

Site capacity assessment – Local Plan 2045

Site name	Slade House
LP2045 Site Allocation	SPE15
Site size (ha)	1.31

Site location



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820

A) Site overview

Description of current context

- Site contains multiple buildings in use by Oxford Health NHS Foundation Trust for children's mental health services. The site area includes two houses on the northern boundary that are not within the Trust's ownership but which the Trust has the use of.
- Site is located in the east of Oxford in the Lye Valley ward. It is situated in a residential area.
- Site is not in a regeneration area but adjacent to an area that falls in the 20% most deprived.

Site photo



© Bluesky International Limited

B) Open space, nature and flood risk

Description of current context

Green infrastructure

- Site is open, with large green amenity spaces spread between the institutional buildings. The north, west, and southern boundaries are strongly defined by mature hedging and there are several large, mature trees interspersed across the site.
- The 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.
- Urban Greening Factor – preliminary analysis suggests that the minimum UGF target is unlikely to be met, so additional greening of the site will be required to meet the target.

Biodiversity and ecology

- Potential for protected species in the mature trees and hedges.
- Site is located within 200m of the Shotover and Brasenose Wood SSSI which is sensitive to recreational pressure.

Blue Infrastructure

- Site is in Flood Zone 1 (Patches of surface water flood risk present, particularly towards the east of the site)
- Northwest corner of site is located within the boundary of the Lye Valley Impact Risk Zone which means there could be potential for impacts on the Lye Valley because of changes to surface water or groundwater flows/recharge.

Land Quality

- No significant contamination issues likely but might need further investigation.

Analysis and urban design implications

- There may be protected species and associated amenity habitats given the mature trees and hedgerows on the site.

- The design of any development ought to be informed by the presence of the trees on the site which are protected and as such will influence the developable area of site and its capacity.
- The hedged boundaries are also assets which ought to be preserved, acting as natural barriers to the roads which will be beneficial for noise air quality as well as general amenity and biodiversity – e.g. helping to create wildlife corridors through the site.
- The natural features could be used as a focal point for new development, for example there is a cluster of three green square(s) in the centre/east of site that could be retained in some form. For example, it could be reshaped or enhanced to accommodate more diverse species/ wild areas or potentially some play equipment.
- Opportunities exist to plant new trees/ introduce pockets of wilder/ biodiverse patches to enhance the natural feel of the site and complement its sustainability and also benefit public amenity in the area. This would also help to achieve the minimum UGF target.
- There is potential recreational pressure on nearby Brasenose and Shotover SSSI which may require onsite mitigation measures.
- The area is not in an area of flood risk from rivers, though pockets of low surface water flood risk on site.
- SuDS would help reduce the risk of surface water flooding and further enhance the naturalness of the site.

C) Historic environment, character and local context

Description of current context

Historic environment

- *The site does not lie within a conservation area.*
- *In terms of heritage assets, there are not any assets on site recorded on the OHAR, nor any listed assets on the Historic England website, or on the Heritage Gateway website.*
- *Parliamentarian siege line may cross through this plot. May require evaluation depending on build footprint.*
- *The site does not lie within a view cone or other elevated view.*

Built environment

- *The site is an irregular square shape, fairly open, defined by several institutional buildings of varying heights (mainly two and three storey); interspersed with open areas of green space, an area of car parking in the centre of the site with a further area of hard surfacing in the northeast corner. The site is interspersed with mature trees.*
- *The north, west and southern boundaries are strongly defined by mature hedging and low fencing (acting as a barrier to the student accommodation block to north; and Horspath Driftway and Awgar Stone Road which run down the western and southern boundaries respectively). The eastern boundary is defined by fencing with detached and semi-detached residential on the other side.*
- *The wider area is predominantly residential – detached and semi-detached houses plus 3 storey student accommodation (Slade Park)*
- *Red and buff brick with pitched clay tile or slate roofs predominant in the local area.*
- *The site sits within the East Oxford Heights (6C) character area according to the Oxford Landscape assessment. More specifically, it lies within the post-1960s suburbs townscape character area.*

Analysis and urban design implications

- *Any new development to be arranged in a way that is sympathetic to the existing trees and green spaces and could utilise/or even enhance these to its benefit, maintaining a more natural and pleasant environment for potential residents.*
- *Potential for retaining some of the existing larger buildings if considered appropriate to convert for example – this could help save embodied carbon in existing structures and reduce carbon of new construction.*

- Potential for some densification – e.g. some of the lower level buildings could be replaced and vacant areas of hardstanding on the site may also be able to accommodate new development or be used for communal amenity space.
- Site lends itself to buildings looking inwards, which would offer good surveillance opportunities.
- Risk of overlooking if height is too tall, particularly towards the east and north of the site which are adjacent to detached/semi-detached houses and student accommodation. Therefore, it may be more suitable to step up in height towards the west of the site and south where there is less risk of this and go lower to the north and east.
- Similarly, scaled flattened development could go adjacent to the road, transitioning down to a domestic residential scale of two storey houses at the back, with potential for communal amenity space in a sheltered location.
- Consideration should be given to arranging rooftops to accommodate a good amount of solar PV and potentially green roofs at the same time. Having a pitch and style that mirrors the surrounding buildings as well as those on the site may help to fit in with the local vernacular.
- The palette of materials used could take inspiration from some of the central buildings on the site which could be retained (red/brown).

D) Access, movement and layout

Description of current context

Access into the site

- Access to the site for pedestrians and car users is currently via Horspath Driftway to the west (onto First Avenue).

Layout of the site

- There are pavements which would allow pedestrians and disabled people access onto the site.
- There is parking on the site at present – this is centrally located.
- Site is located within Wood Farm controlled parking zone – operational Monday - Friday 9am –5pm.

Connectivity to wider area

- Good sustainable transport links - access to public transport nearby, with a bus stop along Horspath Driftway just to the north of the access to First Avenue, whilst there are additional bus stops further up the road.
- There is a cycle lane along Horspath Driftway which is partially in the road, before stepping up and running along pavement part of the way down, adjacent to the access to Field Close, before returning to the road.

Analysis and urban design implications

- Consideration of the creation of pedestrian and cycle links through the south and south-east of the site to the neighbouring residential areas off Awgar Stone Road.
- Opportunities to rationalise existing parking and break this up with additional greening.
- Consideration of whether the current central location of parking is the most suitable or whether the parking could be relocated to a less central spot.

E) Other considerations

Other considerations to include in allocations?

Amenity

- *Given proximity of the Eastern Bypass road to the eastern end of the site, there is potential for traffic noise.*

Infrastructure needs

- N/A

F) Landowner aspirations

Landowner (Oxford Health NHS Trust) confirmed (2025) interest in redeveloping site if it declared surplus to requirements as part of wider estate reorganisation.

G) Any extra work needed to inform allocation?

N/A

H) Key considerations informing the minimum number of homes for the allocation policy

Minimum capacity for the site has been calculated with the following assumptions:

- No minimum number given as site is in healthcare use.