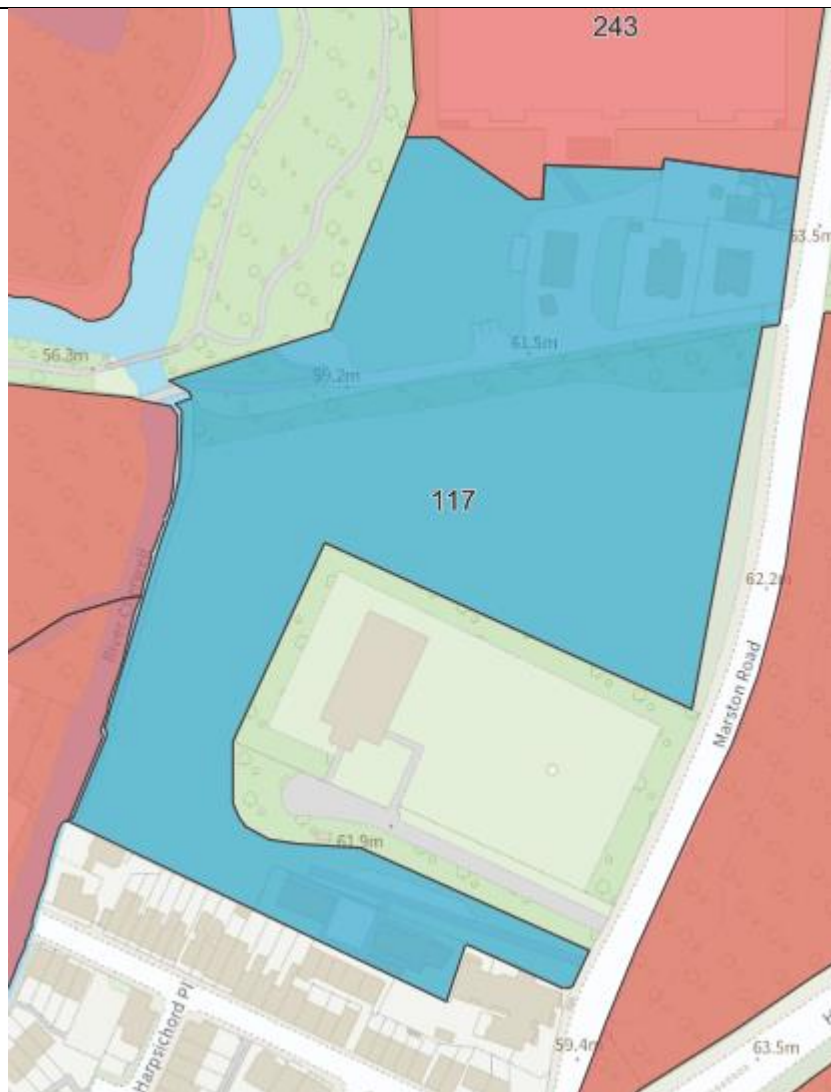


**Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal**

Site name	Land Surrounding St Clement's Church
SHLAA reference (and OLP2036 Policy if applicable)	117 Policy SP18
Ward	St Clement's
Total site size (ha)	2.31ha
Existing use(s)	Greenfield land surrounding churchyard.

**Site location plan**



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**Stage 1a 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?	Yes	
Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	

<b>Stage 1a conclusion</b>
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. The landowner (Magdalen College) has intention to develop
Does the landowner specify types of development	Primarily residential

<b>Stage 1b conclusion</b>
Consider further for allocation for residential-led development, continue 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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>What flood zone(s) is the site in?</b>	-	Very small part of the site in south west corner is Flood Zone 2. Surface water flooding to south of the church.
<b>Flooding of land surrounding site for access/ egress</b>	0	There is safe access/egress from the site – area surrounding site is FZ1

**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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Previously developed land?</b>	-	The site is greenfield and will therefore not make use of previously developed land. The site can be defined as unprotected open space, surrounding a churchyard.
<b>Green belt?</b>	0	<i>Site is not on Green Belt land.</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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Housing provision</b>	++	<i>Landowner interest in housing, which is a suitable use for the site.</i>
<b>Affordable housing provision</b>	+	<i>Likely to deliver affordable housing.</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.*

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
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<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	<i>Site is not within one of the most deprived areas of Oxford.</i>
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**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.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	It is unlikely that any development will increase the provision of essential services and facilities on site. Facilities will remain the same.

