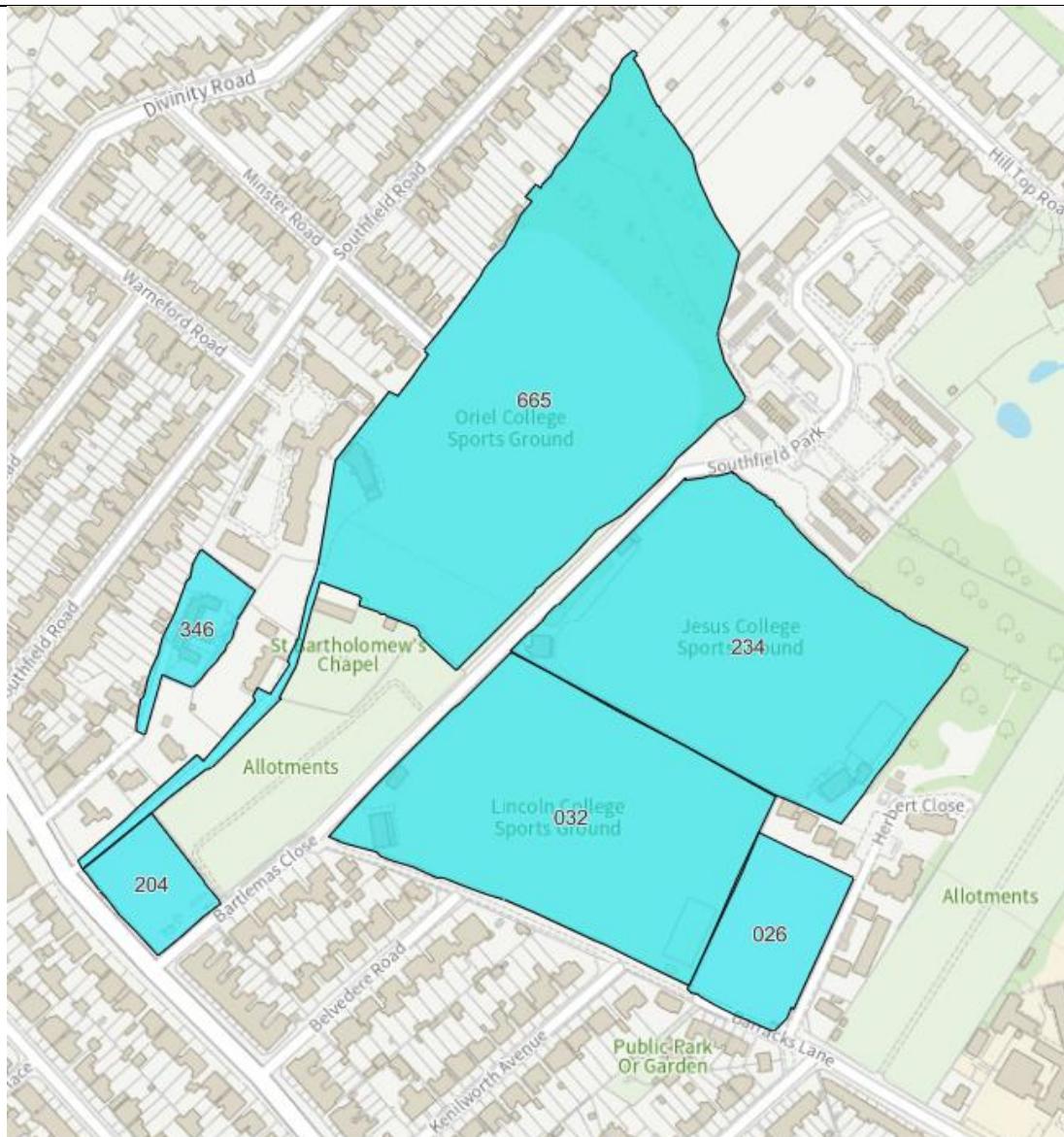


**Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form  
incorporating sustainability appraisal**

<b>Site name</b>	<b>Oriel College Sports Ground</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>665</b>
<b>Ward</b>	<b>St Clement's</b>
<b>Total site size (ha)</b>	<b>1.83ha</b>
<b>Existing use(s)</b>	<b>Playing pitches.</b>

**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.	

**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	Landowner has confirmed (2025) intention to develop wider area.
Does the landowner specify types of development	Any redevelopment proposals would need to demonstrate that the sports use is either surplus or could be replaced.

**Stage 1b conclusion**

Developer has confirmed intent to develop, 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?

<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>(Surface water flood risk along lower side of north western perimeter, with a small patch present in the northern corner of the site.)</i>
<b>Flooding of land surrounding site for access/ egress</b>	0	<i>There is safe access/egress from the site – area surrounding site is Flood Zone 1</i>

**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>	0	Site is currently in use.
<b>Green belt?</b>	0	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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	I	Depends on implementation.
<b>Affordable housing provision</b>	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.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	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.

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	I	Depends upon implementation

**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 multiple bus services on Cowley Road.
<b>Sustainable transport</b>	-	>1600m from Oxford train station.

links (rail 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	+	No nature conservation designations, and opportunities to improve connections. Note that site is within proposed GI network (supporting) and Tree Protection Order covers northern part of site.

**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	Contains no known archaeological sites.
Conservation Areas & Register of Parks and Gardens (RPG)	-	Adjacent to Bartlemas Conservation Area.

<b>Listed Buildings</b>	-	Forms the setting of multiple listed buildings within the conservation area. The site is locally listed on Oxford's Heritage Asset Register.
<b>View Cones</b>	-	Lies within a view cone.
<b>Historic Core Area</b>	0	Outside the 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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	I	Depends on implementation.
<b>Diversifying the economy and employment opportunities</b>	I	Depends on implementation.

#### **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?	The site is partially covered by 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.

<b>Stage 2 conclusion</b>
No insurmountable constraints, though there are potential sensitivities in relation to heritage constraints which will need to be considered as part of the allocation process, including

proximity to the conservation area, listed buildings and being within the view cone. Potential need for reprovision of sports uses will also need to be considered. Site should be considered further for allocation, subject to further detailed assessment where necessary as the Local Plan progresses.