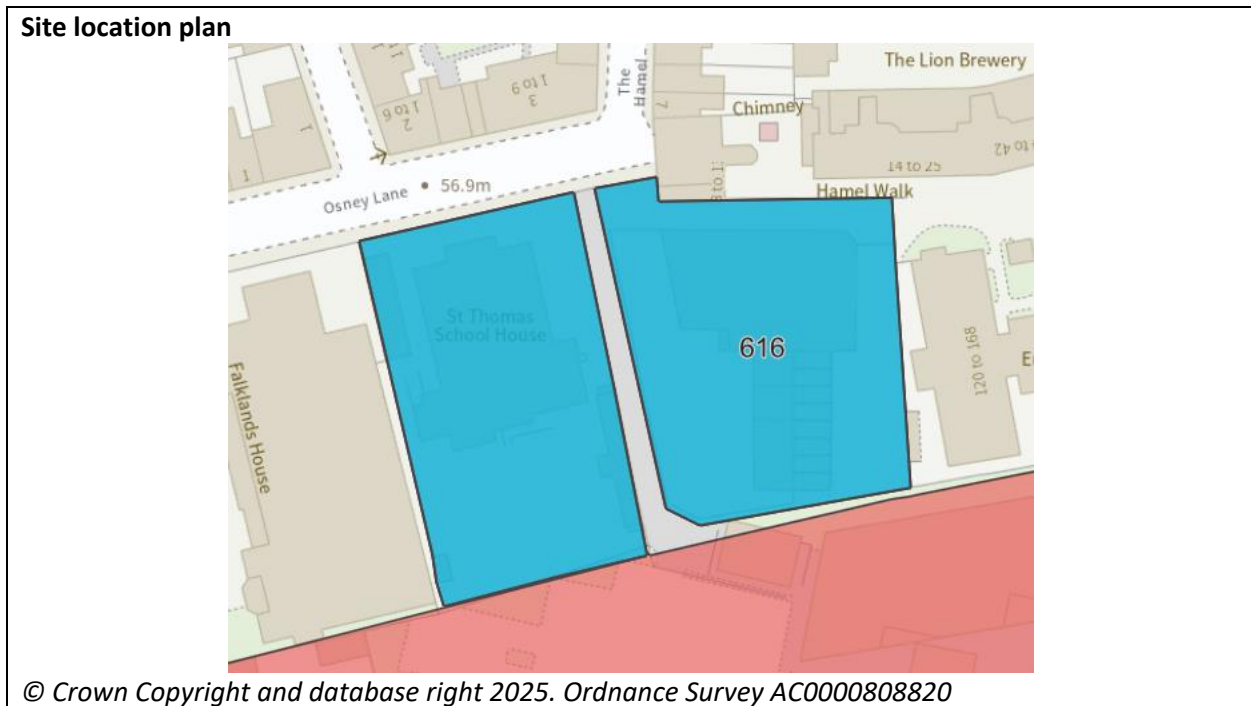


**Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal**

<b>Site name</b>	<b>St Thomas School and Osney Warehouse</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>SHLAA ref: #616</b>  <b>LP2036 ref: falls within AOC1 West End and Osney Mead</b>
<b>Ward</b>	<b>Osney &amp; St Thomas</b>
<b>Total site size (ha)</b>	<b>0.41 ha</b>
<b>Existing use(s)</b>	<b>St Thomas: multiple social enterprises/community uses</b>  <b>Osney Warehouse: visual arts company including studio, exhibition, education spaces/community uses</b>



**Stage 1a 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?	No	
Is the site greenfield in flood zone 3b?		Site is previously developed.

Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

<b>Is there confirmed landowner intention to develop</b>	Yes - Call for sites 2025
<b>Does the landowner specify types of development</b>	Call for sites 2025 landowner confirmed intention to develop for mix of uses including employment and resi/ student accommodation/ specialist elderly.  Also, site was identified (but not allocated) in the former West End Area Action Plan for residential use and open space.

<b>Stage 1b conclusion</b>
Landowner has set out intentions for development and potential uses. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**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 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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	-	Nearly all of the site is in Flood Zone 2.  (Surface water flooding in eastern half)
<b>Flooding of land surrounding site for access/ egress</b>	-	Access/egress from the site is over moderate to low hazard land

**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? And will the site be on Green Belt land?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	<b>0</b>	Site is previously developed land with buildings in use on site.
<b>Green belt?</b>	<b>0</b>	Site is not designated as greenbelt.

