


OLP2040 Site assessment proforma (including Sustainability Appraisal)

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| Site name | Slade House | Site location plan  |
| HELAA reference (and OLP2036 Policy if applicable) | 124 Policy SP57 | |
| Ward | Churchill | |
| Site size | 1.68 ha | |
| Existing use | Former NHS care facility currently used for staff training and office accommodation, owned by Oxford Health NHS Trust | |
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Stage 1 assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?

| Assessment criteria | Outcome | Comments |
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| 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 | |
| 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

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

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| 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 mainly PDL. |
| Green Belt | 0 | Site is not on Green Belt land |

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| 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 | 1 | Potential for delivery of some housing at this site but precise amount will depend on implementation. |
| Affordable housing provision | 1 | Potential for delivery of some affordable housing tenures at this site but precise amount will depend on implementation. |

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| SA Objective | SA Objective 5: To reduce poverty, social exclusion, and health inequalities | |
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| Decision-making criteria | Will it improve opportunities for people in the most deprived areas? | |
| | SA rating | Comments |
| Regeneration areas | 0 | Site is not in regeneration area. |

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| 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 | 0 | Unlikely to be any change in community facilities as result of this allocation. |

See also SA Objective 8

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| 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 | 1 | Site is only slightly larger than threshold (1.5ha) for delivery of 10% public open space on site. Whether public open space is provided on site will depend on how site is brought forward. |
| Ecology and biodiversity | 0 | <p>Site allocation policy requires assessment of potential recreational pressure on nearby Brasenose and Shotover SSSI which may include onsite mitigation measures.</p> <p>Aerial imagery indicates the site contains developed land and associated amenity habitats. Potential protected species constraints are likely limited to roosting bats and nesting birds.</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> |

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| 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) |
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| 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) | + | Nearest bus stop is the corner house. Frequent services to the city e.g. 10, U5 (300m) |
| Sustainable transport links (rail station) | - | Oxford Station (5.9 km) |
| Primary schools | - | Tyndale School (1.4 km) |
| Secondary schools | - | Cheney School (2.4 km) |
| GP surgeries | + | Wood Farm Health Centre (500m) |
| Post office | - | Wood Farm Post Office (900m) |
| Air quality | -- | Entire city is with AQMA |

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| 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 | 0 | |

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| 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 | 0 | No archaeological features likely to be present |
| Conservation Areas & Register of Parks and Gardens (RPG) | 0 | Not within conservation area |
| Listed Buildings | 0 | No listed buildings on site |
| View Cones | 0 | Not within view cones |
| High Buildings Area | 0 | Not within high buildings area |

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| 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 |

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| Support the knowledge-based economy | 0 | Site is currently mainly used for admin and training purposes so no knowledge economy component of significance. Site allocation not likely to result in any net change. |
| Support diversification or affordable workspace | 0 | Site is currently mainly used for admin and training purposes, diversification of use unlikely with allocated uses. |

| Other constraints which could affect suitability of site for development | |
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| Can access for vehicles be achieved? | Vehicle access already exists. |
| Can walking and cycling connections with the surrounding area be achieved? | Footpaths and cycleways run in front of the site (Horspath Driftway) |
| Does the site include any significant physical features such as trees, rivers/streams or changes in ground level? | <p>There are some mature trees and mature hedges on site.</p> <p>Site contains scattered significant existing trees which are important to public amenity in the area and will provide valuable ecosystem services. trees are protected by the OCC - Horspath Driftway/Eastern By-Pass (no.1) TPO, 1994. 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..</p> |
| Are land contamination issues likely? | No significant contamination issues likely. |
| 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? | Site located in a residential area, including student accommodation adjoining northern boundary. |

| Stage 2 conclusion |
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| There are no significant constraints to development on the site. Continue to stage 3 assessment. |

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

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| Is there confirmed landowner intention to develop | Yes, site expected to be developed within Local Plan period. |
| Does the landowner specify types of development | <p>Landowner has expressed an interest in redeveloping site if is surplus to requirements following wider estate re-organisation.</p> <p>Specified uses are improved healthcare facilities and associated administration and/ or residential development including employer linked affordable housing.</p> |

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| Stage 3 conclusion |
| Consider further for allocation for improved healthcare facilities, associated administration and/ or residential development including employer linked affordable housing |