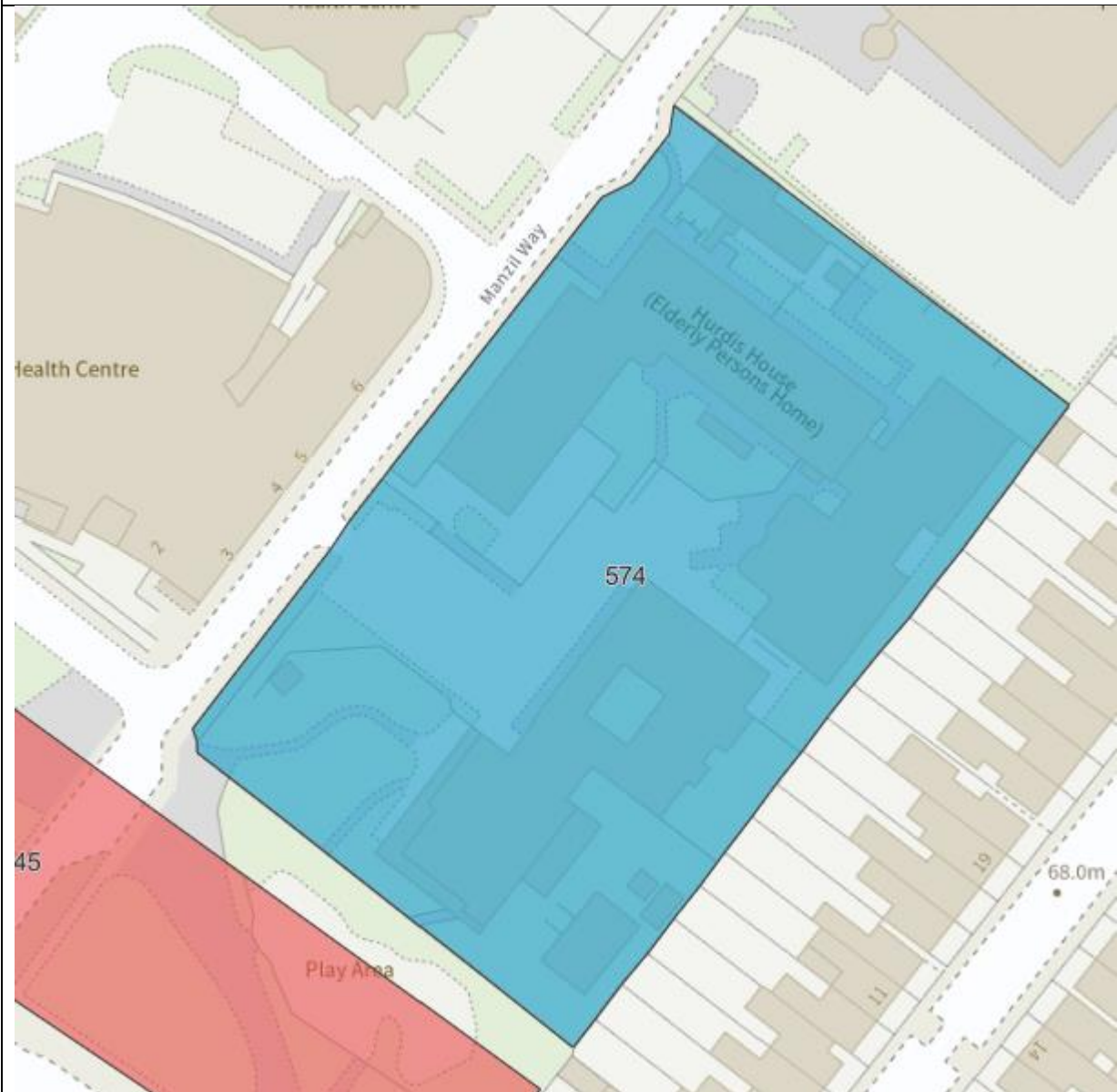


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

Site name	Manzil Way Resource Centre
SHLAA reference (and OLP2036 Policy if applicable)	SHLAA ref: #574 LP2036 ref: SP46
Ward	St Clement's
Total site size (ha)	0.75 ha
Existing use(s)	Administrative uses and health facilities

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	
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.

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

Is there confirmed landowner intention to develop	SHLAA records that: Leaseholder (Oxford Health NHS Foundation Trust) has indicated (2023) that site could be available for broad range of alternative uses if it were to be declared surplus to requirements. Not currently available but likely to be in plan period subject to wider estate reorganisation.
Does the landowner specify types of development	SHLAA records that: developer has indicated site would be suitable for broad range of alternative uses. LP2036 allocation establishes the site as being suitable for improved health-care facilities and associated administration; and/or residential development including employer-linked affordable housing

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	<i>Site is in Flood Zone 1 (Surface water flood risk present throughout site, particularly around the main buildings).</i>
Flooding of land surrounding site for access/ egress	0	<i>There is safe access/egress from the site – area surrounding site is Flood Zone 1</i>

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 in use on site.
Green belt?	0	Site is not designated as greenbelt.

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	<i>Whether housing delivered at the site depends on implementation. May be opportunity to deliver some housing during the plan period.</i>

Affordable housing provision	I	<i>Depends upon implementation, will need to review if site is carried forward to allocation and once proposed allocation policy is drafted.</i>
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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 in middle of LSOA Oxford 011A, which is within the 50% least deprived according to IMD2019.

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	I	Community uses would likely remain similar but depends upon implementation.

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	Allocation would not lead to loss of public open space, though ability to provide 10% additional open space is unlikely due to size constraints of site.

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
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Sustainable transport links (bus stop)	+	200 metres to bus stop on the Cowley Road
Sustainable transport links (rail station)	-	3km to train station
Primary Schools	+	550m to East Oxford Primary School
Secondary Schools	-	1.3km to Oxford Spire; 1.9km to either Cheney School or Magdalen College
GP Surgeries	+	Bartlemas Surgery 92m
Post office	-	St Clements Street post office is 900m
Air Quality	-	Within city-wide 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	Nothing notable nearby.

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	+	No international/national or local sites within 200m. Opportunity to link with area of green space/ park to the south of the site which could help enhance existing wildlife corridors/ green infrastructure/ ecological habitats. Potential for enhanced/ additional planting/ screening/ landscaping. Opportunities for 'green' communal areas. Opportunity to incorporate root protection areas for existing trees into overall scheme design.

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>
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Archaeology	0	No known archaeological constraints.
Conservation Areas & Register of Parks and Gardens (RPG)	0	Not within or on edge. Is to the west of the Bartlemas Conservation Area but not adjoining.
Listed Buildings	0	No listed buildings identified on Historic England mapper.
View Cones	-	Majority of site falls within the Crescent Road View Cone.
Historic Core Area	0	Not within or on edge

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	I	Depends on implementation – if the site is brought forward for other uses than residential.
Diversifying the economy and employment opportunities	I	Depends on implementation – if the site is brought forward for other uses than residential.

Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Yes – via Manzil Way.
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?	Site contains existing trees and hedges which are collectively important to public amenity in the area and will provide valuable ecosystem services. Existing trees will influence developable area of site and its capacity.
Are land contamination issues likely?	Unlikely
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?	East Oxford Central Mosque lies to the north of the site.

Stage 2 conclusion
<p>The site is brownfield land and has existing residential dwellings (their rear gardens) located to the east. No significant ecological constraints, though some potential heritage constraints as view cone crosses part of the site and site is close to the Bartlemas conservation area, which may need to be considered as part of the allocation. Site should be considered further for allocation subject to any additional work informing Regulation 19 Local Plan.</p>