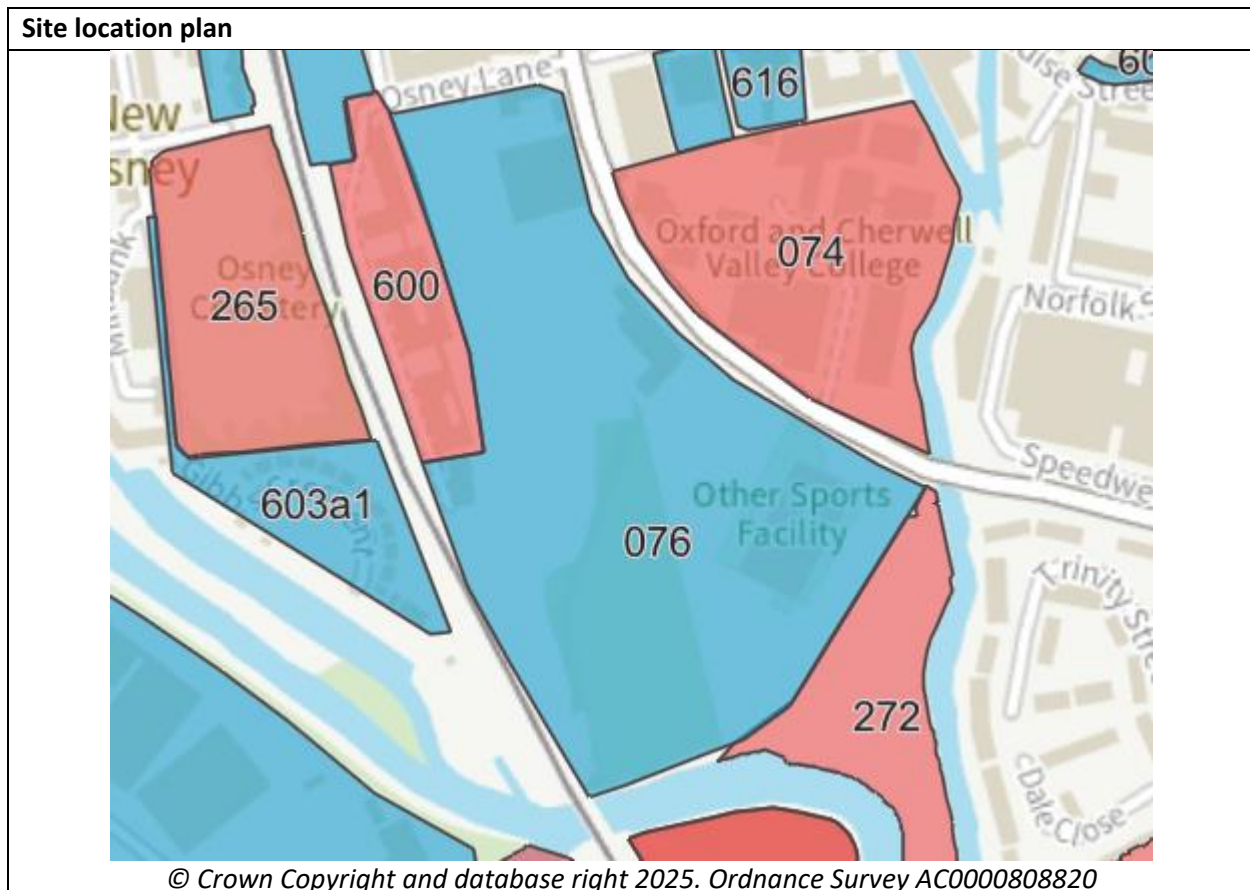


**Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal**

Site name	Oxpens
SHLAA reference (and OLP2036 Policy if applicable)	076 (SP1)
Ward	Osney and St Thomas
Total site size (ha)	6.3ha
Existing use(s)	Ice Rink, car park, former filling station, open space, sheltered housing and businesses



**Stage 1a 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?	Yes	The site partially lies within Flood Zone 3b greenfield

