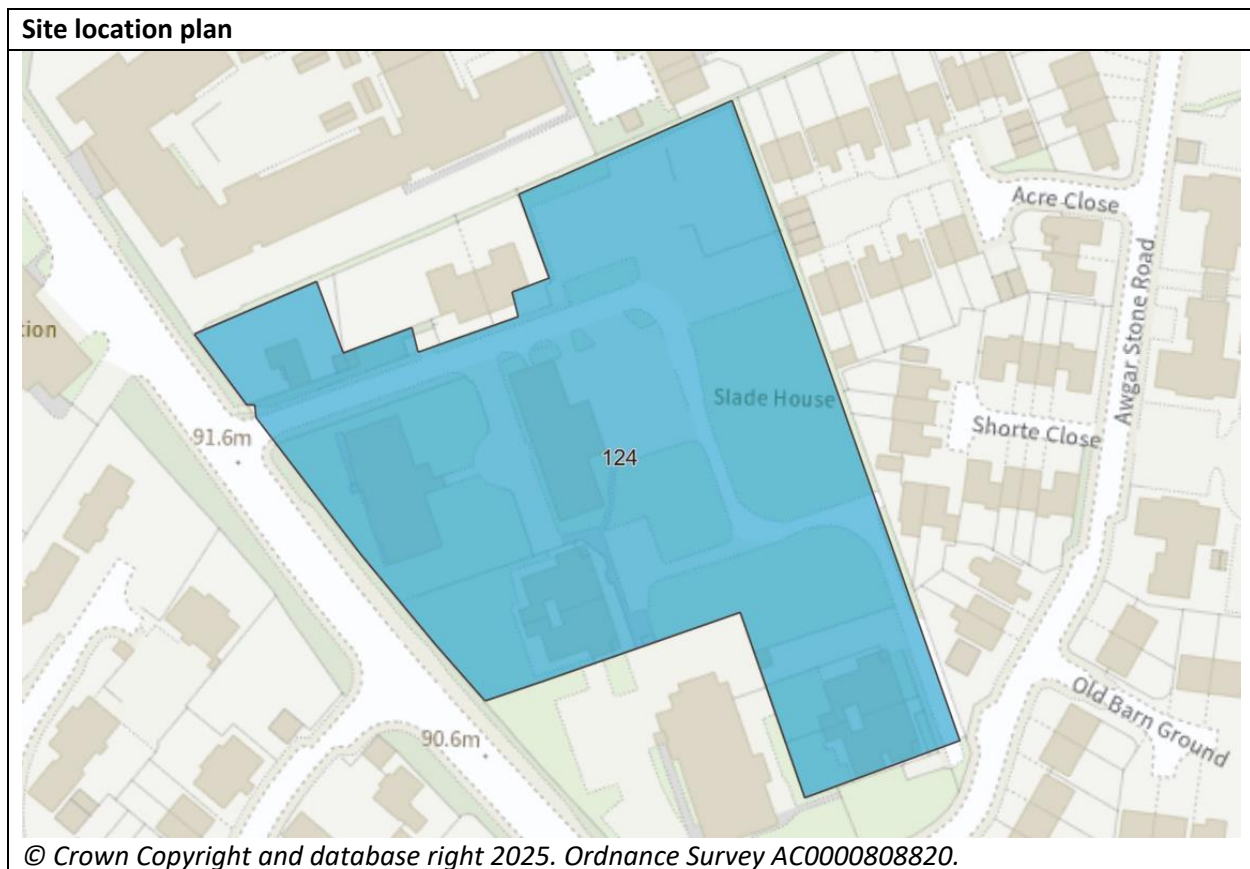


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

Site name	Slade House
SHLAA reference (and OLP2036 Policy if applicable)	124 Policy SP57
Ward	Lye Valley
Total site size (ha)	1.21 Ha
Existing use(s)	Former NHS care facility currently used for staff training and office accommodation, owned by Oxford Health NHS Trust



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?	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 of assessment.

Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.

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

Stage 1b conclusion
Developer has set out intention to develop. Consider further for allocation for improved healthcare facilities, associated administration and/ or residential development including employer linked affordable housing. 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
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What flood zone(s) is the site in?	0	Site is in Flood Zone 1 <i>(Patches of surface water flood risk present, particularly towards the east of the site).</i>
Flooding of land surrounding site for access/egress	0	There is safe access/egress from the site – area surrounding site is Flood Zone 1

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 mainly PDL.
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	I	Potential for delivery of some housing at this site but precise amount will depend on implementation.
Affordable housing provision	I	Potential for delivery of some affordable housing tenures at this site but precise amount 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.*

Criteria	SA rating	Comments
Regeneration area (within	0	Site is not in regeneration area.

the top 20% most deprived areas IMD)		
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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	Unlikely to be any change in community facilities as result of this 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	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.

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)	+	Nearest bus stop is the corner house. Frequent services to the city and other destinations. Eg. 10, 100, 600, NU5, OX7, U5 Brookes.
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	-/--	Air quality hotspot is nearby (on Eastern Bypass Ring Road), although this is probably far enough from site to alleviate any direct impacts.

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	Site is not near water body.

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	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.</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	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
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?

Criteria	SA rating	Comments
Employment Opportunities in 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.
Diversifying the economy and employment opportunities	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. 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. Opportunities exist to plant new trees to benefit public amenity in the area..
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. The site should be considered further for allocation subject to any additional work informing Regulation 19 Local Plan.