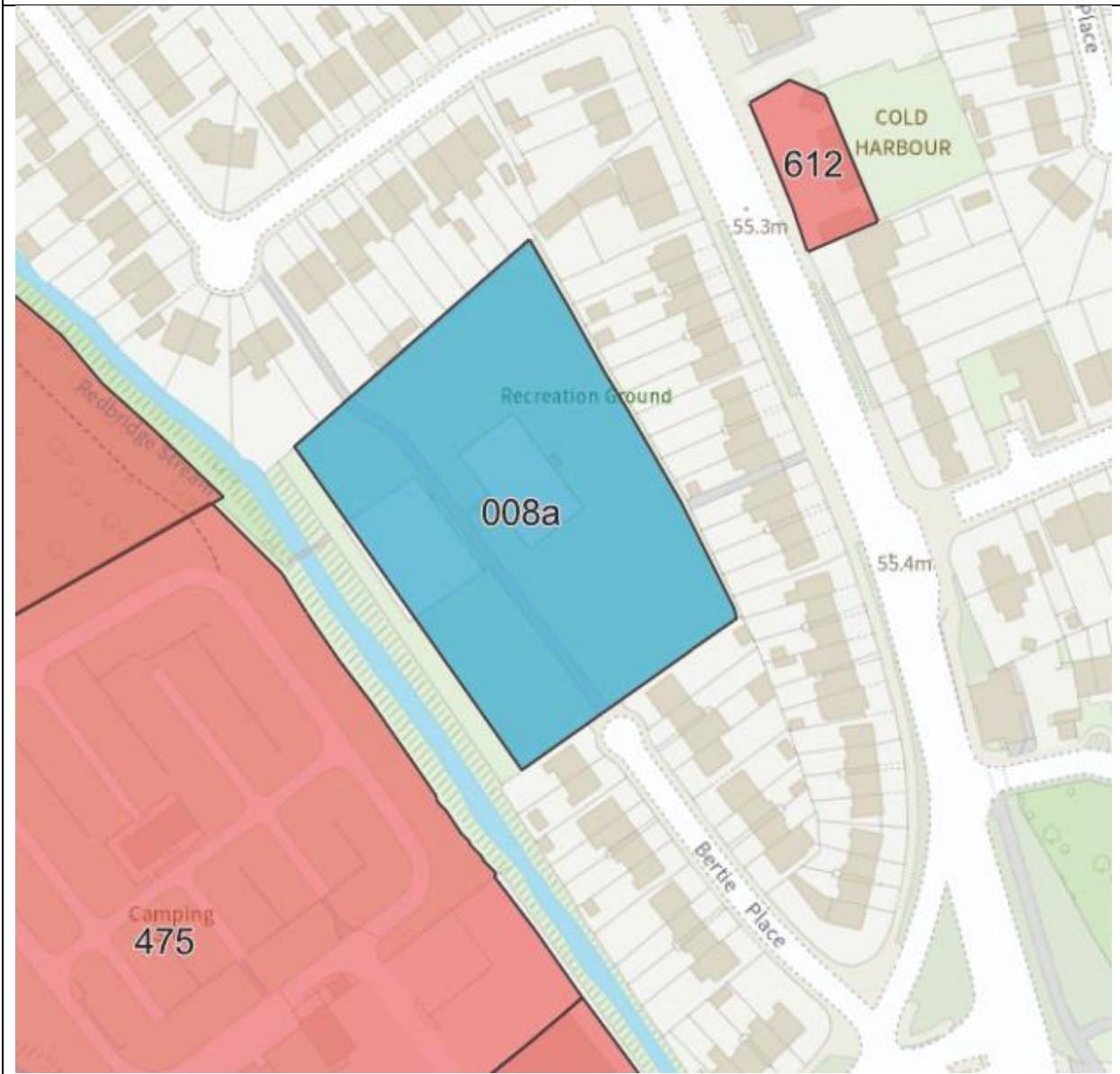


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

Site name	Bertie Place Recreation Ground
SHLAA reference (and OLP2036 Policy if applicable)	008a Policy SP3
Ward	Hinksey Park
Total site size (ha)	0.67ha
Existing use(s)	Recreation ground, playground, muga

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	Small amount (approximately 5%) of site lies within FZ3b and some of access
Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	Planning application 23/00988/FUL not yet determined. 31 units.

