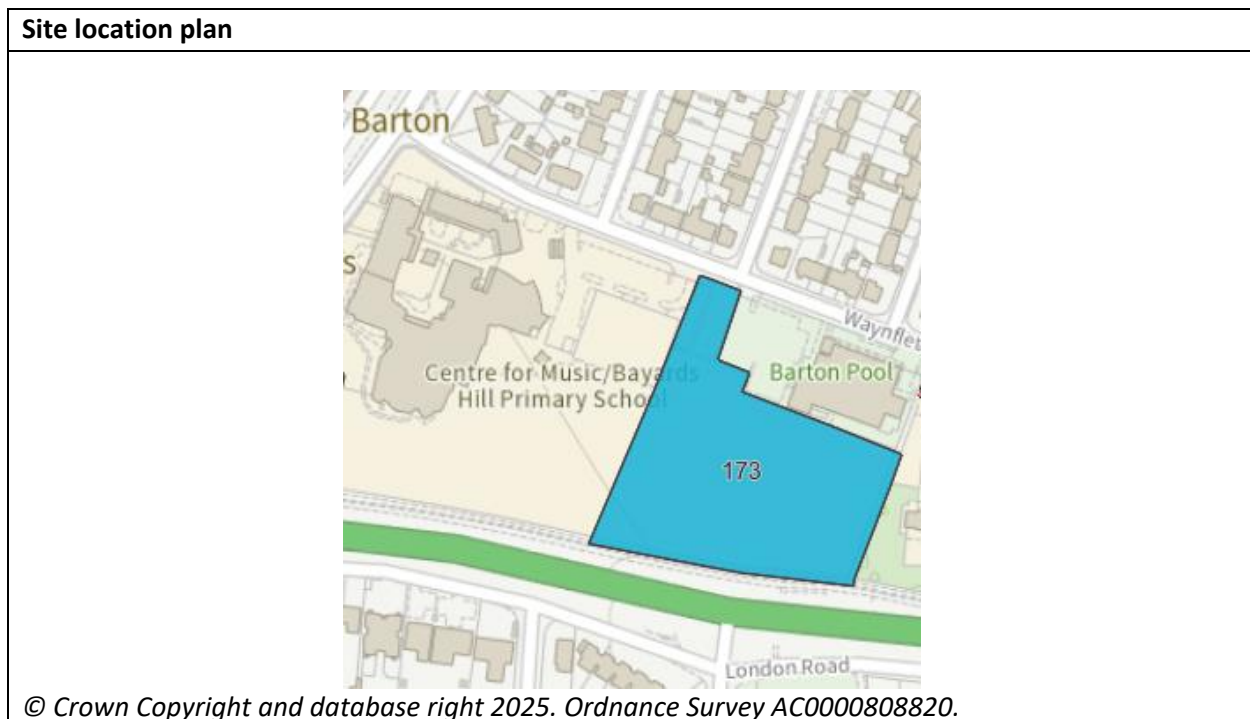


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

Site name	Bayards Hill Primary School Part Playing Fields
SHLAA reference (and OLP2036 Policy if applicable)	173 (OL2036 ref: SP63)
Ward	Barton & Sandhills
Total site size (ha)	1.07
Existing use(s)	Primary School playing fields



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

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	Site is allocated in current plan, but no live applications at present.

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	Yes
Does the landowner specify types of development	Landowner has put site forward for employer linked housing.

Stage 1b conclusion
Landowner has confirmed intent to develop, continue on 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	<i>Site is in Flood Zone 1 (Patch of surface water flood risk in south eastern corner of site).</i>
Flooding of land surrounding site for access/ egress	0	<i>There is safe access/egress from the site – area surrounding site is Flood Zone 1</i>

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?	-	<i>Site is a playing field that is considered as a supporting space in GI network, and is currently in use</i>
Green belt?	0	<i>Site is not within green belt.</i>

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>Site is a site allocation in current local plan, with a minimum requirement for 30 dwellings (employer linked housing).</i>
Affordable housing provision	I	<i>Amount of affordable housing on site will depend on details of any proposed scheme and the policy requirement at the time of application.</i>

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)	+	<i>Site is adjacent to one of the most deprived areas in the city.</i>

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	I	<i>Site is currently allocated for employer linked housing, although suitable complementary uses may be considered</i>

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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Public open space	+	<i>Site allocated for housing, which will require min 10% public space on site.</i>

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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Sustainable transport links (bus stop)	+	<i>Bus stop is directly opposite the site, it is served by a single route but with frequent services. Stops serving other routes are also nearby but may require crossing A40.</i>
Sustainable transport links (rail station)	-	<i>Oxford Rail Station is 5.8km away.</i>
Primary Schools	+	<i>Site directly adjoins Bayards Hill Primary School, Sandhills school is 1.3km away.</i>
Secondary Schools	-	<i>Nearest secondary school is 3.4km.</i>
GP Surgeries	+	<i>Nearest GP surgery is approx 640m away (Barton Surgery).</i>
Post office	-	<i>Nearest post office is approx 1km away.</i>
Air Quality	-	<i>Entire city within AQMA</i>

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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Water	0	<i>Site is not near any water course.</i>

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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Ecology and Biodiversity	0	<i>No ecological designations on site.</i>

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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Archaeology	0	<i>Site is unlikely to have significant archaeological potential.</i>
Conservation Areas & Register of Parks and Gardens (RPG)	0	<i>Site is not in a conservation area.</i>
Listed Buildings	0	<i>Site does not contain listed buildings or within the setting of one.</i>
View Cones	0	<i>Site is not within any view cones.</i>
Historic Core Area	0	<i>Site is not within the historic core area.</i>

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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Employment Opportunities in the knowledge-based economy	0	<i>Site is allocated for residential use so no implications for knowledge economy expected.</i>
Diversifying the economy and employment opportunities	0	<i>Site is allocated solely for residential use and suitable complementary uses.</i>

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 significant physical or natural features on site.
Are land contamination issues likely?	No land contamination issues likely.
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?	Site is located in a predominantly residential area, and directly adjoins a primary school.

Stage 2 conclusion
No significant sustainability issues flagged by the assessment, although loss of green infrastructure may need to be considered as part of allocation. Site should be considered further for allocation subject to additional work informing Regulation 19 Local Plan.