



West End & Osney Mead SPD Briefing

What is an SPD and what does this one do?

- An SPD is a Supplementary Planning Document that provides further detailed advice and guidance on adopted Local Plan policies. In this case it includes principally the West End and Osney Mead Area of Change (AOC 1), West End Sites (SP 1) and Osney Mead (SP2);
- The main body of the SPD summarises and explains how to use and apply the principles of the Spatial Framework and Design Guide in developing and assessing proposals.
- The SPD explains what is needed in different areas or types of area in the West End and Osney Mead in order to meet the individual strategies, and pulling in the relevant details of the Design Guide.
- For all sites this can be used to identify the parts of the strategy and design guide advice that is most relevant

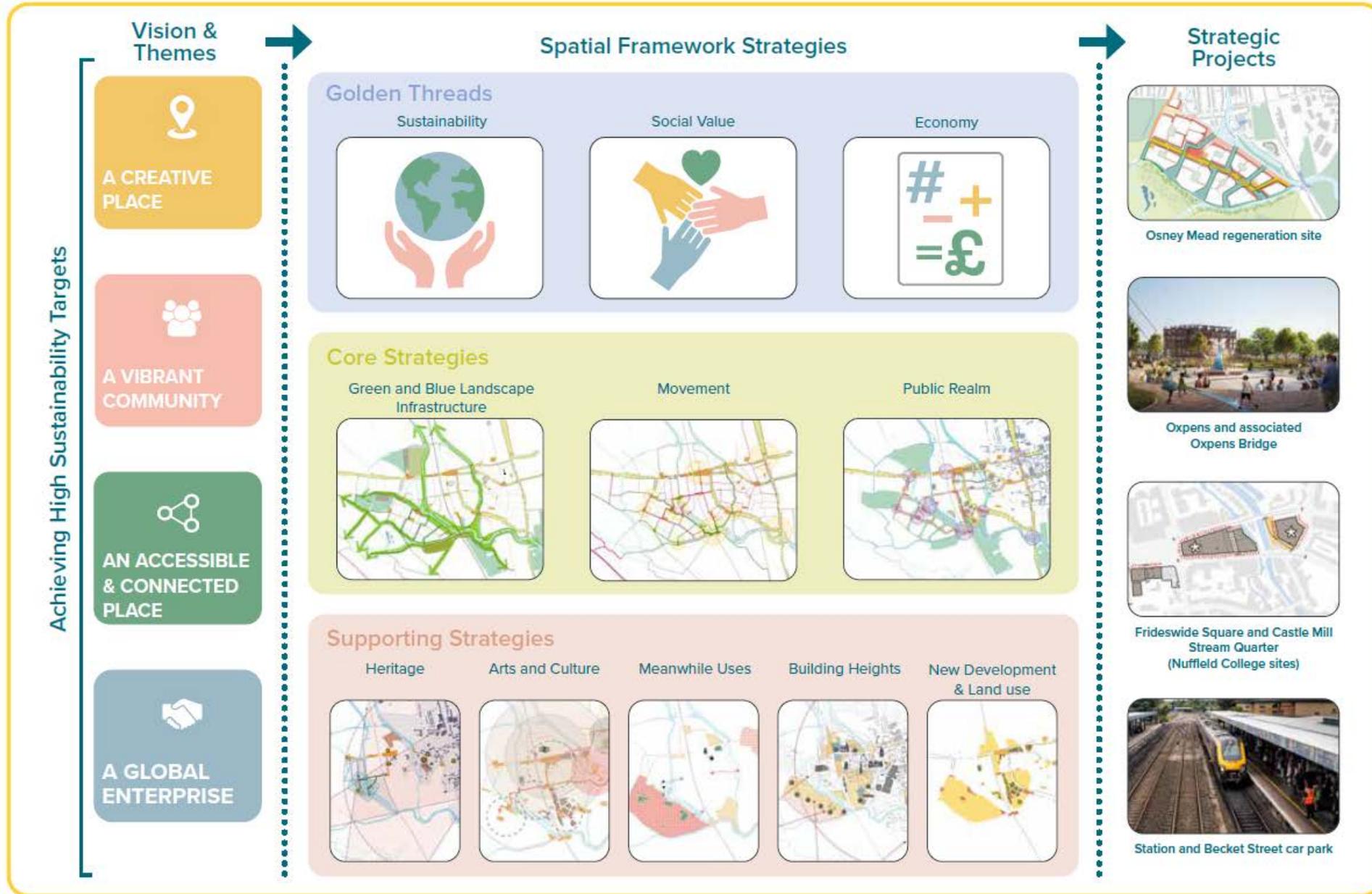
How did we get here?