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. Resolution to Grant Outline Permission (Planning Committee January 2024)
<b>Does the landowner specify types of development</b>	Yes. Outline permission proposes a mixed use scheme including homes, jobs and a hotel as well as public realm improvements

<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>	--	<i>Site is partially in Flood Zone 3b  (Patches of surface water flood risk present within site, with the largest patches located towards the eastern end.)</i>

<b>Flooding of land surrounding site for access/ egress</b>	-	<i>Initial access/egress from the site is within Flood Zone 1, although the route (A420) quickly crosses into Flood Zone 2 to both the east and west.</i>
---	---	---

**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>	0	<i>Part of the site is publicly accessible open space. The site also contains some previously developed land, some of which is surface level car parking and some of which contains a mixture of occupied and unoccupied buildings.</i>
<b>Green Belt?</b>	0	<i>Site is not on Green Belt land</i>

**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>	++	<i>Resolution to grant planning permission (Jan 2025) for 234 homes and 258 units of student accommodation</i>
<b>Affordable housing provision</b>	++	<i>50% affordable housing achieved on-site in relation to the 234 homes</i>

**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>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	<i>Site outside of a regeneration area</i>

**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>	0	<i>No obvious change in built community facilities</i>

**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>	+	<i>Public open space retained and proposed to be significantly enhanced</i>

**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>	-	<i>Closest frequent service bus stops are located on Frideswide Square and Park End Street (more than 400m away). While there is a bus stop opposite the site, it does currently appear to be in use.</i>
<b>Sustainable transport links (rail station)</b>	+	<i>Oxford Railway Station is 600m away</i>
<b>Primary Schools</b>	-	<i>Two primary schools more than 800m away (West Oxford Primary is 1.1km while St. Ebbe's CofE Primary is 900m away)</i>
<b>Secondary Schools</b>	-	<i>The nearest secondary education provider is more than 800m away. Activate Learning is 650m away but this is a further education college.</i>
<b>GP Surgeries</b>	-	<i>Northgate Health Centre is 1km away</i>
<b>Post office</b>	-	<i>St Aldate's Post Office is over 800m away</i>
<b>Air Quality</b>	-	<i>Within City Centre AQMA</i>

**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>	-	<i>Site is within 30m of River Thames</i>
--------------	---	---

**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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	<i>Potential for improvements to wildlife linkages</i>

**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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	<i>Site lies within City Centre Archeological Area</i>
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	<i>Very small portion of the site is opposite a tight corner boundary of the Central (University and City) conservation area (due to existing buildings). Unlikely to impact setting. Similarly, a portion of the south western boundary of the site is closely aligned to the boundary of the Osney Town conservation area however existing railway infrastructure acts as buffer between them.</i>
<b>Listed Buildings</b>	0	<i>No Listed Building constraint identified</i>
<b>View Cones</b>	-	<i>Site lies within several view cones including Raleigh Park</i>
<b>Historic Core Area</b>	-	<i>Site lies within the historic core area</i>

**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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-</b>	+	<i>Site likely to increase jobs/ floorspace associated with knowledge economy as recent resolution to grant outline planning permission includes at least 64,057sqm of employment floorspace</i>

based economy		
Diversifying the economy and employment opportunities	1	Potential to diversify employment base and/ or provide affordable workspace however precise nature of offering would depend on implementation.

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

Can access for vehicles be achieved?	Yes
Can walking and cycling connections with the surrounding area be achieved?	Yes
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Trees within the site. Site is adjacent to watercourse (River Thames)
Are land contamination issues likely?	Site contains a former petrol filling station so potential for contamination on a small part of the site
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?	One of the site boundaries runs alongside the railway line. Potential for environmental issues such as noise and smells.

<b>Stage 2 conclusion</b>
Part of the site is located in Flood Zone 3b which will need to be taken into consideration. The site contains various heritage considerations so careful design will be required. Although in the city centre ,Oxpens Road/ Thames Street is not on a frequent service bus route however both the Westgate and Oxford Railway Station/ Frideswide Square/ Park End Street provide a good range of frequent service bus stops however these stops are all more than 400m away. Consider further for allocation for a mix of uses including residential and other appropriate town centre uses.