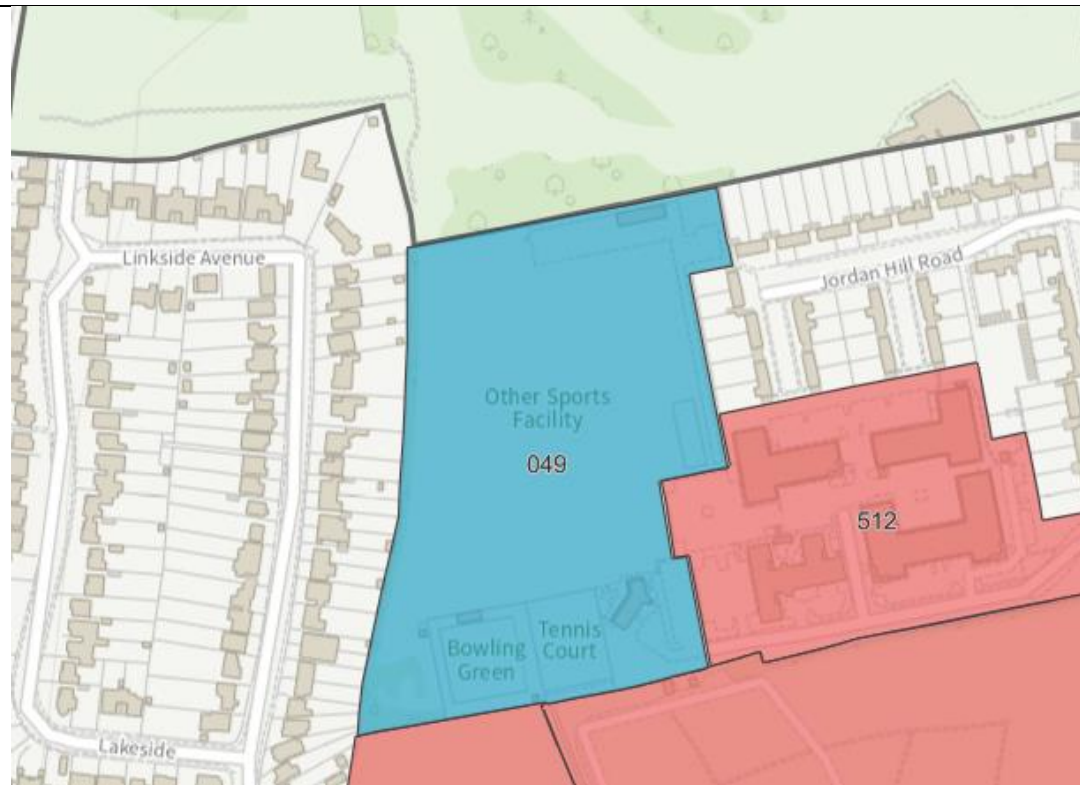


**Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal**

Site name	Oxford University Press Sports Ground
SHLAA reference (and OLP2036 Policy if applicable)	049 Policy SP52
Ward	Wolvercote
Total site size (ha)	3.66
Existing use(s)	Private sports ground

**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?	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	Landowner has indicated a willingness to develop the site.
Does the landowner specify types of development	Housing and public open space

<b>Stage 1b conclusion</b>
Landowner has expressed interest in further development of the site. 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	<i>Site is in Flood Zone 1</i>  <i>(Large patch of surface water flood risk along the upper side of the eastern perimeter, with small patches along the southern perimeter.)</i>
<b>Flooding of land</b>	0	<i>There is safe access/egress from the site – area surrounding site is Flood Zone 1</i>

surrounding site for access/ egress		
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**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>	-	<i>Site is unprotected open space (private sports ground) including a cricket pitch and three tennis courts. Part of the the Green Infrastructure Network (supporting).</i>
<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>Site would provide more than 10 new homes. (Site allocation in Oxford Local Plan 2036 is for a minimum of 130 homes, depending on relocation of the cricket pitch).</i>
<b>Affordable housing provision</b>	I	<i>Depends on implementation</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>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	<i>Site is not in or adjacent to a regeneration area</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.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	<i>Site not allocated for community facilities</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>Site allocated for housing – 10% public open space provided 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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<i>The site is 400m from the nearest bus stop (Jordan Hill on Banbury Road). Buses along Banbury Road are frequent and include the 2, 2A, 700, S5 and S7.</i>
<b>Sustainable transport links (rail station)</b>	+	<i>Less than 1600m from the nearest rail station (Oxford Parkway is 1500m away)</i>
<b>Primary Schools</b>	-	<i>More than 800m from the nearest primary school (Wolvercote Primary School)</i>
<b>Secondary Schools</b>	-	<i>More than 800m from the nearest secondary school (Cherwell School)</i>
<b>GP Surgeries</b>	-	<i>More than 800m from the nearest GP surgery (Wolvercote Surgery)</i>
<b>Post office</b>	-	<i>More than 800m from the nearest post office (Kendall Crescent)</i>
<b>Air Quality</b>	-	<i>Site is within an Air Quality Management Area (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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
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<b>Water</b>	0	<i>Site is not within 30m of a water body</i>
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**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>	+	<i>Contains no nature conservation designations but has potential for nature conservation interest. Aerial imagery indicates the site is comprised of grassland used for recreational purposes (cricket pitch), developed land, and boundary hedgerows/tree lines. It forms part of a wider block of semi-natural habitats incorporating the golf course to the north, and the lake and cemetery to the south. As such, it may act as a green corridor in the landscape, potentially for nesting birds, foraging and commuting bats, badgers, reptiles, and amphibians. Any development proposals should assess what connectivity is provided and preserve. Any of the faunal groups identified above could also provide constraints within the application site itself.</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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	<i>Site contains no known archaeological sites or has limited or uncertain archaeological potential</i>
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	<i>Site is not in or on the edge of a conservation area or site on the Register of Parks and Gardens</i>
<b>Listed Buildings</b>	0	<i>Site contains no identified historic building constraint</i>
<b>View Cones</b>	0	<i>Site lies outside of a view cone</i>
<b>Historic Core Area</b>	0	<i>Site lies outside the City Council's locally designated 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 in number of jobs/economic floorspace in knowledge-based economy</i>
<b>Diversifying the economy and employment opportunities</b>	0	<i>No change in employment base or access to affordable workspaces</i>

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

Can access for vehicles be achieved?	Site is accessible by vehicle from Jordan Hill.
Can walking and cycling connections with the surrounding area be achieved?	Pedestrian and cycle connections from Jordan Hill via Banbury Road.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	<p>The existing use is as a private sports ground. There are limited physical features/ changes in ground level etc.</p> <p>Site contains significant existing trees along the northern and western boundaries which are important to public amenity in the area and will provide valuable ecosystem services. Trees are protected by the Oxford City Council Jordan Hill Road (No.1) Tree Preservation Order 1981 and the Cherwell District Council (No.1) Tree Preservation Order, 1982. Existing trees will influence the developable area of the site and its capacity.</p>
Are land contamination issues likely?	There are no likely land contamination issues.
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 adjacent business park is in use for science, technology, innovation and offices, so the potential for noise nuisance to impact residential uses on the development site would be low.

<b>Stage 2 conclusion</b>
The site scores quite well overall against the sustainability criteria and although the scoring for accessing local services such as schools and GP surgeries is low, there is good access to sustainable transport links which are in close proximity to the site.

Consider site further for allocation for residential and public open space subject to any additional work informing Regulation 19 Local Plan.