Stage 1a conclusion
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	Planning application indicates landowner intention to develop for residential.
Does the landowner specify types of development	Residential

Stage 1b conclusion
Landowner has set out intentions through planning application. 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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
What flood zone(s) is the site in?	--	Site is partially in Flood Zone 3b (Small patch of surface water flood risk towards western boundary on site)
Flooding of land surrounding site for access/ egress	-	Access/egress from the site and immediate surroundings lies within Flood Zone 2. Part of Abingdon Road which lies in close proximity to the site is in Flood Zone 3b.

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?	-	Unprotected green space
Green belt?	0	Not Green Belt

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	++	Current allocation for housing and application for 31 homes. Unlikely other uses would be proposed or would align with strategy.
Affordable housing provision	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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Regeneration area (within the top 20% most deprived areas IMD)	0	<i>Site is not in or adjacent to a regeneration area</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.*

Criteria	SA rating	Comments
Community facilities	0	<i>Site not likely to deliver new 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?

Criteria	SA rating	Comments
Public open space	-	<i>Depends on how loss is compensated for, but the developable part of the site is currently a small recreation ground, multi-use games area (MUGA) and playground.</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?

Criteria	SA rating	Comments
Sustainable transport links (bus stop)	+	Better than 10min frequency at peaks of buses to the city centre (many of which go to Abingdon in the opposite direction) (X2, X3 and 35 most frequent). Bus stop on Abingdon Rd or Redbridge P&R both under 250m
Sustainable transport links (rail station)	-	<i>3.2km walk to Oxford Parkway Station, closest station</i>
Primary Schools	+	<i>700m to New Hinksey Primary School</i>
Secondary Schools	-	<i>2300m to Greyfriars Oxford Catholic School</i>

GP Surgeries	+	<i>c.800m walk to South Oxford Health Centre</i>
Post office	-	<i>1,500m to Donnington PO</i>
Air Quality	-	<i>Site is within Air Quality Management Area</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?

Criteria	SA rating	Comments
Water	-	<i>Within 30 m of a water body (Redbridge Stream)</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?

Criteria	SA rating	Comments
Ecology and Biodiversity	+	The recreation ground appears to contain regularly managed grassland, likely of limited diversity, though the tree lines bordering the site may be of greater value. There will be few protected species considerations.

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	<i>0</i>	<i>Site contains no known archaeological sites or has limited/uncertain archaeological potential</i>
Conservation Areas & Register of Parks and Gardens (RPG)	<i>0</i>	<i>Site is not in or on the edge of a conservation area or site on the RPG</i>
Listed Buildings	<i>0</i>	<i>Site contains no identified historic building constraint</i>
View Cones	<i>0</i>	<i>Site lies outside of a view cone</i>
Historic Core Area	<i>0</i>	<i>Site lies outside the City Council's 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?

Criteria	SA rating	Comments
Employment Opportunities in the knowledge-based economy	0	<i>No change in the number of jobs/economic floorspace supporting the knowledge economy.</i>
Diversifying the economy and employment opportunities	0	<i>No change.</i>

Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Yes – road access from Bertie Place, although only potential for one route in, one route out, so site will be a cul-de-sac (for vehicles) There is pedestrian access through to the Abingdon Road and Wytham Street
Can walking and cycling connections with the surrounding area be achieved?	Yes – good pedestrian and cycling connections using National Cycle Route 5 which cuts through the site and will need to continue through the site, even if its exact location is altered
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	A number of established trees onsite, particularly around perimeter Sites contain significant existing trees and woodland which are important to public amenity in the area and will provide valuable ecosystem services. Existing trees will influence developable area of site and its capacity.
Are land contamination issues likely?	Yes, but can be mitigated.
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 adjoins existing residential development

Stage 2 conclusion
Access/egress from the site is over land in moderate flood risk so will need further investigation and mitigation is likely to be required. Re-provision of MUGA and playground will be required. No other significant constraints to development.