

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Jesus College Sports Ground (Herbert Close)	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	26 OLP2036 SP40	
Ward	Donnington	
Site size	0.55	
Existing use	Private Open Space/ Sports Ground	

Stage 1 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 1 conclusion		
<i>No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to stage 2 assessment.</i>		

Stage 2 assessment – Qualitative assessment of deliverability (incorporating Sustainability Appraisal)

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	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?	
	SA rating	Comments
What flood zone is the site in	0	Flood Zone 1
Flooding of land surrounding site for access/ egress	0	

SA Objective	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/ buildings? Will the site be on Green Belt land?	
	SA rating	Comments
Previously developed land	--	Protected (Policy G5)
Green Belt	0	Site is not within GB

SA Objective	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 significant quantities of net new housing? Will it improve the availability of decent affordable housing?	
	SA rating	Comments
Housing provision	+	The site would provide new homes, the existing site SP40 allocation indicates the minimum no. Of homes to be delivered is 28.
Affordable housing provision	I	Depends on implementation but the site has potential to provide A/H.

SA Objective	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?	

	SA rating	Comments
Regeneration areas	0	Not in or adjacent to a regeneration area

SA Objective	SA Objective 6: To provide accessible essential services and facilities	
Decision-making criteria	Will it increase the provision of essential services and facilities?	
	SA rating	Comments
Community facilities	I	Community facilities could be sports provision which the OLP2036 policy SP40 wording indicates must be retained unless it can be compensated elsewhere.

See also SA Objective 8

SA Objective	SA Objective 7: To provide adequate green and blue infrastructure, leisure and recreation opportunities and make these readily accessible for all; and to conserve and enhance Oxford's biodiversity	
Decision-making criteria	Will it increase the provision of public open space? Will it protect and enhance existing flora, fauna and habitats?	
	SA rating	Comments
Public open space	I	Site is allocated for residential development and new public open space therefore depends on implementation.
Ecology and biodiversity	+	Habitats: Retention of existing hedgerow/ trees on southern site boundary. Opportunity to enhance these with additional planting/ screening/ landscaping around the remainder of the site (particularly northern and western boundaries) – particularly if it comes forward alone and not in conjunction with the adjacent Lincoln College sports field. Opportunities for 'green' communal areas. Opportunity to incorporate root protection areas for existing trees into overall scheme design.

SA Objective	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? Is the site within an Air Quality Management Area?	
	SA rating	Comments
Sustainable transport links (bus stop)	+	<100m from bus stops located on Cowley Road – high frequency services including no's 1, 5, 10, u5

Sustainable transport links (rail station)	-	>3,700m from Oxford Railway station via National Cycle Route (NCR) 57 and B480
Primary schools	+	>900m from East Oxford Primary. Other schools include St Frideswide Primary School, Larkrise Primary, St Christophers Primary, Tyndale Community School
Secondary schools	+	>1,100m from Oxford Spires Academy
GP surgeries	+	> 800m from Bartlemas Surgery and Cowley Road Medical Practice
Post office	+	>1000m from Donnington Post office
Air quality	--	The whole city is within an AQMA.

SA Objective	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?	
	SA rating	Comments
Water	-	Stream/ culvert to south of site

SA Objective	SA Objective 10: 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	Does the site contain any historical, or archaeological features?	
	SA rating	Comments
Archaeology	0	
Conservation Areas & Register of Parks and Gardens (RPG)	0	Bartlemas Close CA located to the west of the site beyond Lincoln College Sports Ground.
Listed Buildings	0	
View Cones	-	Crescent Road View Cone across part of site
High Buildings Area	0	

SA Objective	SA Objective 11: 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? Will it increase the quantity and quality of employment opportunities?	
	SA rating	Comments
Support the knowledge-based economy	0	Site allocation is for housing not economic

Support diversification or affordable workspace	0	Site allocation is for housing not economic
--------------------------------------------------------	---	---------------------------------------------

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Yes from Barracks Lane
Can walking and cycling connections with the surrounding area be achieved?	Yes – cycle route along the site’s southern boundary – National Cycle Route 57. Walking connections to existing residential areas to south of site and via NCR to east and west of site.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Tree/ hedgerow on southern boundary. Stream/ brook to southern boundary, outside of site.
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
Continue to Stage 3 Assessment. Although the site is protected open space it is in a suitable location for residential development. The site is near an existing CA. Part of the site also lies within a view cone.

Stage 3 assessment – Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options

Is there confirmed landowner intention to develop	Update 2022 indicates site will become available in the next 6-10 years.
Does the landowner specify types of development	No – Landowner indicates further assessments regarding the form of the proposals will be developed as part of a wider strategic plan.

Stage 3 conclusion
Proposed option: Allocate for residential development