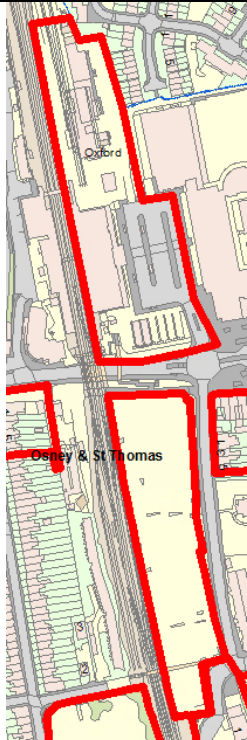


**OLP2040 Site assessment proforma (including Sustainability Appraisal)**

<b>Site name</b>	<b>Oxford Station &amp; Becket St Car Park</b>	<b>Site location plan</b>
<b>HELAA reference and GB OLP2036 Policy (if applicable)</b>	075a & 075b  AOC1 & SP1	
<b>Ward</b>	Osney & St. Thomas, Carfax & Jericho	
<b>Site size</b>	2.4 ha	
<b>Existing use</b>	Station & associated buildings and car park	

**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>	But Oxford Meadows SAC does lie close to the north-west of the site.
Is the site greenfield in flood zone 3b?	<b>yes/no/part</b>	
Is the site area less than 0.25ha?	<b>Yes</b>	
Is the site already at an advanced stage in the planning process (development commenced)?	<b>No</b>	Significant master planning research work has been done by consultants, which has been discussed and worked through with key partners, Network Rail and County Council. This work is on-going with new consultants to be appointed to take the work to the next stage.
<b>Stage 1 conclusion</b> <i>No clear conflicts with national policy or insurmountable environmental or physical constraints.</i> <i>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**

<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>	-	Small part of site within FZ3a brownfield
<b>Flooding of land surrounding site for access/ egress</b>	0	

<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	Site is previously developed land with buildings on site
<b>Green Belt</b>	0	Site is not in Green Belt

<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>	++	Site likely to provide more than 10 homes
<b>Affordable housing provision</b>	+	Site will be required to provide affordable homes to meet new policy requirements

<b>SA Objective</b>	<b>SA Objective 5: To reduce poverty, social exclusion, and health inequalities</b>	
<b>Decision-making criteria</b>	Will it improve opportunities for people in the most deprived areas?	

	SA rating	Comments
Regeneration areas	0	Site is not in a Regeneration Area

SA Objective	<b>SA Objective 6: To provide accessible essential services and facilities</b>	
Decision-making criteria	Will it increase the provision of essential services and facilities?	
	SA rating	Comments
Community facilities	0	The site allocated as a mixed-use development, so likely to include some shops and services which could be used by local people. But at this stage no specific community facilities are being proposed.

See also SA Objective 8

SA Objective	<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>	
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	Whilst unlikely to result in additional green or blue infrastructure being provided the redevelopment of the Station will include new additions to the 'public realm' for people to enjoy.
Ecology and biodiversity	0	

SA Objective	<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>	
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)	+	Station is a transport hub with a number of bus stops on forecourt or nearby linking to many areas of the city
Sustainable transport links (rail station)	++	Oxford Station
Primary schools	-	More than 800m from nearest primary school
Secondary schools	-	More than 800m from nearest secondary school
GP surgeries		More than 800m from nearest GP surgery
Post office		More than 800m from nearest Post Office

<b>Air quality</b>		The whole city is within an AQMA
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<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>	The site is near the Thames and Oxford Canal but further than 30m away.

<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 in close proximity to Rewley Abbey a Scheduled Ancient Monument and lies within the City centre Archaeological Area, therefore could well include archaeological remains.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	<b>0</b>	Site is not in or near a Conservation Area of RPG
<b>Listed Buildings</b>	<b>0</b>	No listed buildings on this site, but there are some near the site.
<b>View Cones</b>		Site lies within a View Cone
<b>High Buildings Area</b>		Site lies within a 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>Support the knowledge-based economy</b>	<b>+</b>	Site allocated for mixed-use development and has the potential to increase jobs in the knowledge-economy.
<b>Support diversification or affordable workspace</b>	<b>+</b>	Site allocated for mixed-use development and has the potential to support the diversification of jobs together with providing some affordable workspace and Employment and Skills Plans.

<b>Other constraints which could affect suitability of site for development</b>
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Can access for vehicles be achieved?	Yes, to both sites Station and Becket St Car Park
Can walking and cycling connections with the surrounding area be achieved?	Yes, existing facilities provide access, but improvements within the West End Area should be sought.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Yes, there are some trees on both the East and West side of the Station Area.
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 Station building lies next to the railway lines which will cause noise related issues to both existing and any new residents.

<b>Stage 2 conclusion</b>
<p>There are no significant conflicts with national policy or environmental or physical constraints to the development of this site. The development of this site could however impact on watercourses in the area which serve Oxford Meadows SAC and therefore will require careful impact assessment and mitigation. There is a prospect that some archaeological remains may exist on the site, which would need further detailed assessment and evaluation.</p> <p>The development of the site for a new Station and mix of uses including residential and potentially some employment uses would be located in the heart of the West End. As such it is a very sustainable location for travel by public transport, walking and cycling. The master planning work already undertaken together with the approval of Network Rail's Phase 1 scheme so the commitment of the landowner and partners to take the work forward to a more detailed master planning stage, with new consultants likely to be appointed in Summer 2022. 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**

<b>Is there confirmed landowner intention to develop</b>	Network Rail have confirmed that they do intend to redevelop both the Station site and Becket Street Car Park. The master planning work and joint-partnership working confirms their ambition together with the infrastructure improvements approved and will be implemented as part of Phase 1 works.
<b>Does the landowner specify types of development</b>	New Station and associated improvements to infrastructure and services. Mixed-use development particularly the western entrance to the new Station and on the Becket Street Car Park. The amount and scope of development will be determined through the new master planning work to be commissioned in Summer 2022.

<b>Stage 3 conclusion</b>
Allocate this site for a mixed-use development to include residential and or student accommodation. The site is considered suitable for both residential and economic uses.