- West End AAP and Design Code adopted in 2008.
- More recently identified through Area of Change and site allocations policies in Local Plan 2036.
- Commenced work on new WE SPD beginning with consultation 2021 setting out initial thoughts on vision for the transformation of the area.
- Levitt Bernstein (Urban Designers) appointed as consultants working on the Spatial Framework and Design Guide (both incorporated as appendices to the SPD). Carried out an extensive piece of work throughout 2021-22 informing SPD development including:
 - Analysis of the opportunities, constraints for the area
 - Developing vision and key strategies/design principles for future of area
 - Engaging with landowners throughout

Key objectives and intended benefits of the SPD

- Sets out the scope and parameters for development proposals;
- Sets out a clear vision for the West End and Osney Mead Area and how to realise the ambition;
- To help decision makers assess planning applications in terms of their contribution to achieving the vision for the Area of Change (Policy ACC 1);
- Helps to unlock sites by identifying infrastructure needs generated by the cumulative developments of the area and sets out how they can best be delivered;
- To enable development at Osney Mead by meeting the policy requirement for a masterplan for the site. The SPD provides specific guidance within an overarching framework for development to consider the site as a whole and to inform the future masterplanning work;
- Provides continuity.

Spatial Framework: Summary



Spatial framework

Core strategy 1 - Green and blue infrastructure



Key Delivery Priorities

1. Establishing a green and blue network on Osney Mead
2. Opening up the Thames riverside and Osney Lock
3. Urban greening along major routes

- 1 Greening of existing and proposed streets
- 2 Integration of flood risk mitigation into design
- 3 Making a destination for Osney Mead's riverside
- 4 Towpaths as key green arteries within the city
- 5 Putting the community at the heart of every green space
- 6 Improve access to the green belt areas and sports and recreation provision



Spatial framework

Core strategy 2 - Movement



Key Delivery Priorities

1. Railway station gateway
2. Oxpens bridge
3. Opening up of the Environment Agency depot and Osney Lock
4. Oxpens Road

- 1 Movement strategy supporting decarbonisation and helping to meet net zero carbon
- 2 New east-west links which will connect existing and future places
- 3 Enhance access to the bus network and improve accessibility
- 4 Station development as a gateway to the City and new movement corridors to Osney Mead and Oxpens
- 5 Create a network of routes which promote active travel as the first choice
- 6 Improve integration of public transport with walking, cycling, and micromobility
- 7 Improve connections to nearby green and open spaces and better integrate them



Spatial framework

Core strategy 3 - Public realm



Key Delivery Priorities

1. Station gateway
2. Oxpens Road
3. Becket Street link
4. Frideswide Sand Castle Mill stream
5. Opening up the riverside
6. Osney Mead riverside square

- 1 Improving public realm around watercourses to create a destination
- 2 Improvement of wayfinding through design with the creation of gateway spaces
- 3 Public realm which celebrates heritage assets
- 4 Interconnected public spaces to anchor future development
- 5 Humanising and greening vehicle dominated major streets
- 6 Improving and creating east-west connections which provide a good quality pedestrian experience from Osney Mead to city centre



