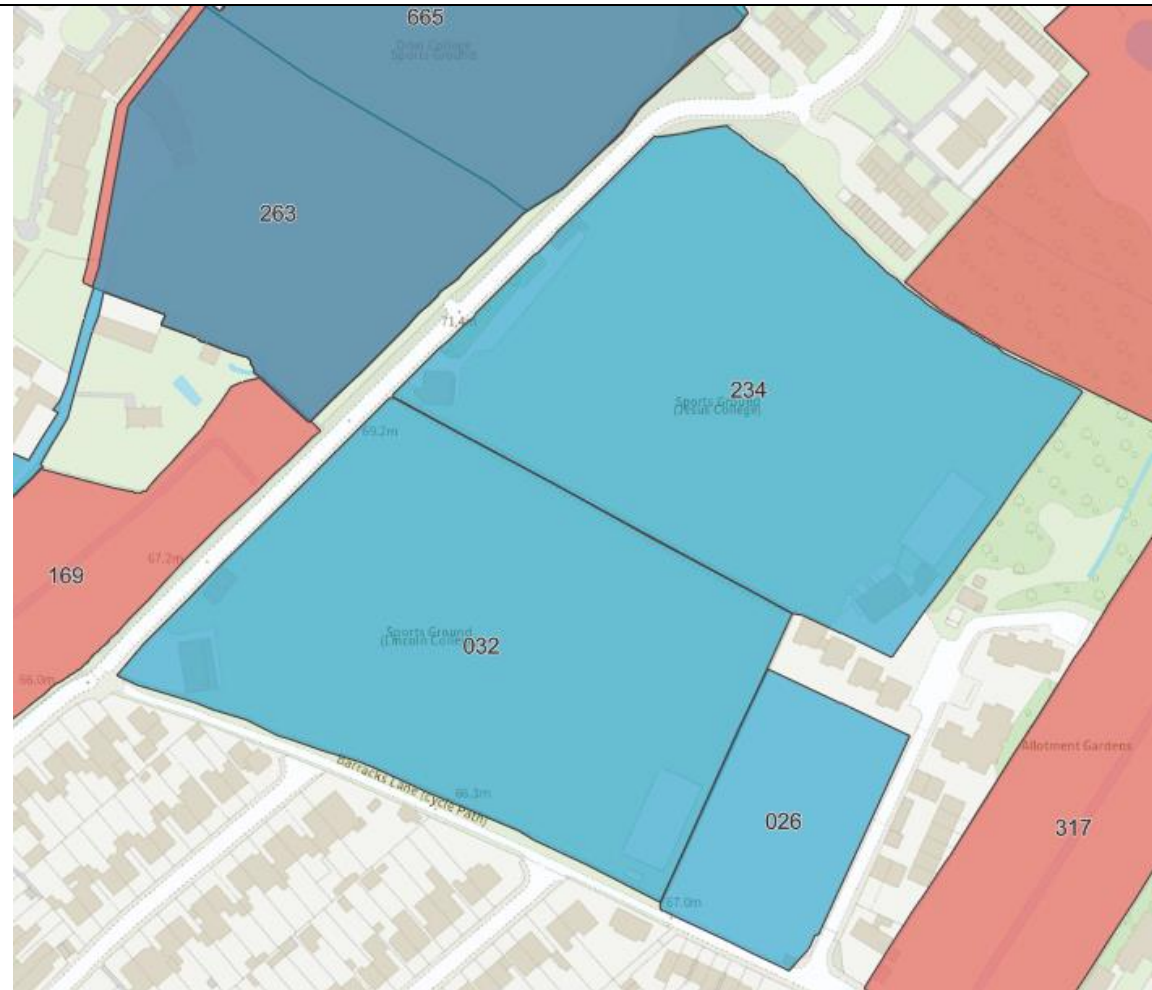


**Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal**

Site name	Jesus and Lincoln College Sports Grounds including Herbert Close.
SHLAA reference (and OLP2036 Policy if applicable)	032 (SP40), 234 and 026 (SP43)
Ward	Donnington
Total site size (ha)	032 = 2.34, 234 = 2.53, 026 = 0.55 Combined = 5.42
Existing use(s)	Open air sports

**Site location plan**



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820

**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	

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

**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 (2025) confirmed intention to develop for postgrad accommodation.

<b>Stage 1b conclusion</b>
Confirmed landowner intent, continue to next stage.

**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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	Site is in Flood Zone 1  (Several small patches of surface water flood risk present within site)
<b>Flooding of land surrounding site for access/ egress</b>	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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	-	Unprotected open space
<b>Green belt?</b>	0	Site is not within GB

**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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	Previously allocated for housing in part.
<b>Affordable housing provision</b>	I	Will depend 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.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20%</b>	0	Not in or adjacent to regen. area

most deprived areas IMD)		
--------------------------	--	--

**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>	I	<i>Depending on the scale and type of housing delivered, there could be potential to require a small increase in community facilities, however, this would depend on implementation.</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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	I	<i>Site has potential to deliver public open space, but depends on implementation.</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>	+	>400m from bus stops located on Cowley Road – high frequency services including no's 1, 5, 10
<b>Sustainable transport links (rail station)</b>	-	>3500m from Oxford Railway station via Bartlemas Close and B480
<b>Primary Schools</b>	-	Over 800m from a primary school (East Oxford Primary)
<b>Secondary Schools</b>	+	>1,100m from Oxford Spires Academy
<b>GP Surgeries</b>	+	> 800m from Bartlemas Surgery and Cowley Road Medical Practice
<b>Post office</b>	+	>1000m from Donnington Post office
<b>Air Quality</b>	-	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>
<b>Water</b>	-	Stream/ culvert to south of site

**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>
<b>Ecology and Biodiversity</b>	+	<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 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>
<b>Archaeology</b>	0	Site contains no known archaeological sites. Limited/ uncertain archaeological potential

<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	-	Adjacent to Bartlemas Conservation Area but within the Bartlemas Historic Hamlet.
<b>Listed Buildings</b>	-	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.
<b>View Cones</b>	-	Crescent Road View Cone across part of site
<b>Historic Core Area</b>	0	Outside the locally designated High Buildings 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?

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

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

Can access for vehicles be achieved?	Yes from Bartlemas Close and Barracks Lane
Can walking and cycling connections with the surrounding area be achieved?	Yes – 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 Barracks Lane.
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 which are important to public amenity in the area and will provide valuable ecosystem services. 2 group of trees north of the pavilion 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.
Are land contamination issues likely?	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?	Surrounding area is primarily residential in nature.

<b>Stage 2 conclusion</b>
<p>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. Consider further for allocation for residential development including postgraduate accommodation.</p>