

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Island Site (Park End Street and Hythe Bridge Street)	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	070	
Ward	Carfax	
Site size	0.75ha	
Existing use	Mixed uses – commercial mainly	

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)?		Pre-app
Stage 1 conclusion		
<i>No clear conflicts with national policy or insurmountable environmental or physical constraints. 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

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	--	11% of the site is within flood zone 3b, particularly on eastern side of site. Larger proportion is within flood zone 2 particularly western side.
Flooding of land surrounding site for access/ egress	-	It is likely that if the site were to flood it would also flood the surrounding roads - recommend access/egress and hazard levels are explored as part of SFRA level 2 if site is progressed.

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 is currently built up with buildings in use.
Green Belt	0	Not on greenbelt

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	I	Depends upon implementation. HELAA identifies capacity for 40 new dwellings.
Affordable housing provision	I	Depends upon implementation.

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	Site is in 40% most deprived in country, LSOA adjacent to south is within 20% most deprived but border is quite far south.

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	Depends 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	0	Depends upon implementation – but unlikely to result in more or less as already fully developed.
Ecology and biodiversity	+	Would have limited potential apart from urban greening, perhaps enhancements along water front? Not close to any designated sites.

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)	+	Park End street bus stop has wide range (10+ services) and is directly adjacent to site.
Sustainable transport links (rail station)	++	Oxford Station is 350m / 5 mins walk.
Primary schools	-	900m / 11 mins (West Oxford Community Primary)
Secondary schools	-	1.6km / 20 mins (D'overbroeck's Years 7-11)
GP surgeries	+	500m / 7 mins (19 Beaumont Street Surgery)
Post office	+	700m / 9 mins (6-9 Hythe Bridge St)
Air quality	--	Whole city 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	-	Castle Mill Stream is adjacent to the east

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	-	Within city centre archaeological area
Conservation Areas & Register of Parks and Gardens (RPG)	--	Site is partially within the Central Conservation area.
Listed Buildings	-	No listed buildings on Historic England mapping, OHAR site
View Cones	-	In the middle of variety of view cones due to central location
High Buildings Area	-	HELAA A notes it is within.

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	I	Depends on implementation. The site is a category 2 employment site.
Support diversification or affordable workspace	I	Depends on implementation

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Yes – via Park End Street and Hythe Bridge Street
Can walking and cycling connections with the surrounding area be achieved?	Yes – very central location

Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	The Castle Mill Stream to the east. Otherwise highly urbanised site – quite flat
Are land contamination issues likely?	Potentially
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?	Central city location is surrounded by roads which are likely to be busy during the day.

Stage 2 conclusion

The site is located in a highly sustainable location and currently a cat 2 employment site. However there are various constraints including:

- flood risk due to proximity to river – ability to avoid/manage/mitigate would need to be explored in greater detail through SFRA work. Also need to consider access/egress from site and whether this can be achieved safely.
- There are also a range of historic environment/heritage constraints which would need to be carefully considered/mitigated through design of any development.

Stage 3 assessment – Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options

Is there confirmed landowner intention to develop	HELAA A notes a land owner intention to do general improvements to the area including mixed uses as per allocation, but subject to master planning which is still to be done.
Does the landowner specify types of development	General improvements including mixed uses as per allocation.

Stage 3 conclusion
Subject to the considerations set out at stage 2, the site should be taken forward for a potential allocation within the preferred options consultation. Allocate for housing and/or employment.