Spatial framework

Supporting strategies



Heritage



Arts and Culture



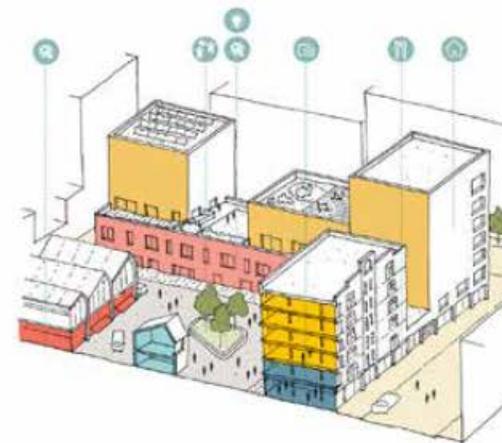
Meanwhile Use



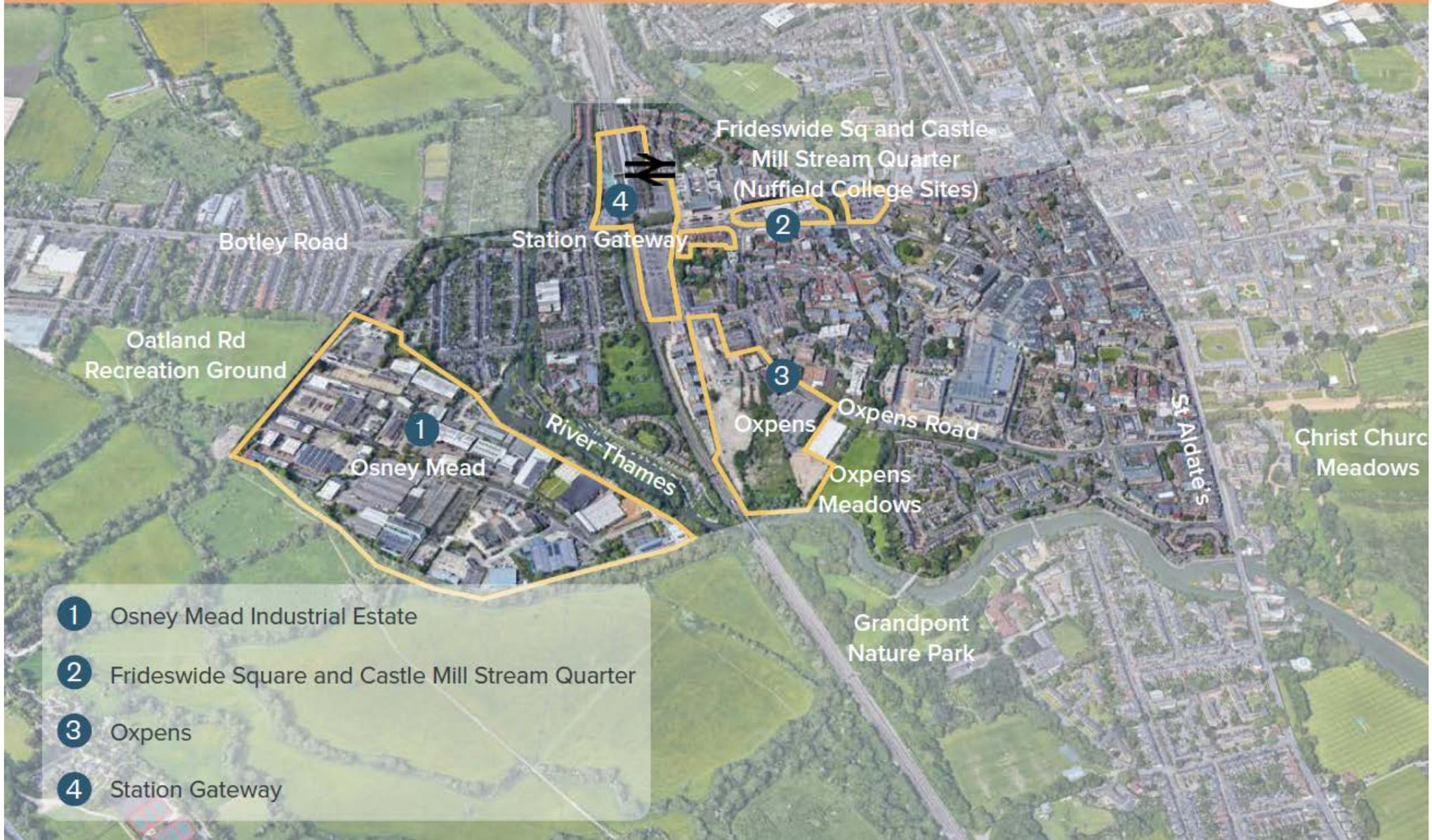
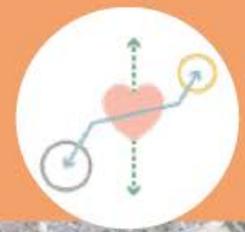
Building Heights



