Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal
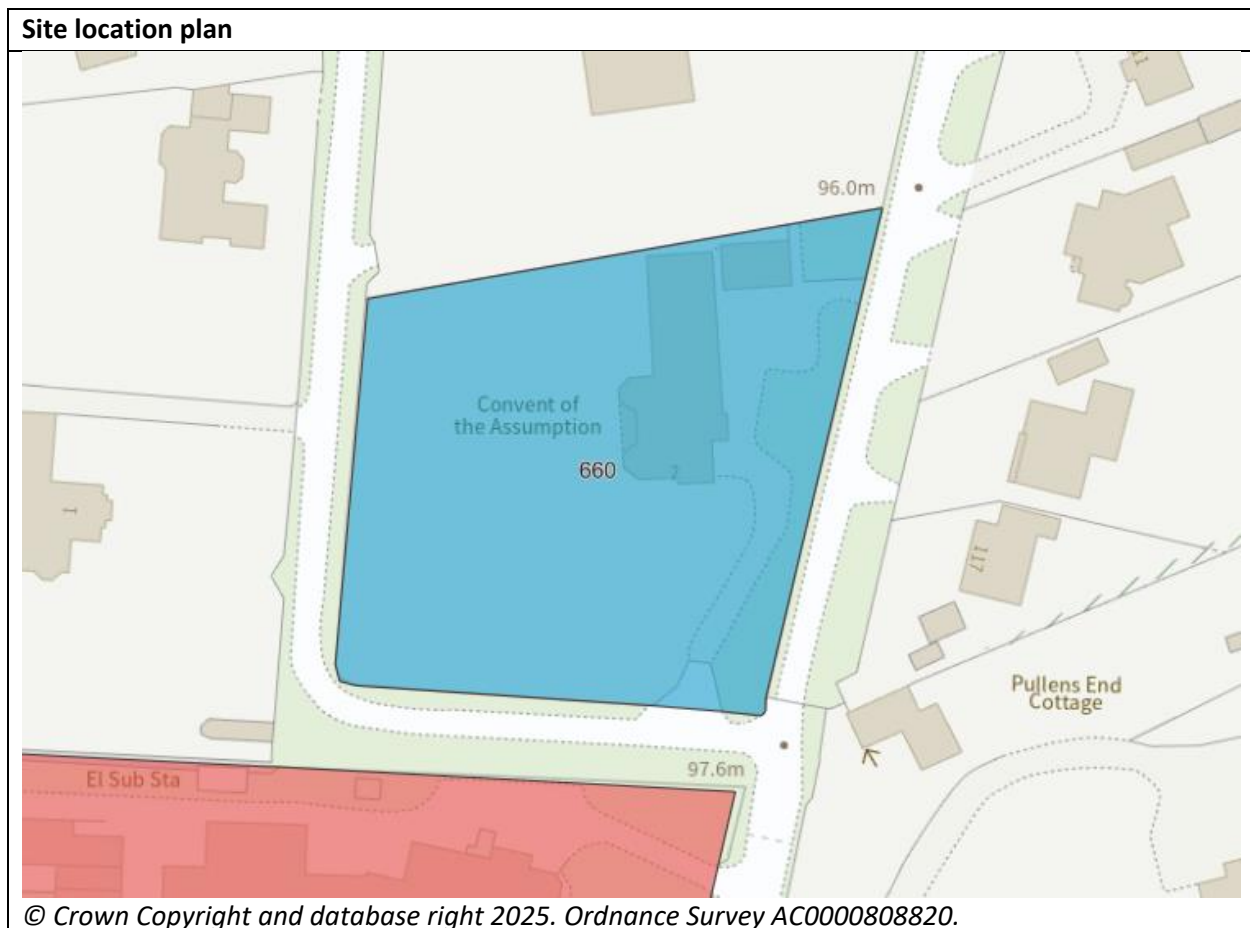
Site name	2 Harberton Mead
HELAA reference (and OLP2036 Policy if applicable)	660
Ward	Headington Hill and Northway
Total site size (ha)	0.4
Existing use(s)	Existing residential uses

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 of assessment.

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

Is there confirmed landowner intention to develop	Landowner submission in CFS (2025) for residential
Does the landowner specify types of development	Residential

Stage 1b conclusion
Confirmed landowner intent, 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 around the south east of the building.)*
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 previously developed land (with buildings in use on site)
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	Depends on implementation
Affordable housing provision	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.*

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	0	Site not allocated for community facilities OR amount of community facilities remain the same due to the 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?

Criteria	SA rating	Comments
Public open space	0	Site not allocated OR amount of public open space remains the same due to 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)	-	> 400m from a bus stop
Sustainable transport links (rail station)	-	> 1600m from train station
Primary Schools	+	<800m from the nearest primary school with spaces
Secondary Schools	-	>800m from the nearest secondary school with spaces
GP Surgeries	-	>800m from the nearest secondary school with spaces
Post office	-	>800m from the nearest GP Surgery
Air Quality	-	>800m from the nearest post office

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?

Criteria	SA rating	Comments
Water	0	Site is not within 30m of a 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?

Criteria	SA rating	Comments
Ecology and Biodiversity	+	Contains no nature conservation designations but has potential for nature conservation interest. Can improve wildlife linkages or habitat continuity

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?

Criteria	SA rating	Comments
Archaeology	0	Site contains no known archaeological sites or has limited or uncertain archaeological potential
Conservation Areas & Register of Parks and Gardens (RPG)	--	Site lies in a conservation area (Headington Hill)
Listed Buildings	0	Site contains no identified historic building constraint
View Cones	0	Site lies outside of a view cone
Historic Core Area	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?

Criteria	SA rating	Comments
Employment Opportunities in the knowledge-based economy	0	No change in number of jobs/economic floorspace in knowledge-based economy
Diversifying the economy	0	No change in employment base or access to affordable workspaces

end employment opportunities		

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?	No
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?	No

Stage 2 conclusion
No insurmountable constraints, although there are potential heritage sensitivities in relation to the conservation area which will need to be factored into the allocation. Consider site further for allocation as part of the new Local Plan, subject to any additional work where necessary.