

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Sites adjacent to the east of Osney Bridge, to the north and south of Botley Road	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	613	
Ward	Jericho and Osney	
Site size	0.34ha	
Existing use	Residential (terraced housing) and a hotel on southern site.	

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)?		
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	--	Northern parcel – 2% within FZ 3b, 71% within FZ 3a, 92% within FZ 2 Southern parcel – 5% within FZ 3b, 7% within FZ 3a, 63% within FZ 2
Flooding of land surrounding site for access/ egress	I	Will depend upon implementation – access and egress is likely to fall within flood risk zones, options need to be investigated as part of SFRA level 2 to determine whether risk can be mitigated, if allocation to be taken forward.

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	Predominantly appears to be developed. Area of green on northern site is garden land
Green Belt	0	Not in green belt

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	I	Depends upon implementation as to whether there would be net increase/decrease – there is residential there at present (terraced housing on north and south plot).
Affordable housing provision	I	Depends upon implementation

SA Objective	SA Objective 5: To reduce poverty, social exclusion, and health inequalities
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Decision-making criteria	Will it improve opportunities for people in the most deprived areas?	
	SA rating	Comments
Regeneration areas	0	Amongst 30% least deprived wards in country, to the east is an area within top 20% most deprived (not directly adjacent however).

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	I	Depends upon implementation

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	0	Depends upon implementation, but seems unlikely that it would lead to an increase (and not a decrease either).
Ecology and biodiversity	+	Depends on implementation, but proximity to Thames could offer up opportunities for waterside enhancement.

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)	+	<400m from the nearest bus stop, Osney Island (10+ services) Using River Hotel (southern site) as start point
Sustainable transport links (rail station)	++	<800m from Oxford station Using River Hotel (southern site) as start point
Primary schools	+	<800m from the nearest primary school (West Oxford Community Primary) Using River Hotel (southern site) as start point
Secondary schools	-	>800m from the nearest secondary school (D'overbroeck's Years 7-11) Using River Hotel (southern site) as start point

GP surgeries	-	>800m from the nearest GP surgery (19 Beaumont Street Surgery) Using River Hotel (southern site) as start point
Post office	-	>800m from the nearest post office (Oxford Post Office, 102-104 St Aldate's) Using River Hotel (southern site) as start point
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	-	River Thames is very close by (within 30m to west)

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	-	Within city centre archaeological area.
Conservation Areas & Register of Parks and Gardens (RPG)	-	Adjacent to Osney Island Conservation Area
Listed Buildings	-	Contains assets listed on the OHAR (River Hotel, River Thames towpath). Nothing listed on HE website.
View Cones	0	Sites lie outside of a view cone
High Buildings Area	-	Site lies within the City Council's locally designated 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	I	Depends upon implementation
Support diversification or affordable workspace	I	Depends upon implementation

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Yes via Abbey Road (north site) or Mill Street (south site) and then onto Botley Road.
Can walking and cycling connections with the surrounding area be achieved?	Yes – very central area
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	There is an area of green on northern site with a large tree – though unclear on quality. The river Thames lies to the west.
Are land contamination issues likely?	Central location suggests a history of development which may have left some legacy of 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?	Botley Road is fairly busy.

Stage 2 conclusion
<p>The two parcels of land associated with this site are affected by flood risk of varying levels including areas of FZ 3b, 3a and 2. Risk will need to be investigated further through the SFRA process (including access and egress) if this allocation is to be pursued.</p> <p>The area is also subject to a variety of historical environment and heritage constraints which will need to be considered carefully in any design. The design will also need to respond to proximity to river Thames that runs north-south to the west of the sites.</p>

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

Is there confirmed landowner intention to develop	Submitted as part of 2021 call for sites which would indicate an intention to develop.
Does the landowner specify types of development	

Stage 3 conclusion
Subject to the considerations set out at stage 2, the site should be taken forward for a potential allocation within the preferred options consultation. Allocate for housing.