Emerging developments and land use distribution



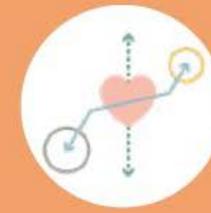
Strategic sites



- 1 Osney Mead Industrial Estate
- 2 Frideswide Square and Castle Mill Stream Quarter
- 3 Oxpens
- 4 Station Gateway

Strategic sites

Osney Mead - Key Delivery Priorities



1 Links and connections



3 Securing all the land and property required for the project



5 Green and Blue infrastructure



Delivery drivers and steps to unlock Osney Mead's potential

2 Meanwhile interventions along Thames riverside



4 Under-grounding of power lines

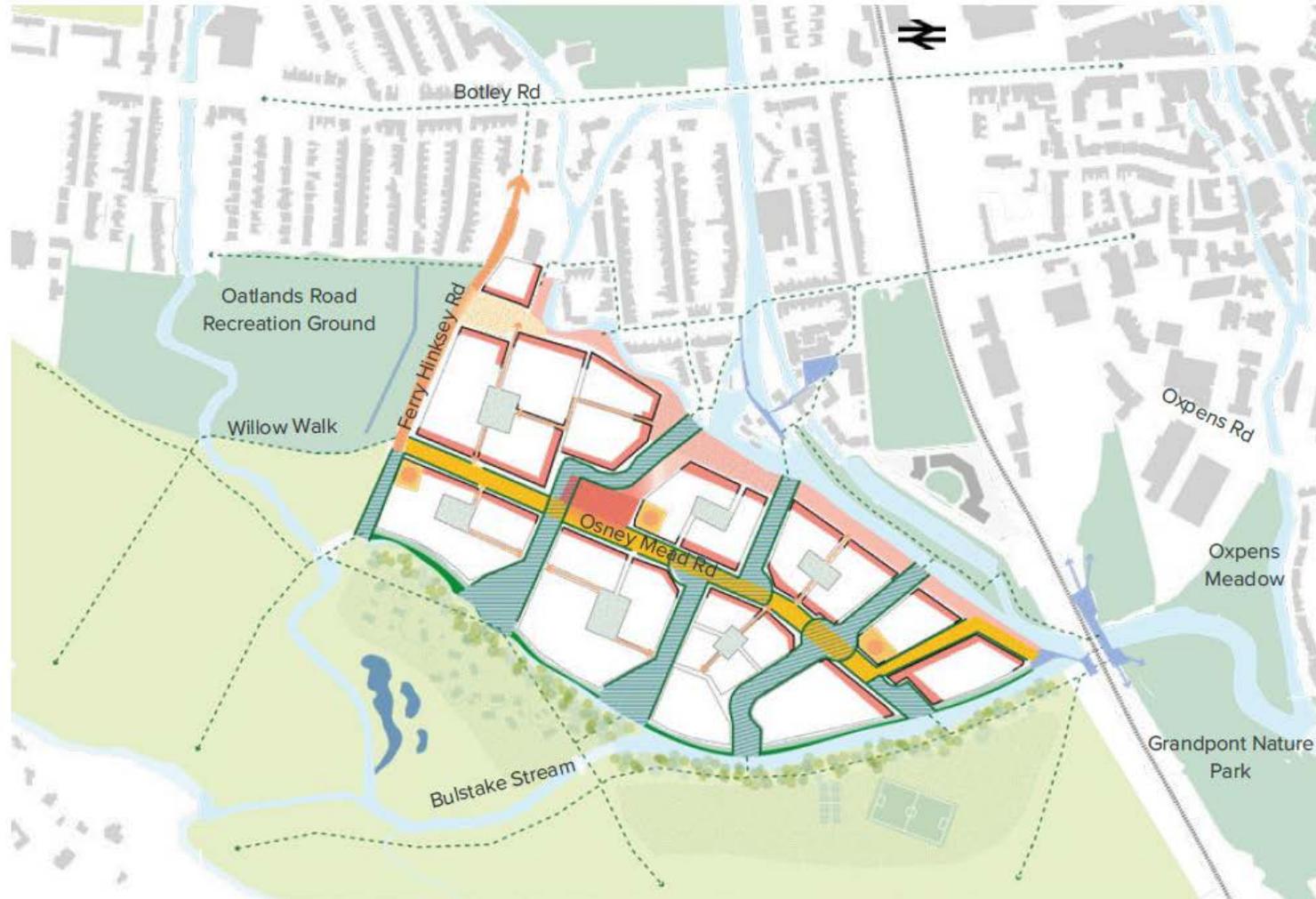
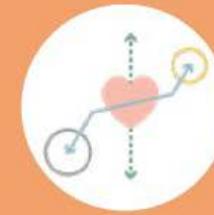


