<b>Decision-making criteria</b>	Will it increase the provision of essential services and facilities?	
	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>		The site includes Oxford Community Church, which could potentially be lost through the redevelopment of this site

See also SA Objective 8

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will it increase the provision of public open space? Will it protect and enhance existing flora, fauna and habitats?	
	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	<b>I</b>	The redevelopment of this site does have the clear potential to provide some space such as a public square or links to surrounding open space areas subject to access agreements.
<b>Ecology and biodiversity</b>	<b>+</b>	Given the relationship to the surrounding fields to the south there is potential for extending wildlife corridors, through new green infrastructure provision.

<b>SA Objective</b>	<b>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)</b>	
<b>Decision-making criteria</b>	Will it encourage walking cycling and use of public transport? Is the site within an Air Quality Management Area?	
	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	<b>-</b>	>400m from a bus stop, nearest bus stops are in Botley Road, one of the main arterial roads into city with good services from West to City centre.
<b>Sustainable transport links (rail station)</b>	<b>+</b>	<1,200m from Oxford Station.
<b>Primary schools</b>	<b>-</b>	> 800m from the nearest primary school
<b>Secondary schools</b>	<b>-</b>	>800m from the nearest secondary school

<b>GP surgeries</b>	-	>800m from the nearest GP surgery
<b>Post office</b>	-	>800m from the nearest post office
<b>Air quality</b>	--	The site is within a AQMA

<b>SA Objective</b>	<b>SA Objective 9: To achieve water quality targets and manage water resources</b>	
<b>Decision-making criteria</b>	Does the site contain, or is it near, a water body?	
	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>		The site lies adjacent to River Thames and Bullstake Stream.

<b>SA Objective</b>	<b>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.</b>	
<b>Decision-making criteria</b>	Does the site contain any historical, or archaeological features?	
	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	The site contains no known archaeological interest
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>		The site lies adjacent to Osney Island Conservation Area
<b>Listed Buildings</b>	0	The site does not contain any listed buildings
<b>View Cones</b>		The site lies within the view cone
<b>High Buildings Area</b>		The site lies within the high buildings area

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will it support key sectors that drive economic growth? Will it increase the quantity and quality of employment opportunities?	
	<b>SA rating</b>	<b>Comments</b>
<b>Support the knowledge-based economy</b>	+	The site will include research and development and academic uses associated with the University of Oxford and provide additional jobs.
<b>Support diversification or affordable workspace</b>	+	The site has the potential to provide such as in the creative sector, which may be attracted by the presence of companies like Rebellion (gaming company). Opportunity to secure some affordable workspace and Employment and Skills Plans, to add skills, training and job prospects for local people.

<b>Other constraints which could affect suitability of site for development</b>	
Can access for vehicles be achieved?	Yes, via Ferry Hinskey Road

Can walking and cycling connections with the surrounding area be achieved?	Yes, but at present only through Botley Road and towpath links. There is a for the Oxpens bridge to better connect this site with City centre and Station.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Few existing green features on the site other than the occasional tree. The site is, however, closely related on the north and south side by Bullstake Stream and River Thames.
Are land contamination issues likely?	Not know but given previous uses on this site worth an investigation.
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?	Not as such, although there are electricity pylons and sub-station on the site, which will impact on the future development footprint.

**Stage 2 conclusion**

There are no significant conflicts with national policy or environmental or physical constraints to the development of this site. The relationship of the development to areas liable to flood does however require further detailed site-specific assessments with the Environment Agency and LPA.

The principal landowner University of Oxford and their development partner OUD have prepared an initial masterplan for the site and discussions taken place with consultants appointed by the City Council to develop a spatial framework for the West End and Osney Mead Area, with the principles now forming part of a Draft SPD. This has highlighted amongst other matters the need for the landowner to undertake more detailed master planning work to ensure that both green and blue infrastructure proposals for the site can be implemented to help to bring forward this development. The site can therefore progress to stage 3.

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

<b>Is there confirmed landowner intention to develop</b>	Yes, the principal landowner, University of Oxford, and their partner OUD have made it clear that they wish to develop their site. Initial master planning work has taken place and discussions between the City Council and OUD on the proposals set out in the Draft West End and Osney SPD.
<b>Does the landowner specify types of development</b>	Mixed-use development including employment, academic and research and development uses, student accommodation, employer-linked housing and potentially some market housing.

<b>Stage 3 conclusion</b>
Allocate this site for a mixed-use development to include employment, academic and research and development uses, student accommodation, employer-linked housing and potentially some market housing.