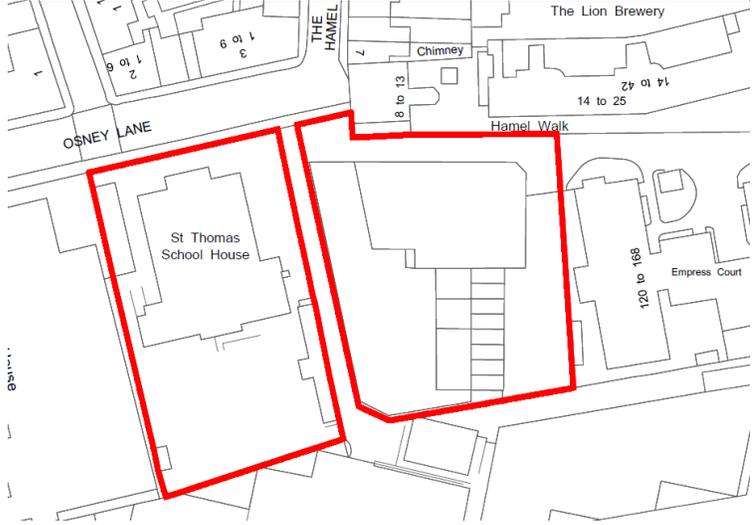


**OLP2040 Site assessment proforma (including Sustainability Appraisal)**

<b>Site name</b>	<b>Osney Warehouse and St Thomas School House</b>	<b>Site location plan</b>
<b>HELAA reference</b>	<b>616</b>	
<b>Ward</b>	<b>Osney &amp; St Thomas</b>	
<b>Site size</b>	<b>0.41ha</b>	
<b>Existing use</b>	<p><b>St Thomas School House is currently occupied by multiple social enterprises including Broken Spoke Bike Co-op. Osney Warehouse is currently occupied by OVADA - a visual arts company that includes studio, exhibition and education spaces.</b></p>	

**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>No</b>	Brownfield site, the majority of which lies in Flood Zone 2
Is the site area less than 0.25ha?	<b>No</b>	The two sites combined are greater than 0.25ha
Is the site already at an advanced stage in the planning process (development commenced)?	<b>No</b>	Both sites are currently in use
<b>Stage 1 conclusion:</b> No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to Stage 2 assessment.		

**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>	-	Most of the site(s) lies within Flood Zone 2
<b>Flooding of land surrounding site for access/ egress</b>	-	Surrounding access to the site off Osney Lane and Oxpens Road also lies within Flood Zone 2

<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>	0	Sites are previously developed land. Various social enterprises are using the former school house, whilst the warehouse is in use as visual arts studio and exhibition space.
<b>Green Belt</b>	0	Site is not on Green Belt land

<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>	I	The two sites in combination have the potential to deliver more than 10 new homes
<b>Affordable housing provision</b>	I	Depends on implementation

<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>	++	Site is in a regeneration area (lies within top 20% of the most deprived areas as defined by the 2019 Indices of Multiple Deprivation)

<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>	I	One of the sites (former St Thomas School House) is currently occupied by more than one social enterprise which brings benefits to the local community. If the site is developed, these social enterprises will have to relocate. Unlikely that the site will increase the provision of essential services and facilities due to its size but difficult to ascertain until implementation.

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>	I	Depends on implementation.
<b>Ecology and biodiversity</b>	+	Contains no nature conservation designations but has potential for nature conservation interest.

<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>	+	<400m from a bus stop with frequent service every 20 minutes. Multiple routes and at peak times service every 5-10 minutes (Park End Street – Stop D6)
<b>Sustainable transport links (rail station)</b>	++	<800m from Oxford Rail Station

<b>Primary schools</b>	-	>800m from the nearest primary school (West Oxford Community Primary School)
<b>Secondary schools</b>	-	>800m from the nearest Secondary School (The Cherwell School North Site)
<b>GP surgeries</b>	-	>800m from nearest GP Surgery (although Luther Street Medical Centre is within 850m)
<b>Post office</b>	-	>800m from nearest post office (although Oxford Post Office is 850m away)
<b>Air quality</b>	--	Site is within an Air Quality Management Area (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>	<b>0</b>	Site is not within 30m of a water body

<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>	-	Site lies within an area where there is potential for archaeological importance
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	--	Site partly lies within Central (University & City) Conservation Area
<b>Listed Buildings</b>	<b>0</b>	Site contains no identified historic building constraint
<b>View Cones</b>	<b>0</b>	Site lies outside of a view cone
<b>High Buildings Area</b>	-	Site lies within the City Council's locally designated 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>Employment Opportunities</b>	<b>I</b>	No jobs or economic floorspace would be lost in the knowledge-based economy given that the existing uses of the buildings are related to social enterprises and a visual arts studio. Will depend on implementation if there is to be a gain or no change.

		Current uses support a diversification of the employment base, therefore depending on implementation, there is potential to lose this if the site is redeveloped.
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<b>Other constraints which could affect suitability of site for development</b>	
Can access for vehicles be achieved?	Yes – vehicular access is currently off Oxpens Road with limited potential to use Osney Lane due to no vehicular access onto Hollybush Row/Oxpens Road from the site.
Can walking and cycling connections with the surrounding area be achieved?	Yes – there are already some connections in place and pedestrian only access routes can be utilised to reach further into the city centre
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site is level and no significant physical features are present
Are land contamination issues likely?	Potential for contamination issues at eastern portion of the site due to the former use of the warehouse (Underhills Hide and Skin Market)
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?	Surrounding land uses are mixed including residential, educational and employment. Not particularly sensitive given that the site in question is in employment use, although acknowledge that little noise/ other nuisance is likely to be generated given the current operation/ nature of use is likely to be fairly quiet with limited vehicular movements.

<b>Stage 2 conclusion</b>
<b>Continue to Stage 3 Assessment. The site is previously developed land and location is suitable for sustainable development. The site is also not sensitive from an ecological perspective and any heritage constraints identified are not insurmountable.</b>

**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, these sites were submitted in the latest call for sites (autumn 2021) and the form indicates that the sites are available now.
<b>Does the landowner specify types of development</b>	The landowner identifies that a mix of uses would be appropriate including a variety of employment uses and/or specialist elderly/retirement living, student accommodation and housing.

<b>Stage 3 conclusion</b>
<b>The former West End Area Action Plan identified that this site was suitable for housing and this site assessment indicates that there is still potential for this type of development on the site.</b>
<b>Preferred option: Allocate for housing</b>