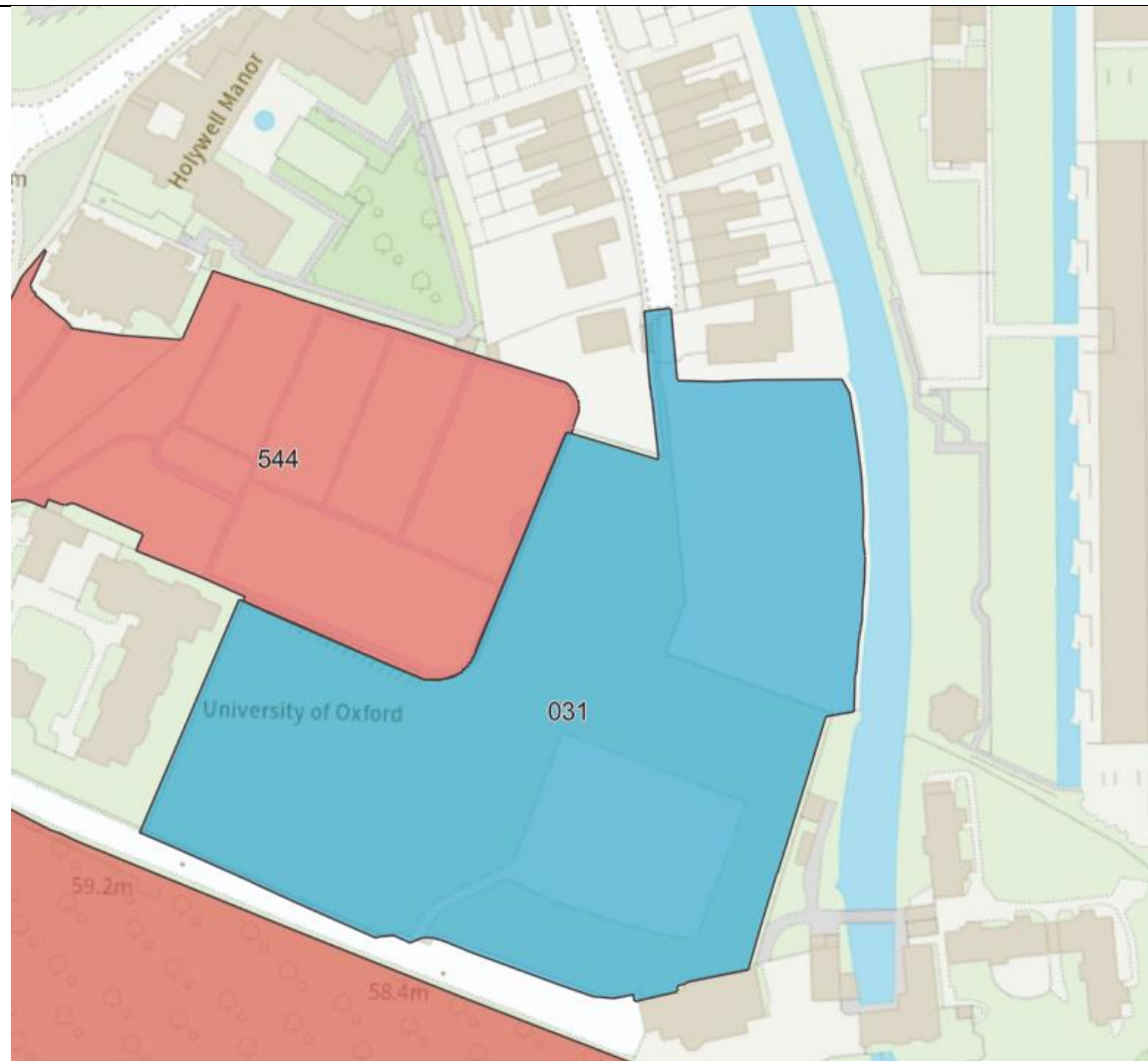


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

| | |
|---|--|
| Site name | Manor Place |
| SHLAA reference (and OLP2036 Policy if applicable) | 031 (SP45) |
| Ward | Holywell |
| Total site size (ha) | 1.24Ha |
| Existing use(s) | Former tennis court, allotments, orchards |

Site location plan



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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 | Although in close proximity to New Marston Meadows SSSI |
| Is the site greenfield in flood zone 3b? | Yes | A small part of the site adjacent to River Cherwell and Holywell Mill Stream is in Flood Zone 3b. |
| 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 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 | Landowner has an intention to develop. |
| Does the landowner specify types of development | Potential for student accommodation or car free residential development. |

| 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?