6 Strategy for businesses and relocations



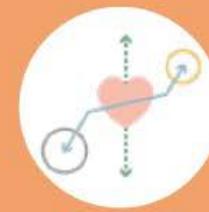
Strategic sites

Osney Mead - Spatial Strategy



Strategic sites

Frideswide Square and Castle Mill Stream Quarter



Key Delivery Ingredients



Public realm improvements along Hythe Bridge Street and Park End Street



Creation of a new public space adjacent to Castle Mill Stream



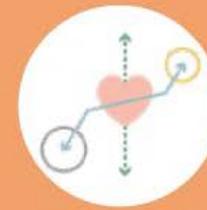
Meanwhile uses in vacant units



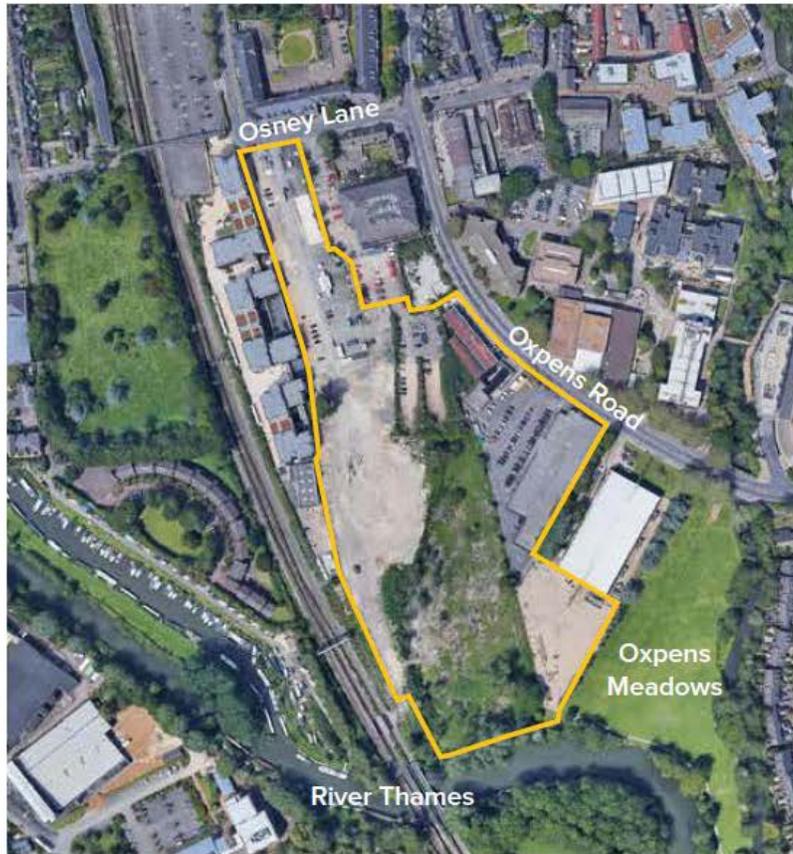
Improvements to station gateway and Frideswide Square

