


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Jesus and Lincoln College Sports Grounds	Site location plan
HELAA reference (and OLP2036 Policy if applicable)	026 and 032 Policy SP40 and Policy SP43	
Ward	Donnington	
Site size	5.42 ha	
Existing use	Open air sports facility	

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		
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to stage 2 assessment.		

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	-	Unprotected open space
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	++	Policy allocates this part of the site allocation for 26 dwellings.
Affordable housing provision	I	How affordable housing is delivered at this site will depend on implementation.

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 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	1	Depending on the scale of and type of housing delivered, there could be potential to require a small increase in community facilities however this would depend on implementation.

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	+	Site has potential to deliver public open space on site.
Ecology and biodiversity	+	<p>Contains no nature conservation designations but has potential for nature conservation interest. Can improve wildlife linkages or habitat continuity e.g., through retention of hedgerows, green roofs, walls, etc.</p> <p>Aerial imagery indicates the site is dominated by grassland subject to recreational use, with hedgerows flanking two boundaries. Potential protected species constraints are likely limited to nesting birds. The land is at the edge of a block of green space including the Lye Valley and Oxford Golf Course, and it would be beneficial for any development to deliver ecological enhancements onsite where possible.</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., at least no net loss. Opportunities exist to plant new trees to improve connectivity within GI network.</p>

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 bus stops located on Cowley Road – high frequency services including no's 1, 5, 10, u5
Sustainable transport links (rail station)	-	>3500m from Oxford Railway station via Bartlemas Close 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	Site contains no known archaeological sites. Limited/ uncertain archaeological potential
Conservation Areas & Register of Parks and Gardens (RPG)	-	Adjacent to Bartlemas Conservation Area but within the Bartlemas Historic Hamlet.
Listed Buildings	-	No listed buildings onsite but within the setting of a no. of listed buildings – including Grade 2* Bartlemas Farm House and Bartlemas House and Grade 1 listed St Bartholomew Chapel – these buildings

		can be seen from within the site/ the site frontage on Bartlemas Close.
View Cones	-	Crescent Road View Cone across part of site
High Buildings Area	0	Outside the 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	No change in jobs for the knowledge economy
Support diversification or affordable workspace	0	No change

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Yes from Bartlemas Close
Can walking and cycling connections with the surrounding area be achieved?	Yes – from Bartlemas Close. Cycle route along the site’s southern boundary – National Cycle Route 57. Walking connections to existing residential areas north and south of site via Bartlemas Close and and via NCR to east of site.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Stream/ brook to southern boundary, outside of site. Site contains significant existing trees and hedgerows along the southern and western boundaries of the site which are important to public amenity in the area and will provide valuable ecosystem services. 2 group of trees north of the pavillion in the western corner of the site are protected by the OCC -Bartlemas Close (No.1) TPO, 2006. 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 amenity in the area.
Are land contamination issues likely?	Unlikely
Does the site adjoin a sensitive land use? Is there an adjoining land use that	Surrounding area is primarily residential in nature.

may cause disturbance or environmental issues such as noise or smells?	
--	--

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 adjacent to an existing CA and lies within an Historic Hamlet. Part of the site also lies within a view cone. Design sensitivity will be required in order to mitigate impacts on heritage assets.

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	Landowner (2023) confirmed intention to develop for postgrad accommodation.

Stage 3 conclusion
Consider further for allocation for residential development including postgraduate accommodation