| <i>Criteria</i> | <i>SA rating</i> | <i>Comments</i> |
|---|------------------|--|
| What flood zone(s) is the site in? | --- | Site is partially in Flood Zone 3b <i>(Patches of surface water flood risk to the east of the site, noticeably towards the south eastern corner).</i> |
| Flooding of land surrounding site for access/ egress | 0 | The access road to the site is within Flood Zone 1, therefore safe access/ egress from the site can be achieved. |

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? | - | Unprotected open space |
| Green belt? | 0 | Site not in Green Belt |

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 | ++ | Site allocated for a minimum of 43 dwellings, which could be delivered as student accommodation |
| Affordable housing provision | I | How Affordable housing is delivered will depend 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.*

| <i>Criteria</i> | <i>SA rating</i> | <i>Comments</i> |
|-----------------|------------------|-----------------|
|-----------------|------------------|-----------------|

| | | |
|---|---|--|
| Regeneration area (within the top 20% most deprived areas IMD) | 0 | The site falls within an area that is amongst the 40% least deprived in the country. |
|---|---|--|

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> |
|-----------------------------|------------------|--|
| Community facilities | 0 | Amount of community facilities unlikely to change as a result of allocation. |

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> |
|--------------------------|------------------|---|
| Public open space | I | Whether or not public open space is delivered will depend on whether the site comes forward for housing or student accommodation. |

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> |
|---|------------------|---|
| Sustainable transport links (bus stop) | + | <400m from a bus stop. |
| Sustainable transport links (rail station) | - | >1600m from Oxford Train Station. |
| Primary Schools | - | >800m from nearest primary school with spaces (St Michael's CE Primary School). |
| Secondary Schools | - | >800m from nearest secondary school with spaces (Cheney School). |
| GP Surgeries | - | >800m from the nearest GP surgery (KES Northgate). |
| Post office | - | >800m from nearest post office (St Aldate's) |
| Air Quality | - | Site is located within an Air Quality Management Area. |

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?

| <i>Criteria</i> | <i>SA rating</i> | <i>Comments</i> |
|-----------------|------------------|---|
| Water | - | Site is bordered by the River Cherwell. |

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?

| <i>Criteria</i> | <i>SA rating</i> | <i>Comments</i> |
|---------------------------------|------------------|---|
| Ecology and Biodiversity | - | <p>Contains no nature conservation designations.</p> <p>Aerial imagery indicates the site contains grassland, scrub, woodland, and scattered trees. Patches of the woodland are included on the Priority Habitat Inventory. The site baseline is likely to have a high biodiversity value, making it difficult to achieve a net gain alongside development. Potential protected species constraints include foraging and commuting bats, roosting bats (trees), reptiles, badgers, nesting birds. Any development should seek to link in with the surrounding woodland and meadows and provide high-quality semi-natural habitat.</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> |

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?

| <i>Criteria</i> | <i>SA rating</i> | <i>Comments</i> |
|--------------------|------------------|--|
| Archaeology | - | Within city centre archaeological area |

| | | |
|---|----|--|
| Conservation Areas & Register of Parks and Gardens (RPG) | -- | Within conservation area |
| Listed Buildings | - | A number of Listed Buildings surround the site including Magdalen College Wall (Grade II*) and on the other side of the river St. Catherine's College Music Room (Grade I) and a number of other Grade I listed buildings associated with St. Catherine's College. |
| View Cones | - | Within view cone |
| Historic Core Area | - | Within high buildings 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?

| <i>Criteria</i> | <i>SA rating</i> | <i>Comments</i> |
|--|------------------|---|
| Employment Opportunities in the knowledge-based economy | 0 | Development of the site is unlikely to increase jobs associated with the knowledge economy. |
| Diversifying the economy and employment opportunities | 0 | No Change |

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? | <p>Trees exist on the site, change in levels and the River Cherwell borders the site.</p> <p>Site contains significant existing trees which are important to public amenity in the area and will provide valuable ecosystem services. Existing trees are protected by location within the Central Conservation Area. Existing trees will influence developable area of site and its capacity.</p> |

| | |
|---|--------------------------------|
| | |
| Are land contamination issues likely? | No known contamination issues. |
| 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 adjacent to a cemetery. |

| |
|---|
| Stage 2 conclusion |
| <p>Site has a number of heritage constraints which will require sensitive design in order to overcome. The site lies in a view cone and within the locally designated high buildings area and the height of any buildings should be restricted. However, no insurmountable constraints to development. Site should be considered further for allocation for student accommodation or residential development subject to any additional work informing Regulation 19 Local Plan.</p> |