


**LP2040 Site assessment proforma (including Sustainability Appraisal)**

<b>Site name</b>	<b>Manzil Way Resource Centre</b>	<b>Site location plan</b>
<b>HELAA reference (and OLP2036 Policy if applicable)</b>	<b>574</b>  <b>Policy SP46</b>	
<b>Ward</b>	<b>St Clement's</b>	
<b>Site size</b>	<b>0.73 hectares</b>	
<b>Existing use</b>	<b>Healthcare uses including offices</b>	

**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)?	No	
<b>Stage 1 conclusion</b>		
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to stage 2 assessment.		

**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>	0	Site is in Flood Zone 1
<b>Flooding of land surrounding site for access/ egress</b>	0	There is safe access/ egress from the site – area surrounding site is in Flood Zone 1

<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.
<b>Green Belt</b>	0	Site is not within GB

<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>	I	Whether housing delivered at the site depends on implementation. Site currently in use as a medical centre. May be opportunity to deliver some housing during the plan period.
<b>Affordable housing provision</b>	I	Depends on implementation but the site has potential to deliver A/H.

<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?	
	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration areas</b>	0	Not in or adjacent to a regen. area

<b>SA Objective</b>	<b>SA Objective 6: To provide accessible essential services and facilities</b>	
<b>Decision-making criteria</b>	Will it increase the provision of essential services and facilities?	
	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	Community facilities likely to remain the same due to allocation.

*See also SA Objective 8*

<b>SA Objective</b>	<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>	
<b>Decision-making criteria</b>	Will it increase the provision of public open space? Will it protect and enhance existing flora, fauna and habitats?	
	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	I	
<b>Ecology and biodiversity</b>	+	<p>Opportunity to link with area of green space/ park to the south of the site which could help enhance existing wildlife corridors/ green infrastructure/ ecological habitats. Potential for enhanced/ additional planting/ screening/ landscaping. Opportunities for 'green' communal areas. Opportunity to incorporate root protection areas for existing trees into overall scheme design.</p> <p>If existing trees are removed new trees should be planted to fully mitigate the impact on tree canopy cover green infrastructure in the area. New tree planting should be appropriate to ensure that the predicted tree canopy cover (% site area) following development (25 years) delivers policy and GI TAN expectations i.e. at least no net loss. Opportunities exist to plant new trees to improve connectivity within GI network.</p>

<b>SA Objective</b>	<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>
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<b>Decision-making criteria</b>	Will it encourage walking cycling and use of public transport? Is the site within an Air Quality Management Area?	
	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<400m from the nearest bus stops located on Cowley Road – high frequency services including no's 1, 5, 10, u5
<b>Sustainable transport links (rail station)</b>	-	>1,600m from Oxford Railway station via B480 Cowley Road
<b>Primary schools</b>	+	<800m from the nearest primary school (East Oxford Primary)
<b>Secondary schools</b>	+	<800m from the nearest secondary school (Oxford Spires Academy)
<b>GP surgeries</b>	+	<800m from the nearest GP surgery (Bartlemas Surgery and Cowley Road Medical Practice)
<b>Post office</b>	+	<800m from the nearest post office
<b>Air quality</b>	--	Whole city is within an AQMA.

<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>	0	Not within 30m of a watercourse

<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>	0	No known archaeological constraints
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	Lies to the west of the Bartlemas Conservation Area but not adjoining.
<b>Listed Buildings</b>	0	No listed buildings on site or nearby
<b>View Cones</b>	-	Crescent Road View Cone across part of site
<b>High Buildings Area</b>	0	Site lies outside the locally designated 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?	

	SA rating	Comments
<b>Support the knowledge-based economy</b>	I	Depends on implementation
<b>Support diversification or affordable workspace</b>	I	Depends on implementation

<b>Other constraints which could affect suitability of site for development</b>	
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?	Site contains existing trees and hedges which are collectively important to public amenity in the area and will provide valuable ecosystem services. Existing trees will influence developable area of site and its capacity. The quality of all existing trees should be assessed against the criteria in table 1 of BS5837:2012 (or its latest iteration). High quality trees must be retained unless there is a robust over-riding policy-based justification. Moderate and low quality trees should be retained where it is feasible to do so. Opportunities exist to plant new trees to benefit public amenity in the area.
Are land contamination issues likely?	Unlikely
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?	East Oxford Central Mosque lies to the north of the site.

**Stage 2 conclusion**

Continue to Stage 3 Assessment. The site is brownfield land and has existing residential dwellings (their rear gardens) located to the east. Some potential heritage constraints as view cone crosses part of the site and site is close to the Bartlemas conservation area.

**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>	Yes, update 2021 (Call for Sites). Site expected to become available in the next 5 years if it is deemed to be surplus to requirements.
<b>Does the landowner specify types of development</b>	Yes – Housing, Key worker housing, Affordable Housing, Older Persons Housing

**Stage 3 conclusion**

Consider further for allocation for continued healthcare use or residential development.