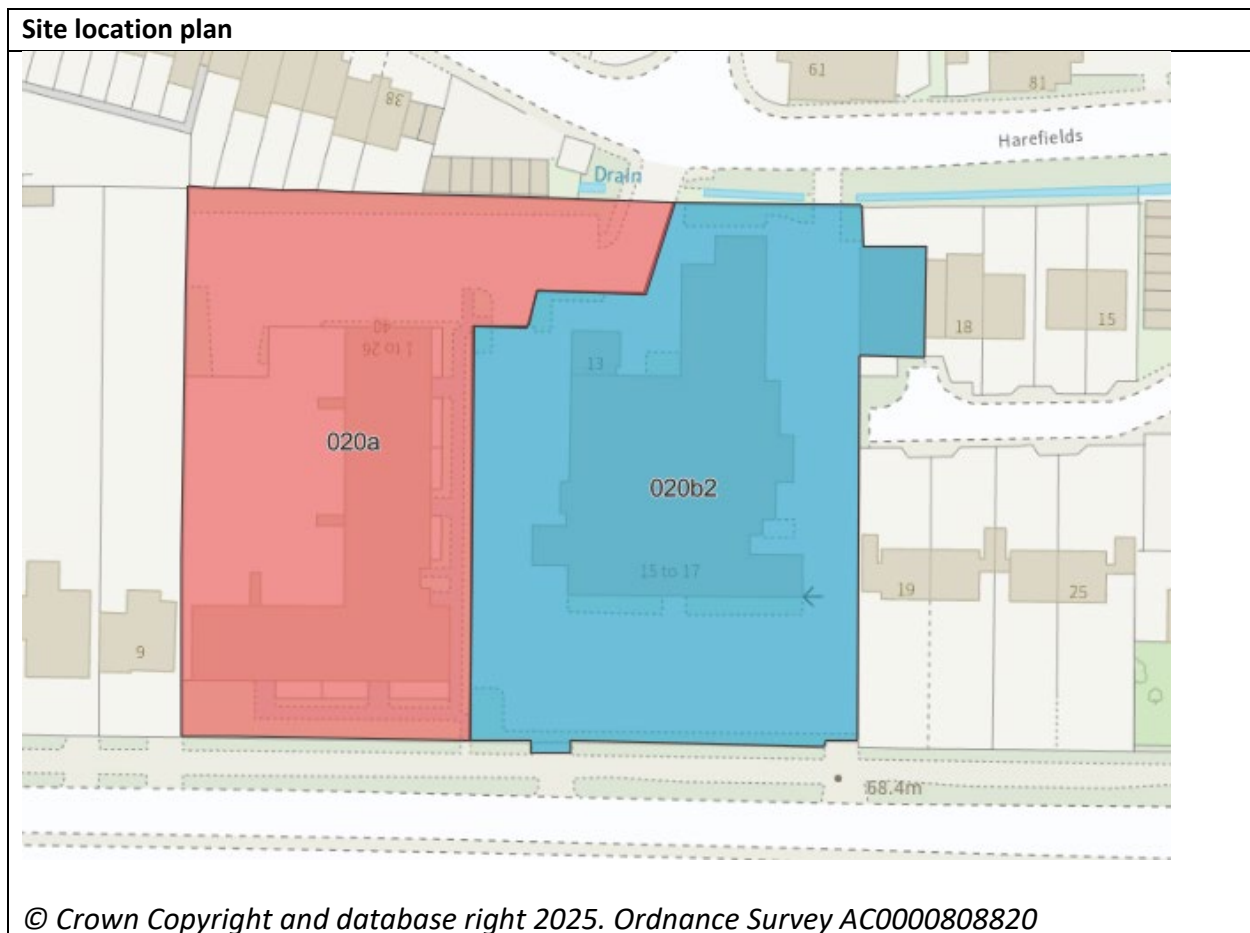


**Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal**

<b>Site name</b>	Myers Briggs
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	20b2
<b>Ward</b>	Cotteslowe
<b>Total site size (ha)</b>	0.39ha
<b>Existing use(s)</b>	Vacant – formerly in use as an office.



**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
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 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.**

Is there confirmed landowner intention to develop	Yes
Does the landowner specify types of development	Yes- residential

<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>	0	Site is in Flood Zone 1  (Very small patches of surface water flood risk adjacent to the northern and western boundaries of the site.)

<b>Flooding of land surrounding site for access/ egress</b>	0	<i>There is safe access/egress from the site – area surrounding site is Flood Zone 1</i>
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**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>	+	Building on site are vacant.
<b>Green belt?</b>	0	Not on green belt land.

**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	Depends on implementation
<b>Affordable housing provision</b>	I	Depends on implementation

**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	Site not in or adjacent to a regeneration area

**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>It is unlikely community facilities will change.</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>	0	

**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>Within 400m of 'Harefields' bus stops on Banbury Rd. Served by service no. 2, 2A, 24, 700, S4, S5, S7, X4</i>
<b>Sustainable transport links (rail station)</b>	-	<i>1.8km from Oxford Parkway Station</i>
<b>Primary Schools</b>	+	<i>Cuttleslow Primary School less than 800m away (via pedestrian/cycle bridge over A40 Elsfield Way).</i>
<b>Secondary Schools</b>	-	<i>Cherwell School over 800m from site</i>
<b>GP Surgeries</b>	-	<i>Banbury Road Medical Centre, Summertown Health Centre both over 800m from site.</i>
<b>Post office</b>	+	<i>Kendall Crescent post office located within 250m of the site</i>
<b>Air Quality</b>	-	<i>Site is located within an Air Quality Management Area and is within 150m of an air quality hotspot: Cutteslowe Roundabout.</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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	<i>Site is not 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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	+	<i>Contains no nature designations but Kendall Crescent Amenity Green Space lies to the west of site and there is potential to improve wildlife linkages or habitat continuity.</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>	0	Site contains no known archaeological sites or has limited or uncertain archaeological potential
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	Site is not in or on the edge of a conservation area or site on the RPG register
<b>Listed Buildings</b>	0	Site contains no identified historic building constraint
<b>View Cones</b>	0	Site lies outside of a view cone
<b>Historic Core Area</b>	0	Site lies outside the City Council's locally designated Historic Core Area.

**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</b>	0	No change in number of jobs/economic floorspace in knowledge-based economy

<b>in the knowledge-based economy</b>		
<b>Diversifying the economy and employment opportunities</b>	0	No change in employment base or access to affordable workspaces

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

Can access for vehicles be achieved?	Yes, existing vehicular access from Harefileds.
Can walking and cycling connections with the surrounding area be achieved?	Yes, via Harefileds Road
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No
Are land contamination issues likely?	Unknown, may require investigation.
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 is located within a residential area but the A40, Elsfield Way is immediately to the south of the site and there may be traffic noise.

<b>Stage 2 conclusion</b>
No insurmountable constraints to development. Site to be considered further for allocation for residential.