Strategic sites

Oxpens



Key Delivery Ingredients



Green and blue infrastructure



Richard Gray Court and Royal Mail Delivery Office and the Ice Rink



Oxpens bridge



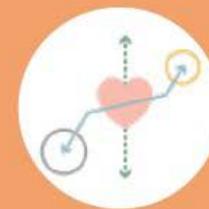
Becket Street and link from Oxpens to Station



Oxpens Road improvements

Strategic sites

Station Gateway



Key Delivery Ingredients



Improvements to public realm and sense of arrival both to the east and the west



Improving east-west connections around Botley Road and Botley Road underpass



Consideration of bus movement in Oxford

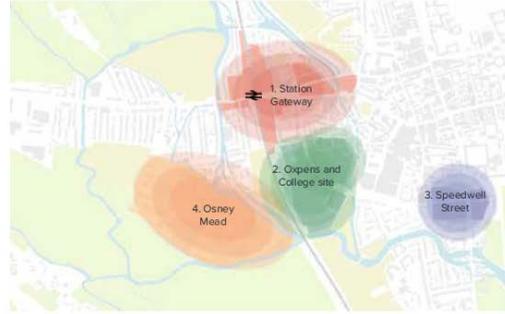


Consideration of car parking

Key character areas of importance

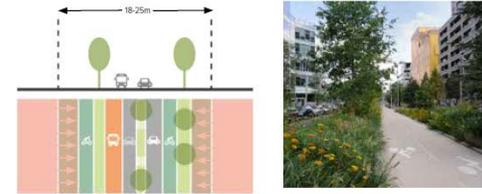


Areas of changing character



Station Gateway Oxpens and College site Speedwell Street Osney Mead

Movement



Public realm

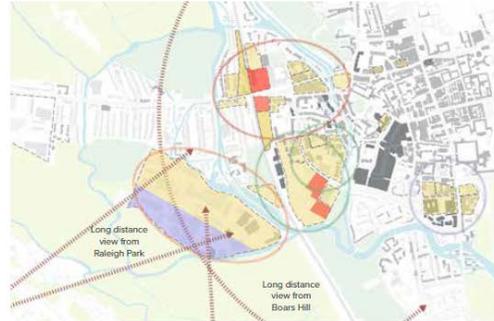


Design Guide

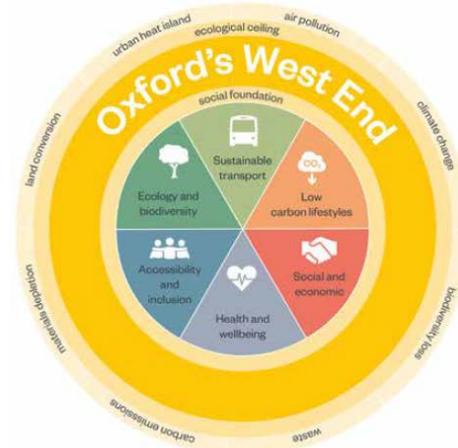
Nature



Built Form



Strategic Scale



Built Form Scale



Public consultation and how to respond

- The SPD is available to view on the City Council's website. This provides a link to the SPD, Spatial Framework and Design Guide. A questionnaire provides the opportunity to make comments;
- The public consultation runs for 6 weeks from 29th June to 10th August;
- The public comments received will be summarised and the key issues highlighted together with the proposed changes to be made to the SPD in response
- A report will be taken to Cabinet in September / October 2022. This report will set out these issues and how the SPD has been amended in response. Cabinet will be asked to carefully consider these matters and the adoption of the revised SPD will be sought.