


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

Site name	The Rectory Centre
SHLAA reference (and OLP2036 Policy if applicable)	428
Ward	St Clement's
Total site size (ha)	0.21ha
Existing use(s)	Healthcare

<p>Site location plan</p>  <p>© Crown Copyright and database right 2025. Ordnance Survey AC0000808820.</p>
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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	
Is the site greenfield in flood zone 3b?	No	

Is the site area less than 0.25ha?	Yes	0.21hectares
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 confirmed intention to redevelop site.
Does the landowner specify types of development	Landowner intends to redevelop for residential use subject to consolidation of existing uses onto alternative sites.

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?

Criteria	SA rating	Comments
What flood zone(s) is the site in?	0	Site is in Flood Zone 1 (Patch of surface water flood risk in south eastern corner of site.)

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

Criteria	SA rating	Comments
Previously developed land?	0	Site is previously developed land (with buildings currently in use)
Green belt?	0	Site is 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?

Criteria	SA rating	Comments
Housing provision	++	Site allocation proposes a minimum of 21 residential dwellings at the site.
Affordable housing provision	+	It is likely that affordable housing would be provided at policy compliant levels.

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.*

Criteria	SA rating	Comments
Regeneration area (within the top 20% most deprived areas IMD)	0	Site is 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.*

Criteria	SA rating	Comments
Community facilities	-	Re-development of this site would lead to a loss of community healthcare facilities, policy includes mitigation and suggests that these should be re-provided elsewhere however the precise amount would depend on implementation and assessed need.

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?

Criteria	SA rating	Comments
Public open space	0	Site under 1.5ha. No requirement to provide public space on site. As such public open space likely to remain the same as a result of the allocation.

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?

Criteria	SA rating	Comments
Sustainable transport links (bus stop)	+	The site is located <200m from a bus stop on Cowley Road that is frequently served by buses, including routes number 1, 5 and 10 and on Headington Road served by 8, 15, 108, 120, 275, N8, N400, ST2, X3, X20, X32.
Sustainable transport links (rail station)	-	Oxford Station is situated 2.5km from the site, a walk of >30 minutes.
Primary Schools	+	The site is located <800m from the nearest primary school (East Oxford Primary School)
Secondary Schools	-	The site is located >800m from the nearest secondary school (Cheney School).
GP Surgeries	+	The site is located <800m from the nearest GP surgery (Manzil Way)

Post office	+	The site is located <800m from the nearest post office (St Clements Street)
Air Quality	-	The entirety of Oxford is situated within an AQMA.

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	0	The site is not within 30m of a body of water.

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	+	The site is not within proximity to an area designated for its biodiversity value. Aerial images show the site is almost entirely developed land, bordered by a tree line to the east that is situated within private residential gardens.

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	0	The site contains no known archaeological sites and has limited or uncertain archaeological potential.
Conservation Areas & Register of Parks and Gardens (RPG)	0	The site is not in or on the edge of a conservation area or site on the RPG.
Listed Buildings	0	The site does not contain and is not near to any listed buildings.
View Cones	-	The site lies within the Crescent Road View Cone.
Historic Core Area	0	Not within 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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Employment Opportunities in the knowledge-based economy	0	There would be no change in number of jobs/employment floorspace for the knowledge-based 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?	Site has existing vehicular access from Rectory Road and car parking spaces on southern boundary.
Can walking and cycling connections with the surrounding area be achieved?	Site has good walking and cycling connections with the surrounding area as it is located in the Cowley Road District Centre.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	The site does not contain any significant physical features that would impact upon potential redevelopment.
Are land contamination issues likely?	The site has potential contamination so a site investigation will be required, and remedial works are likely to be necessary.
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?	All surrounding properties are residential in nature and the potential for disturbance or environmental issues is low.

Stage 2 conclusion
The site scores well overall against the sustainability criteria and there are limited constraints to development at this location. Consideration will need to be given as to the accommodation of existing healthcare facilities on alternative sites and to the likely necessity for remedial works. Site should be considered further for allocation subject to any additional work informing Regulation 19 Local Plan.

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