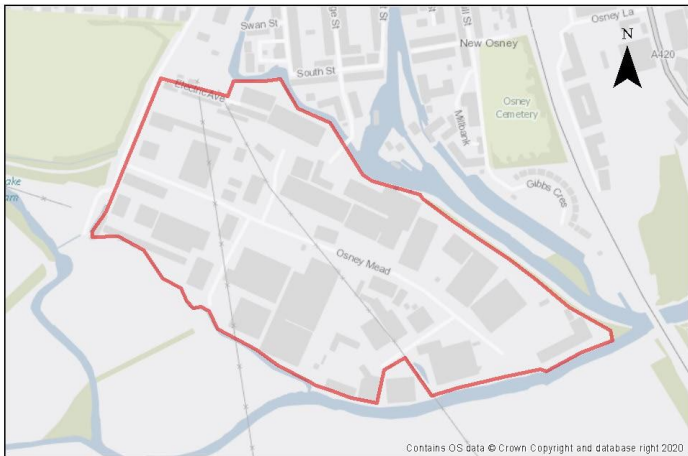


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Osney Mead	Site location plan
HELAA reference (and OLP2036 Policy if applicable)	586 Policy SP2	
Ward	Osney & St. Thomas	
Site size	17.4 ha	
Existing use	Employment uses including industrial, warehousing and academic activities	

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)?	No	
Stage 1 conclusion		
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

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	--	Site is partially within Flood Zone 3b (35% of site lies within Flood Zone 3b) (57% of site lies within Flood Zone 3a) (86% of site lies within Flood Zone 2)
Flooding of land surrounding site for access/ egress	--	The start of the route is at significant flood risk, with parts of the route in Flood Zone 3b. Access/ egress from the site is over land with a high risk/ hazard.

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	The site comprises PDL with buildings and hardstanding
Green Belt	0	The site is not within 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 is allocated for at least 247 residential dwellings or student accommodation.
Affordable housing provision	I	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.

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	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	I	There is potential to deliver community facilities on site but the precise amount would depend on 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	I	The redevelopment of this site does have the clear potential to provide some space such as a public square but the precise details will depend on implementation.
Ecology and biodiversity	+	<p>Given the relationship to the surrounding fields to the south there is potential for extending wildlife corridors, through new green infrastructure provision.</p> <p>Aerial imagery indicates the site is almost entirely comprised of developed land, with almost no remaining semi-natural habitat. From a protection standpoint, the focus should be on ensuring no indirect impacts arise on adjacent habitats, including the River Thames, Bulstake Stream, and surrounding grassland/meadows. Development near the boundaries of the site allocation should therefore be encouraged to preserve/restore/re-naturalise bankside habitats and provide buffers wherever possible, while avoiding any additional impacts through, for example, additional artificial lighting.</p> <p>If existing trees are removed new trees should be planted to fully mitigate the impact on tree canopy cover green infrastructure in the area. New tree planting should be appropriate to ensure that the predicted tree canopy cover (% site area) following development (25 years) delivers policy and GI TAN expectations i.e.</p>

		at least no net loss. Opportunities exist to plant new trees to improve connectivity within GI network.
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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 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.
Sustainable transport links (rail station)	+	<1,200m from Oxford Station.
Primary schools	+	> 800m from the nearest primary school
Secondary schools	-	>800m from the nearest secondary school
GP surgeries	-	>800m from the nearest GP surgery
Post office	-	>800m from the nearest post office
Air quality	--	The site 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	-	The site lies adjacent to River Thames and Bullstake Stream.

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	0	The site contains no known archaeological interest
Conservation Areas & Register of Parks and Gardens (RPG)	--	The southern bank of the site in River Thames (the tree-lined northern edge of the site) lies in the Osney Town Conservation Area
Listed Buildings	0	The site does not contain any listed buildings
View Cones	-	The site lies within the view cone

High Buildings Area	-	The site lies within the high buildings area
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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	+	Likely to increase jobs/ floorspace to support the knowledge economy.
Support diversification or affordable workspace	+	Opportunity to secure some affordable workspace and Employment and Skills Plans, to add skills, training and job prospects for local people.

Other constraints which could affect suitability of site for development	
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?	<p>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.</p> <p>Site contains significant existing trees including around the boundaries including along the river Thames and its various streams and along the southern edge of the industrial estate, as well as many individual and groups of trees scattered across the site, which are important to public amenity in the area and will provide valuable ecosystem services. Trees along the northern boundary are protected within the Osney Town Conservation Area and some of these are also protected by the OCC - Osney mead (No.1) TPO, 1982. Existing trees will influence developable area of site and its capacity. The quality of all existing trees should be assessed against the criteria in table 1 of BS5837:2012 (or its latest iteration). High quality trees must be retained unless there is a robust over-riding policy-based justification. Moderate and low quality trees should be retained where it is feasible to do so. Opportunities exist to plant new trees to benefit public amenity in the area and improve the quality of the urban landscape.</p>
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.
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Stage 2 conclusion
<p>There are no insurmountable constraints at this site however flood risk is an issue at this site with most of the site in flood zone 2 or higher and some parts of the site in flood zone 3b. The SFRA Level 2 shows issues with access and egress and if left unmitigated, this is likely to have implications for the type of uses that can safely be delivered.</p> <p>There are also potential heritage impacts on the site. The northern bank of the site forms part of the Osney Town Conservation area and the part of the site also lies within the city's high buildings area, while part of the site is directly within the Raleigh Park View Cone. Design sensitivity will be required.</p> <p>Progress site to Stage 3 assessment.</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	Yes, the principal landowner, University of Oxford, and their partner OUD have made it clear that they wish to develop their site.
Does the landowner specify types of development	Mixed-use development including employment, academic and research and development uses, student accommodation, employer-linked housing and potentially some market housing.

Stage 3 conclusion
Consider further for allocation for a mix of uses including student accommodation, employment, academic, employer linked affordable housing and potentially market housing if flood risk impacts can be successfully mitigated.