


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Oxford University Press Sports Ground,	Site location plan 
HELAA reference (and OLP2036 Policy if applicable)	49 Policy SP52	
Ward	Wolvercote	
Site size	3.65ha	
Existing use	Private 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	Site is in Flood Zone 1
Flooding of land surrounding site for access/ egress	0	There is safe access/ egress from the site – area surrounding site is in Flood Zone 1

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	-	Site is unprotected open space (private sports ground)
Green Belt	0	Site is not on GB land

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	++	Likely to deliver between at least 90-130 homes depending on relocation of cricket pitch
Affordable housing provision	+	Likely to deliver affordable housing at policy compliant (40%) levels as no known viability issues.

SA Objective	SA Objective 5: To reduce poverty, social exclusion, and health inequalities
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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 regen. 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	0	Site not allocated for community facilities

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	+	Likely to deliver at least 10% public open space
Ecology and biodiversity	0	<p>No nature conservation designations.</p> <p>Aerial imagery indicates the site is comprised of grassland used for recreational purposes (cricket pitch), developed land, and boundary hedgerows/tree lines. It forms part of a wider block of semi-natural habitats incorporating the golf course to the north, and the lake and cemetery to the south. As such, it may act as a green corridor in the landscape, potentially for nesting birds, foraging and commuting bats, badgers, reptiles, and amphibians. Any development proposals should assess what connectivity is provided and preserve. There may be an opportunity to enhance this function by delivering more natural and distinctive habitats throughout any development. Any of the faunal groups identified above could also provide constraints within the application site itself.</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. New tree planting should be appropriate to ensure that the predicted tree canopy cover (% site area) following development (25 years) delivers policy and GI TAN expectations i.e.</p>

		at least no net loss. Opportunities exist to plant new trees to improve connectivity within GI network.
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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)	+	>400m from the nearest bus stop. Frequent services to Oxford City Centre e.g. 2, 2A and 7 Gold
Sustainable transport links (rail station)	+	<1,600m from Oxford Parkway
Primary schools	-	> 800m from nearest primary schools at Wolvercote and Cutteslowe
Secondary schools	-	> 800m from nearest secondary schools (Cherwell school and Gosford Hill School in CDC)
GP surgeries	-	> 800m to nearest GP Surgery at Cutteslowe
Post office	-	>800m to nearest Post Office (Kendall Crescent in Cutteslowe)
Air quality	--	Whole city AQMA and development has potential to impact Cutteslowe roundabout hotspot.

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	0	Site not within 30m of a watercourse.

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	Site contains no known archaeological sites or has limited or uncertain archaeological potential
Conservation Areas & Register of Parks and Gardens (RPG)	0	Site is not in or on the edge of a conservation area or site on the RPG
Listed Buildings	0	Site contains no identified historic building constraint

View Cones	0	Site lies outside of a view cone
High Buildings Area	0	Site lies outside the City Council's locally designated high buildings area.

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	Current allocation is for graduate student accommodation or residential not economic
Support diversification or affordable workspace	0	Current allocation is for graduate student accommodation or residential not economic

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Yes, from Jordan Hill Business Park
Can walking and cycling connections with the surrounding area be achieved?	Site within existing urban area with existing pedestrian and cycle connections.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	<p>The existing use is as a private sports ground. limited physical features/ changes in ground level etc.</p> <p>Site contains significant existing trees along the northern and wester boundaries which are important to public amenity in the area and will provide valuable ecosystem services. Trees are protected by the OCC Jordan Hill (no.1) TPO 1981 and the Cherwell DC (No.1) TPO, 1982. Existing trees will influence developable area of site and its capacity. The quality of all existing trees should be assessed against the criteria in table 1 of BS5837:2012 (or its latest iteration). High quality trees must be retained unless there is a robust over-riding policy-based justification. Moderate and low quality trees should be retained where it is feasible to do so. Opportunities exist to plant new trees to benefit public amnity in the area.</p>
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	No

environmental issues such as noise or smells?	
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Stage 2 conclusion

No insurmountable constraints to development however site currently in use as an open-air sports facility which will likely require mitigation. Site still suitable for development. Progress site to stage 3 assessment.

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

Is there confirmed landowner intention to develop	Yes
Does the landowner specify types of development	Yes

Stage 3 conclusion
Consider further for site allocation for residential. Should site be taken forward, sports provision would need to be re-provided either on site or elsewhere.