**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 net new housing? And will it improve the availability of decent affordable housing?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	<b>I</b>	Whilst the two sites in combination have the potential to deliver more than 10 new homes, the SHLAA 2025 identifies that it is unlikely to be able to deliver net gain in 10+ units alongside reprovision of community uses.
<b>Affordable housing provision</b>	<b>I</b>	Depends upon implementation, will need to review if site is carried forward to allocation and once proposed allocation policy is drafted.

**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? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
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<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	<b>++</b>	Site is within LSOA Oxford 008B, which is within 20% most deprived areas according to IMD2019.
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**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? *See also SA Objective 8.*

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Community facilities</b>	<b>1/-</b>	Depends upon implementation, development could lead to loss of existing community uses unless these are reprovided.

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Public open space</b>	<b>0</b>	Allocation would not lead to loss of public open space, however opportunities to provide additional 10% likely limited due to size constraints of site.

**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? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Sustainable transport links (bus stop)</b>	<b>+</b>	350m to Park End Street bus stop D6
<b>Sustainable transport links (rail station)</b>	<b>++</b>	550m to train station
<b>Primary Schools</b>	<b>-</b>	1km to West Oxford Community Primary School
<b>Secondary Schools</b>	<b>-</b>	1.8km Magdalen College Secondary School
<b>GP Surgeries</b>	<b>-</b>	750m to Beaumont Street surgery
<b>Post office</b>	<b>+</b>	Nearest post office is less than 800m away (St Aldates)

<b>Air Quality</b>	-	Within city-wide AQMA
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**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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Water</b>	<b>0</b>	Nothing identified nearby, though Castle Mill stream is to the east (more than 30m)

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Ecology and Biodiversity</b>	<b>+</b>	No international/national or local sites within 200m.

**SA objective 11.** 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:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Archaeology</b>	-	Within the City Centre Archaeological area.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	--	Western half of the site is within Central (University and City) Conservation Area
<b>Listed Buildings</b>	<b>0</b>	Nothing on Historic England mapper.
<b>View Cones</b>	<b>0</b>	Not within a view cones as within historic core area
<b>Historic Core Area</b>	-	Site is within the historic core area

**SA objective 12.** 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? And will it increase the quantity and quality of employment opportunities?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Employment Opportunities in the knowledge-based economy</b>	<b>I</b>	Depends on implementation as to whether there would be any gains – No jobs or economic floorspace would be lost in the knowledge-based economy given that the existing uses of the buildings are related to social enterprises and a visual arts studio.
<b>Diversifying the economy and employment opportunities</b>	<b>I</b>	Depends on implementation – Current uses support a diversification of the employment base, therefore depending on implementation, there is potential to lose this if the site is redeveloped.

**Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Yes – vehicular access is currently off Oxpens Road to the rear, or via St Thomas St/ Woodbine PI onto Osney Lane. No direct access from Holybush Road/Oxpens Road onto Osney Lane.
Can walking and cycling connections with the surrounding area be achieved?	Yes – there are already some connections in place and pedestrian only access routes can be utilised to reach further into the city centre
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	<p>Pedestrian access to City of Oxford College separates the two sites. Site is level and no significant physical features are present</p> <p>There are significant existing trees along the west boundary of the eastern site, growing alongside the pedestrian access to City of Oxford College, which are important to public amenity in the area and will provide valuable ecosystem services. However, the viability of the trees long term is doubtful and consideration should be given to their replacement. Existing trees will influence developable area of site and its capacity.</p>
Are land contamination issues likely?	Potential for contamination issues at eastern portion of the site due to the former use of the warehouse (Underhills Hide and Skin Market)
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?	SHLAA records that surrounding uses include: housing, employment and education. Not particularly sensitive given that the site in question is in employment use, although acknowledge that little noise/ other nuisance is

	likely to be generated given the current operation/ nature of use is likely to be fairly quiet with limited vehicular movements.
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<b>Stage 2 conclusion</b>
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<p>The site is previously developed land and location is suitable for sustainable development. The site is not sensitive from an ecological perspective, although there are potential heritage sensitivities, as well as addressing loss of community uses (depending upon implementation) which may need to be addressed as part of allocation. Much of the site is also exposed to flood risk and this will need to be appropriately investigated in further detail and mitigated where necessary. At this stage, site should be considered further for allocation subject to any additional work informing Regulation 19 Local Plan.</p>
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