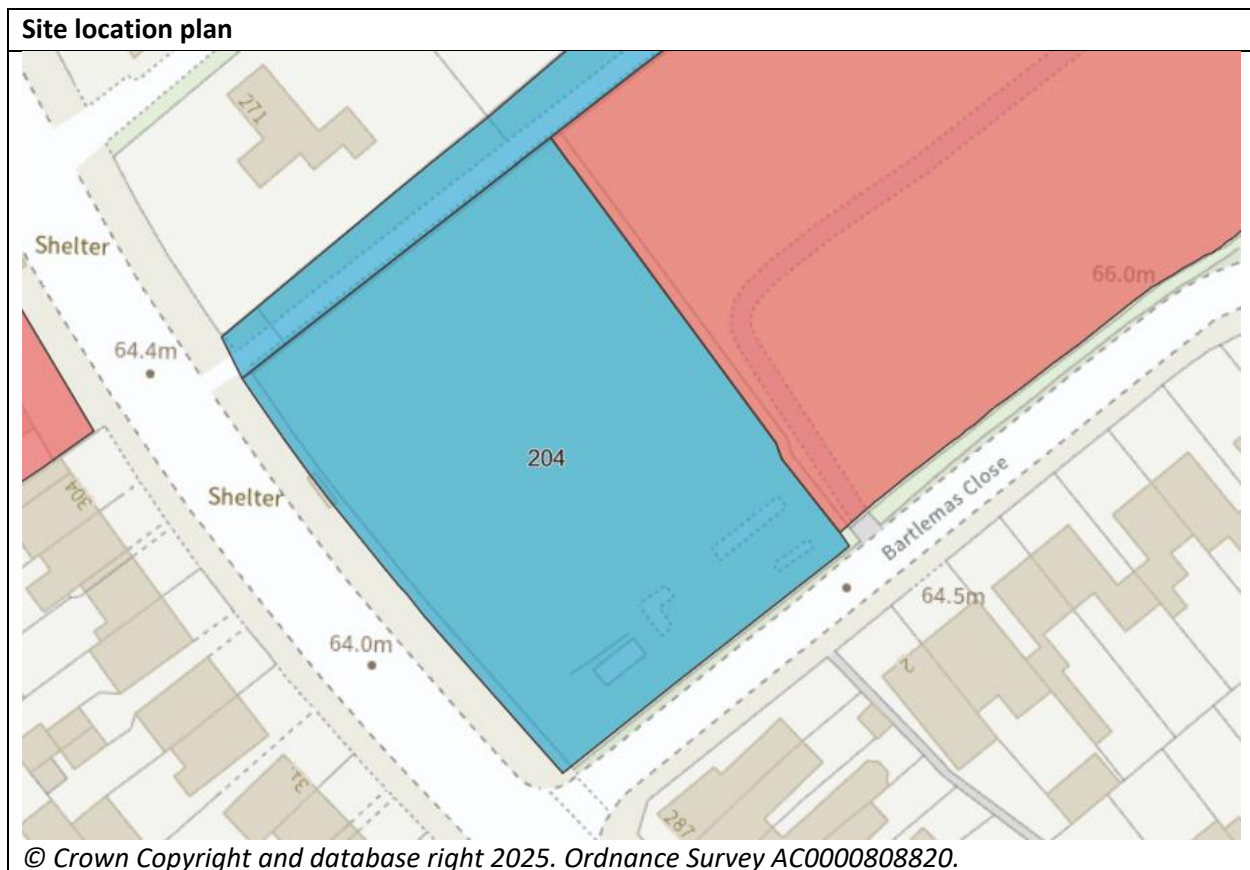


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

| | |
|--|------------------------|
| Site name | East Oxford Bowls Club |
| SHLAA reference (and OLP2036 Policy if applicable) | 204 |
| Ward | St Clement's |
| Total site size (ha) | 0.3ha |
| Existing use(s) | Recreation |



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? | 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 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 | Residential. |

| |
|---|
| Stage 1b conclusion |
| Landowner has confirmed intent to develop, consider further for allocation for housing. 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?

| Criteria | SA rating | Comments |
|---|------------------|---|
| What flood zone(s) is the site in? | 0 | Site is in Flood Zone 1 <i>(Surface water flood risk is located predominantly inside the north western, south eastern and south western perimeter of site, with a patch located more centrally.)</i> |
| Flooding of land surrounding site for access/ egress | 0 | There is safe access/egress from the site – area surrounding site is Flood Zone 1 |

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> |
|-----------------------------------|------------------|---|
| Previously developed land? | + | Site is previously developed with vacant buildings on site. |
| Green belt? | 0 | Site is not on Green Belt land. |

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> |
|-------------------------------------|------------------|----------------------------|
| Housing provision | I | Depends on implementation. |
| Affordable housing provision | I | Depends on implementation |

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> |
|---|------------------|--|
| Regeneration area (within the top 20% most deprived areas IMD) | 0 | Site is not within or adjacent to a regeneration area. |

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.*

| <i>Criteria</i> | <i>SA rating</i> | <i>Comments</i> |
|-----------------------------|------------------|----------------------------|
| Community facilities | I | Depends on implementation. |

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 | 0 | Site not allocated. |

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) | + | <400m from multiple bus services on Cowley Road. |
| Sustainable transport links (rail station) | - | >1600m from Oxford train station. |
| Primary Schools | - | >800m to the nearest primary school. |
| Secondary Schools | - | 800m to the nearest secondary school (Oxford Spires Academy). |
| GP Surgeries | + | <800m from the nearest GP (Bartlemas Surgery). |
| Post office | - | >800m from the nearest post office (Donnington Post Office). |
| Air Quality | - | Whole city is within an AQMA. |

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 | Site is not within 30m of a water body. |

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 | + | Adjacent to green infrastructure network (allotments). Site itself contains no nature conservation designations but has potential for nature conservation interest. Potential to improve wildlife linkages or habitat continuity. |

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 | Site contains no known archaeological sites. |
| Conservation Areas & Register of Parks and Gardens (RPG) | - | Site is entirely within Bartlemas Conservation Area. |
| Listed Buildings | - | Site forms the setting of multiple listed buildings within the conservation area. |
| View Cones | - | Within view cone/High Buildings Area. |
| Historic Core Area | 0 | Site is not within Historic Core Area. |

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 | I | Depends on implementation. |
| Diversifying the economy | I | Depends on implementation. |

| | | |
|------------------------------------|--|--|
| end employment opportunities | | |
|------------------------------------|--|--|

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? | As the site is entirely within a conservation area, all trees within and surrounding the site are subject to a Tree Protection Order. |
| Are land contamination issues likely? | No. |
| 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. |

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| Stage 2 conclusion |
| No insurmountable constraints although any potential development would need to take into account the site's sensitive historic environment including nearby listed buildings, the view cone and make a positive contribution to Bartlemas Conservation Area. Site should be considered further for allocation subject to any additional work informing Regulation 19 Local Plan. |