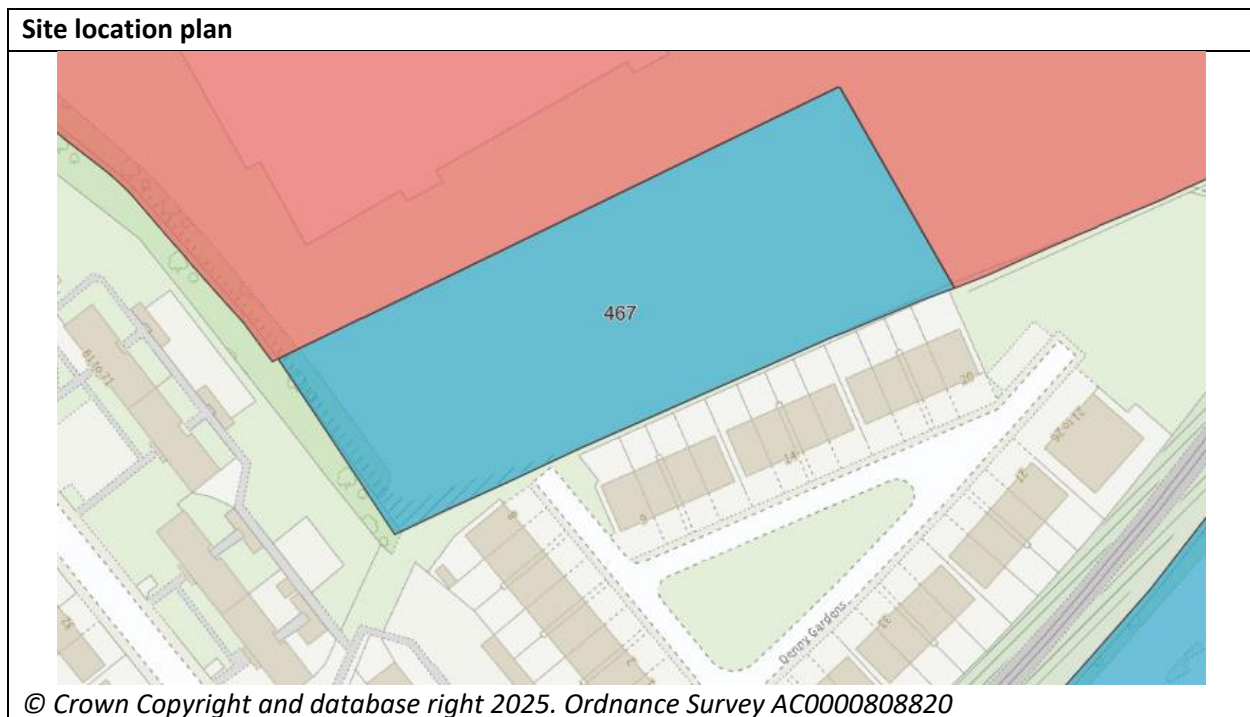


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

Site name	Edge of Playing Fields, Oxford Academy
SHLAA reference (and OLP2036 Policy if applicable)	467 Policy SP13
Ward	Littlemore
Total site size (ha)	0.58ha
Existing use(s)	School playing field



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	County Council landowner and River Learning Trust leaseholder, have both indicated that there is an intention to develop the site for staff accommodation (employer-linked).
Does the landowner specify types of development	Employer-linked housing for school staff

Stage 1b conclusion
Consider further as site allocation for employer-linked 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	<i>Site is in Flood Zone 1</i> <i>(However, large area of surface water flood risk present across site)</i>
Flooding of land surrounding site for access/ egress	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?

Criteria	SA rating	Comments
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Previously developed land?	-	Site is unprotected open space (playing field). So any development would need qualitative improvements to the remaining playing pitches to compensate for any loss.
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	++	Site would provide more than 10 new homes
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)	+	Site is adjacent (surrounded by) regeneration areas 016A and 017D within the 20% most deprived areas.

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	-	Site not allocated for community facilities Some playing pitch space would be lost, so would need reproviding.

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>
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Public open space	-	Some of the pitches/facilities are rented out for community use. As above, some playing pitch space would be lost, so would need re-providing.
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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 a bus stop (St Nicholas Road for services 5a which runs between Littlemore and the city centre via Templar's Square shopping centre and Cowley Road. Buses run approximately every 30 minutes)
Sustainable transport links (rail station)	-	> 1600m from train station (Oxford Rail Station) Although would be within walking distance of the new Southern Station on the proposed Cowley Branch line if this is delivered within the plan period.
Primary Schools	+	<800m from the nearest primary school with spaces (John Henry Newman Academy)
Secondary Schools	+	<800m from the nearest secondary school with spaces. Site is within the grounds of The Oxford Academy and the main building can be accessed via the rear entrance on Northfield Close.
GP Surgeries	-	>800m from the nearest GP Surgery. The Leys Health Centre on Dunnock Way is approximately 1,500m away
Post office	-	>800m from the nearest post office. Littlemore Stores and Post Office is approximately 1km
Air Quality	-	Site is within an Air Quality Management Area (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	+	Contains no nature conservation designations but has potential for nature conservation interest. Can 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?

Criteria	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 register
Listed Buildings	0	Site contains no identified historic building constraint
View Cones	0	Site lies outside of a view cone
Historic Core Area	0	Site lies outside the City Council's locally designated 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?

Criteria	SA rating	Comments
Employment Opportunities in the knowledge-based economy	0	No change in number of jobs/economic floorspace in knowledge-based economy
Diversifying the economy and employment opportunities	0	No change in employment base or access to affordable workspaces. Indirect positive impact of supporting the economy, via helping essential workers in schools to find affordable housing (proposal is for employer-linked homes).

Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Existing vehicle access to the site exists from Denny Gardens, off Priory Road
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Can walking and cycling connections with the surrounding area be achieved?	The site is within the urban area with opportunities to connect to and improve existing pedestrian connections with Northfield Close and Priory Road. Foot and cycle connections with Denny Gardens also possible. A foot and cycle path connects the southern end of Priory Road to the nearby Ozone leisure centre and Kassam Stadium.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No significant physical features have been identified, though existing green infrastructure features around the boundaries of the site should be retained and enhanced where possible
Are land contamination issues likely?	Current land use suggests that land contamination issues are unlikely. The site has not previously been used for landfill
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?	The site adjoins a secondary school (The Oxford Academy) and design sensitivity is thus required. In particular, it will be necessary to screen any development from the sports pitches to the north-east, this can be achieved via planting

Stage 2 conclusion
No insurmountable constraints to development. Site should be considered further for allocation for employer-linked homes (due to sensitive location within school grounds). Any loss of playing pitches would need mitigating. They would need to be reprovided via alternative provision, which could include enhanced provision on the site. Additionally, presence of surface water flood risk across much of the site will need to inform appropriate design solutions that can help mitigate.