**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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	+	<i>Likely that development would create additional public open space.</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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<i>Bus stop outside site with buses 100 and X3 to city centre about 10min frequency</i>
<b>Sustainable transport links (rail station)</b>	-	<i>2.7km to Oxford Station</i>
<b>Primary Schools</b>	+	<i>c.750m to East Oxford Primary School</i>
<b>Secondary Schools</b>	-	<i>c.1.2km to Cheney School</i>
<b>GP Surgeries</b>	-	<i>Just over 800m from most of the site to St Clement's Surgery</i>
<b>Post office</b>	+	<i>Under 800m to St Clement's Post Office.</i>

<b>Air Quality</b>	-	<i>Whole city is within an AQMA</i>
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**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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	<i>Adjacent to Cherwell</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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	0	<p>The site is within 50m of Long Meadow Oxford City Wildlife Site (OCWS).</p> <p>Aerial imagery indicates the site is comprised of grassland, with scrub incursion from the hedgerows at the boundaries. The site is located at the edge of the central green corridor through Oxford (to the west) and areas of parkland and woodland (to the east). The River Cherwell is located immediately adjacent to the western boundary.</p> <p>One meadow in the surrounding landscape is identified by Natural England as priority habitat, another is identified as an OCWS. It should be a priority to establish the distinctiveness and condition of the grassland within the allocation site to understand the extent of constraint this provides to potential development.</p> <p>Potential protected species constraints include roosting bats (both in trees onsite and in the adjacent St Clement's Church), foraging and commuting bats, nesting birds, badger, reptiles, water vole and otter (associated with the River Cherwell).</p> <p>In addition, the River Cherwell is likely to be an important foraging and commuting resource for bats and should not be subject to any artificial illumination as a result of any proposed development. If St Clement's Church has the potential to support roosting bats, neither the church nor flightpaths to and from it should be subject to illumination either. A lighting strategy should be submitted in support of any planning application, setting out the lighting associated with the proposed development. This will need to account for both internal and external lighting.</p>

**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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	Site contains no known archaeological sites.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	--	The entire site is within the St Clement's and Iffley Road Conservation Area. The site is also adjacent to the Headington Hill Conservation Area and Central (University & City) Conservation Area.
<b>Listed Buildings</b>	-	The site is adjacent to St Clement's Church, which is Grade II* listed.
<b>View Cones</b>	0	<i>The site lies outside of a view cone.</i>
<b>Historic Core Area</b>	0	<i>Site lies outside of 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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	<i>No change expected.</i>
<b>Diversifying the economy and employment opportunities</b>	0	<i>No change expected.</i>

**Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	There is existing vehicular access via Marston Road; however this will need to be improved.
Can walking and cycling connections with the surrounding area be achieved?	Walking and cycling connections are already established within the area, however these could also be improved to better connect the site.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	St Clement's Churchyard is adjacent to the site and contains a number of designated TPO's.
Are land contamination issues likely?	The current land use suggests contamination issues are 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?	Site is adjacent to Magdalen College Sports Ground South.

<b>Stage 2 conclusion</b>
Site is greenfield land surrounding a churchyard and forming the setting of the adjacent listed building, it is also located within a conservation area and may have ecological sensitivities, new development will need to consider impacts and respond accordingly. There is some flood risk on the site and proximity to the watercourse will also need to inform design response. The sensitivities are not considered unsurmountable and site should be considered further for allocation subject to any additional work informing the Regulation 19 Local Plan.