


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Slade House	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	124	
Ward	Lye Valley	
Site size	1.3 ha	
Existing use	Former NHS care facility currently used for staff training and office accommodation, owned by Oxford Health NHS Trust	

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	Site within 125m of Brasenose Wood and Shotover Hill SSSI
Is the site greenfield in flood zone 3b?	No	The site is fairly open, with large green amenity spaces spread between the institutional buildings. The north, west and southern boundaries are strongly defined by mature hedging and there are a number of large, mature trees interspersed across the site.
Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	Pre-application discussions ongoing
Stage 1 conclusion		
There are no significant physical or policy environmental constraints to development on the site. Development proposals would be expected to include assessment of recreational pressure on nearby SSSI.		

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

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	Surrounding area is in Flood Zone 1

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 currently in use.
Green Belt	0	Site is not on Green Belt land

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		Current site allocation allows for residential development
Affordable housing provision		Current site allocation allows for employer linked housing

SA Objective	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?	

	SA rating	Comments
Regeneration areas	0	Site is not in regeneration area.

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		Current allocation allows for complementary uses to be considered on their merits. Provision of community facilities will depend on implementation of other allocated uses.

See also SA Objective 8

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		Site allocation does not include requirement for public open space, however it includes residential development and require assessment of potential recreational pressure on nearby Brasenose and Shotover SSSI. Proposals may include provision as part of mitigation measures
Ecology and biodiversity	0	Site allocation policy requires assessment of potential recreational pressure on nearby Brasenose and Shotover SSSI which may include onsite mitigation measures

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)	
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

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	

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

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
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

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?	There are some mature trees and mature hedges on site.
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
There are no significant constraints to development on the site.

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

Is there confirmed landowner intention to develop	Yes, site expected to be developed within Local Plan (2036) time period. Pre-app discussions ongoing.
Does the landowner specify types of development	Landowner has expressed an interest in redeveloping site for the OLP 2036 allocated uses (employer linked affordable housing, improved health care facilities, associated administration and/or residential development) if it is declared surplus to requirements.

Stage 3 conclusion
Site is considered viable for development, and likely to be developed within plan period.