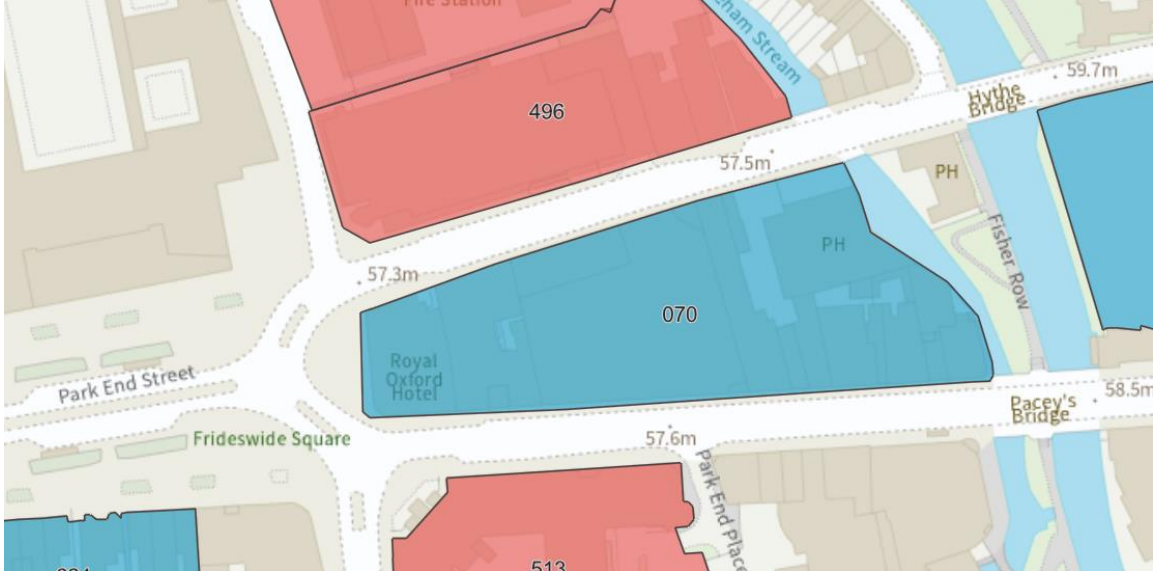


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

| | |
|---|---|
| Site name | Island Site (Park End Street/Hythe Bridge Street) |
| SHLAA reference (and OLP2036 Policy if applicable) | 70 SP1 – West End Sites |
| Ward | Osney & St Thomas |
| Total site size (ha) | 0.65ha |
| Existing use(s) | Mix of uses including hotel, retail, office and other town centre uses |

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| <p>Site location plan</p>  <p>© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.</p> |
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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? | No | |
| Is the site area less than 0.25ha? | No | |
| Is the site already at an advanced stage in the planning | No | |

| | | |
|----------------------------------|--|--|
| process (development commenced)? | | |
|----------------------------------|--|--|

| |
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| Stage 1a conclusion |
| 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.

| | |
|---|---|
| Is there confirmed landowner intention to develop | Yes |
| Does the landowner specify types of development | Yes, mix of uses including commercial and residential |

| |
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| Stage 1b conclusion |
| 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?

| Criteria | SA rating | Comments |
|---|------------------|---|
| What flood zone(s) is the site in? | -- | <i>Site is partially in Flood Zone 3b (Patches of surface water flood risk towards western and northern part of site).</i> |
| Flooding of land surrounding site for access/ egress | - | <i>Access/egress from the site (from both Hythe Bridge Street and Park End Street) lies within Flood Zone 2, with a small part within Flood Zone 3.</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?

| <i>Criteria</i> | <i>SA rating</i> | <i>Comments</i> |
|-----------------------------------|------------------|--|
| Previously developed land? | 0 | <i>Site is previously developed land with buildings in use on site</i> |
| Green belt? | 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?

| <i>Criteria</i> | <i>SA rating</i> | <i>Comments</i> |
|-------------------------------------|------------------|--|
| Housing provision | ++ | <i>Likely to deliver more than ten homes</i> |
| Affordable housing provision | I | <i>Depends on implementation</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.*

| <i>Criteria</i> | <i>SA rating</i> | <i>Comments</i> |
|---|------------------|---|
| Regeneration area (within the top 20% most deprived areas IMD) | 0 | <i>Site not in or adjacent to 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.*

| Criteria | SA rating | Comments |
|-----------------------------|------------------|---|
| Community facilities | 0 | <i>Amount of community facilities likely to remain the same</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?

| Criteria | SA rating | Comments |
|--------------------------|------------------|---|
| Public open space | 0/+ | <i>Has potential to deliver public open space but will depend on the type of housing brought forward. Given location, also potential to deliver an element of civic space</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?

| Criteria | SA rating | Comments |
|---|------------------|--|
| Sustainable transport links (bus stop) | + | <i>Several Bus stops within 400m of site (within immediate vicinity of site) Park End Street (Bus stop D1) serves numerous routes within the city (1, 5, 14) and also further afield (S1, S3 gold)</i> |
| Sustainable transport links (rail station) | ++ | <i>Site within 800m from Oxford Railway station</i> |
| Primary Schools | - | <i>Nearest primary school (West Oxford) is just over 800m away (850m from centre of site)</i> |
| Secondary Schools | - | <i>Nearest secondary schools more than 800m away. Activate Learning is 500m away but this is a further education college.</i> |
| GP Surgeries | + | <i>KES Northgate (Northgate Health Centre) is 500m away</i> |
| Post office | + | <i>Oxford Post Office (St. Aldate's) is 700m away</i> |
| Air Quality | - | <i>Whole city is within an Air Quality Management Area</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?

| Criteria | SA rating | Comments |
|-----------------|------------------|--|
| Water | - | <i>Site within 30m of a water body</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?

| Criteria | SA rating | Comments |
|---------------------------------|------------------|--|
| Ecology and Biodiversity | 0 | <i>Site within 100m of Fish Road Gardens – locally protected space</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?

| Criteria | SA rating | Comments |
|---|------------------|---|
| Archaeology | - | <i>Site within city centre archaeological area</i> |
| Conservation Areas & Register of Parks and Gardens (RPG) | - | <i>Site adjacent to boundary of Central (University and City) Conservation Area</i> |
| Listed Buildings | - | <i>Part of site potentially forms part of setting of a listed building (Cooper's Marmalade Factory or The Jam Factory, 27 Park End Street is nearest Listed Building)</i> |
| View Cones | - | <i>Several view cones interact with site (including Raleigh Park and Boar's Hill)</i> |
| Historic Core Area | - | <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?

| Criteria | SA rating | Comments |
|--|------------------|--|
| Employment Opportunities in the knowledge-based economy | + | <i>Site is currently a Category 2 employment site. There is potential to increase jobs/ floorspace relating to the knowledge economy</i> |
| Diversifying the economy | 0 | <i>No likely change in employment base or access to affordable workspaces</i> |

| | | |
|---|--|--|
| end employment opportunities | | |
|---|--|--|

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? | No |
| Are land contamination issues likely? | Unlikely given site's current use |
| 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? | No |

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|--|
| Stage 2 conclusion |
| <p>No insurmountable development considerations at this stage. There are various heritage considerations including views and archaeology. Part of the site is also in an area of flood risk, so will require further site-specific analysis at the planning application stage.</p> <p>Consider further for a mixed-use scheme including commercial and residential and other appropriate complementary town centre uses.</p> |