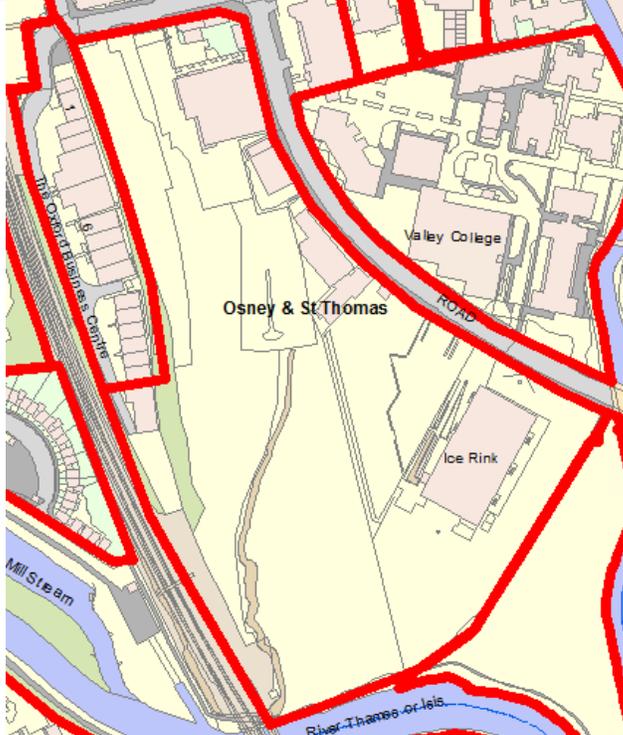


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Oxpens	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	76 AOC1 & SP1	 <p>The map shows a site boundary outlined in red. Key features include Valley College to the north, an Ice Rink to the east, Mill Stream to the west, and the River Thames to the south. The area is labeled 'Osney & St Thomas'.</p>
Ward	Osney & St. Thomas	
Site size	6.3ha	
Existing use	Ice rink, car park and some open space	

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?	Part	C 4% in Flood Zone 3b
Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	Yes	A significant number of pre-applications discussions have taken place with the developer OxWed and schemes taken to the Design Review Panel. A planning application is now likely to be submitted to the LPA in the Autumn of 2022.
<p>Stage 1 conclusion <i>No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to stage 2 assessment.</i></p>		

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	-	C 4% in Flood Zone 3b and c 15% in Flood Zone 3a (brownfield). There will be a requirement for site specific flood risk assessment and appropriate mitigation measures.
Flooding of land surrounding site for access/ egress	0	

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	Site comprises a mix of buildings and car park
Green Belt	0	Site is not in the 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	++	Site to provide a minimum of 450 homes
Affordable housing provision	+	Site will be required to meet the policy requirements for affordable housing

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 in a Regeneration Area

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	The site is not allocated to provide community facilities, although there will be some additional facilities such as shops and cafés that existing and new residents will be able to use.

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	++	Better use is likely to be made of existing open space together with provision of an Amphitheatre
Ecology and biodiversity	+	Has some potential to add to ecology and biodiversity interest

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 only 4 minutes away, and there are frequent buses serving the Westgate shopping centre
Sustainable transport links (rail station)	+	This site lies about 800m –1000m from Oxford Station
Primary schools	-	The site lies more than 800m from the nearest Primary School
Secondary schools	-	The site lies more than 800m from the nearest Secondary School
GP surgeries	-	The site lies more than 800m from the nearest GP surgery
Post office	-	The site lies more than 800m from the nearest post office
Air quality		The site lies 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	-	The site is within 30m of the Thames

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	-	Site lies within the City Centre Archeological Area where remains are likely to be found
Conservation Areas & Register of Parks and Gardens (RPG)	0	Site does not lie within a Conservation Area or RPG
Listed Buildings	0	Site does not contain any Listed Buildings
View Cones	-	Site lies with a view cone
High Buildings Area	-	Site lies with a 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	+	Site identified for mixed-use development which would include research / office space focused on the knowledge economy, so will create jobs
Support diversification or affordable workspace	+	Site is likely to include other service uses such as some retail, cafes, restaurants and a hotel. There is scope to seek affordable workspace.

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Yes, although given City centre location car parking to be strictly limited.
Can walking and cycling connections with the	Yes, but would significantly benefit from new Oxpens bridge providing link for Grandpont and Osney Mead to the City centre and Station.

surrounding area be achieved?	
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	The site includes Oxpens Meadow, which comprises a Field in Trust, which excludes development. The site provides the opportunity to make greater use of its frontage with the Thames.
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 not too far from the railway line, which does generate some noise through the regular passing of trains.

Stage 2 conclusion
<p>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.</p> <p>The development of the Oxpens site for a mix of uses including principally residential and employment (research and development and a hotel) would be in the heart of the West End. As such it is a very sustainable location for travel by public transport, walking and cycling. OxWED have carried out a considerable number of themed pre-application discussions with the LPA and presented a scheme to the Design Review Panel, which shows their commitment to taking this site forward for development. The site can therefore progress to stage 3.</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	The site is being developed by OxWED a development partnership between the City Council and Nuffield College. There have already been a number of pre-application discussions, together with a presentation to the Design Review Panel. A planning application is expected to be submitted in Summer 2022.
Does the landowner specify types of development	It will be a mixed-use development that will include residential (450 homes), research and development and office uses, and a new hotel, together with some service uses such as cafes and restaurants.

Stage 3 conclusion
Allocate the site for a mixed-use development including residential, some student accommodation, employment (research and development / office uses) and a hotel.