

Site capacity assessment – Local Plan 2045

Site name	Oxford University Press Sports Ground, Jordan Hill
LP2045 Site Allocation	SPN4
Site size (ha)	3.65ha

Site location



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A) Site overview

Description of current context

Site is used for outdoor sports (not publicly accessible open space), most notably with a cricket pitch used by the Oxford City cricket team. It is adjacent to existing residential properties and Jordan Hill Business Park, as well as a golf course situated in Cherwell DC and allocated for housing development to meet Oxford's unmet need.

Site photos

Cricket pitch on northern half of the site:



Looking towards the northwest corner from the southeast corner:



From the southeast corner, looking across the southern boundary:



B) Open space, nature and flood risk

Description of current context

Green infrastructure

- The site is a green site, with grass pitches.
- Presence of various green infrastructure features on the site means it is likely to score above the minimum thresholds for green surface cover as required by policy.
- Mature trees in the corner of the Wolvercote cemetery, at the boundary with the site.

Biodiversity and ecology

- Site contains significant existing tree/hedge lines 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 OCC Jordan Hill (no.1) TPO 1981 and the Cherwell DC (No.1) TPO, 1982.
- Existing trees will influence developable area of site and its capacity.
- The site may act as part of a green corridor, with potential for nesting birds, foraging and commuting bats, badgers, reptiles and amphibians.

Blue Infrastructure

- Whilst the site and its surroundings are in Flood Zone 1, surface water flood risk in the north-east of the site.

Analysis and urban design implications

- Green links across the site should be maintained.
- Gardens and/or green landscaping lining streets could help maintain a connection between exiting green features at the edge of the site
- Integrating quality green infrastructure features into the site will help contribute to biodiversity net gain and maintaining the urban greening factor score.

C) Historic environment, character and local context

Description of current context

Historic Environment

- Heritage of note within influence of the site is the unique landscape of the Victorian Wolvercote Cemetery and lodge, which opened in 1894.
- There is general potential for Roman and prehistoric activity and specific interest for proximity to Lower Palaeolithic Wolvercote Channel (poorly understood and rare paleochannel with early hominin remains recorded in brick bit to SE).
- Limited impact on views of historic core, although new tall development that's height is visible to existing urban form has a strong potential to alter the character of the area.

Built environment

- Adjacent to existing residential properties and Jordan Hill Business Park, as well as a golf course situated in Cherwell DC and allocated for housing development.
- Inter-war post-war suburb, Landscape Character Assessment area 5H Oxford Fringes.
- Medium-density, leafy residential development with set-back dwellings with well-defined and well-kept boundary treatments is characteristic of the area, although the type of boundary treatment varies.
- A spacious layout on an irregular grid with wide streets is typical.

- There are a variety of styles and materials in the area with many 21st Century extensions.

Analysis and urban design implications

- To conserve the character of the cemetery, a green buffer is likely to be needed alongside it.
- Key quality features to draw from are clearly defined boundaries between public and private spaces and a sense of space with relatively long and wide streets.
- There is some potential for height, with the site not being visible in key views into the historic core, although this must be carefully placed, considering the impact on the character and amenity of surrounding areas.
- Design freedom is possible in many aspects, with no overriding material type or style in the surrounding area, and potential to inject quality next to the Jordan business park.

D) Access, movement and layout and infrastructure

Description of current context

- Limited potential access points, particularly for vehicles. The western part of the site is fronted by back gardens and a hedgerow. The southern part of the site with Wolvercote cemetery also has no potential for vehicular access.
- In time, the northern part of the site is likely to adjoin the urban extension in Cherwell, and potential for pedestrian and cycle links to the north must be maintained and built-in to the development, but this is unlikely to be vehicular links.
- Therefore, Jordan Hill Business Park offers the only potential for vehicular access.
- Jordan Hill is not in the Cutteslowe CPZ.

Analysis and urban design implications

- The relationship between development on this site and the neighbouring urban extension site in Cherwell District Council's area must be carefully considered. The hedgerow that divides the sites adds important greening, but there should be high quality links through to the neighbouring development site for pedestrians and cyclists.
- This should provide a safe and clear linkage all the way through the site to the recreation ground, and through on to Jordan Hill, improving permeability through the area for pedestrians and cyclists.
- Vehicular access to the site should be from Jordan Hill.
- This is likely to be the only exit and entrance so the road layout will need to allow easy circulation around the site.
- Any significant increase in traffic is likely to impact upon the nearby Wolvercote and Cutteslowe roundabouts, so appropriate mitigation measures will be required, and traffic generation should be limited, with low parking.

E) Other considerations

Other considerations to include in allocations?

Amenity

- Consideration will need to be given to impacts of the Jordan Hill Business Park on residential development.

Infrastructure needs

- Pitches are in use so loss is not justified and their use must be re-provided for.

F) Landowner aspirations

Landowner interest in bringing forward the site for residential, with pitches contained in a smaller area.

G) Any extra work needed?

N/A

H) Key considerations informing the minimum number of homes for the allocation policy

Minimum capacity for the site of 90 dwellings has been calculated with the following assumptions:

- 1.5 ha of the site to be used for residential development
- Suburban typology 60dph
- Remainder of the site to be used for replacement pitches
- Pitches most likely to be suitable on southern half of the site adjacent to the cemetery (potentially space for cricket pitch provision, which is likely to be hardest to re-provide. A buffer to west and the new residential development would be needed).
- With development on the northern part, the access road would need to turn right from Jodan Hill, which is less ideal in terms of providing a clear route to development, but connections to the development site in Cherwell would be better.
- Capacity would be higher if more provision could be off site, but landowner has not identified alternatives at current time.