

## Site capacity assessment – Local Plan 2045

<b>Site name</b>	Jesus College Sports Area
<b>LP2045 Site Allocation</b>	SPE4
<b>Site size (ha)</b>	0.55 (and 0.8)

### Site location



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### A) Site overview

#### Description of current context

- The 234 site is an existing sports ground which comprises predominantly of mown grass with a central cricket pitch. A hardcourt tennis court is located in the south west of the site along with a three storey building. A single storey pavilion building is located in the south western corner of the site which includes an area of hardstanding along the western edge of the site.
- The north west, north east and south eastern site boundaries are tree-lined with mature vegetation which screens the site from view from Bartlemas Close. The land to the south/ south west is utilised as a recreation ground for Jesus College.
- Site 026 is a green field area with grass court tennis. Along the northern and eastern edge are 4/5 storey student residential blocks within the ownership of Jesus College. An access road (Herbert Close) runs along the south western edge of the site. To the east is the Lincoln College Sports Ground site (032)
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#### Site photos

*Looking across Lincoln College Sports Ground to Jesus College Sports Ground from Bartlemas Close:*



## **B) Open space, nature and flood risk**

### ***Description of current context***

#### **Green infrastructure**

- The site is dominated by grassland subject to recreational use, with hedgerows flanking three boundaries.
- Characterised as a supporting area in the GI network
- The land is at the edge of a block of green space including the Lye Valley and Oxford Golf Course.
- No TPO trees on sites 026 or 234
- Site slopes down towards Cowley Road – is higher at northern end.
- Majority of site 234 is used for cricket and the sports use will need to be re-provided.

#### **Biodiversity and ecology**

- Potential protected species constraints are likely limited to nesting birds.

#### **Blue Infrastructure**

- Ditch to southern boundary, outside of site.
- Flood zone 1

#### **Land Quality**

- No obvious contamination issues based on existing and historic land use.

### ***Analysis and urban design implications***

- Retention and enhancement of mature trees/hedgerows along the site boundary will be important.
- Opportunities to support and enhance biodiversity through the use of green walls, retention of existing hedgerows and trees around the site boundary and retention/creation of wildlife corridors.
- Opportunities for use of SUDS & permeable garden areas in any new development.
- Reprovision of sports facilities will be required.

### **C) Historic environment, character and local context**

#### ***Description of current context***

##### **Historic environment**

- Adjacent to Bartlemas Conservation Area but within the Bartlemas Historic Hamlet.
- 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.
- Site contains no known archaeological sites. Roman kilns to the east at Oxford Spires, general potential for prehistoric and Roman would likely require assessment and evaluation.
- Crescent Road View Cone across part of 026 site

##### **Built environment**

- The sites are bounded by residential developments ranging from two storey semi-detached dwellings, four storey flats screened by trees (Southfield Park) to four/ five storey student accommodation blocks (Herbert Close Guest Rooms). The other surrounding uses comprise allotments and sports pitches, a golf course heavily screened by trees, single storey pavilion buildings.
- The material palette is varied ranging from red and yellow brick to render of varying colours. Roofs are typically clay tile or slate.
- The setting is one of verdant suburbia characterised by mature trees, vegetation and open playing fields bounded by Victorian/ Edwardian/ 1950s terraced and semi-detached houses with generous rear gardens. The student/ graduate accommodation blocks on Herbert Close are set back behind a gated access, with limited visibility from Barracks Lane.

#### ***Analysis and urban design implications***

- Development should protect/ enhance the surrounding heritage assets.
- Implications for building heights to impact on views and heritage assets, so building heights are likely to need to be relatively low and will need to be carefully designed to a high standard.
- Due to the relatively close proximity to existing residential dwellings, future development would need to address the amenity impacts of surrounding sensitive occupiers. In particular, noise, overlooking/ overbearing impacts, daylight and sunlight, lighting/ lightspill.
- The site is fairly well screened by existing vegetation which, could help mitigate some amenity impacts. The existing vegetation is important to the character of Bartlemas Close and the conservation area, and is important to retain as far as possible.
- The relationship with the Lincoln College Recreation Ground would need to be considered in terms of overshadowing/ overbearing/overlooking of the sports pitch.

Noise impacts from the surrounding recreational use upon future occupiers of the development site would potentially need to be mitigated.

#### **D) Access, movement and layout**

##### ***Description of current context***

###### Access into the site

- Site 026 can be accessed via Herbert Close. Site 234 could be accessed via Herbert Close for pedestrians (vehicle access could be achieved if the road was extended) or potentially via the existing access on Bartlemas Close although this would impact on retained sports provision.

###### Layout of the site

- The sites are currently greenfield with the limited built form being located along the very edges of the site boundaries.
- Potential scope to consolidate sports uses if site is developed at the same time as or in agreement with the adjacent site (Lincoln College 032).

###### Connectivity to wider area

- Barracks Lane provides access for pedestrians and cyclists to Bartlemas Close to the west (also part of national cycle route 57). To the east, Barracks Lane continues towards Holloway (B4495) via a shared use foot/cycle way that passes along the northern boundary of Barracks Lane Meadow, Cowley Marsh Recreation Ground and Cowley Marsh Nature Reserve.
- Vehicular access to Herbert Close is via Barracks Lane which connects with the B480 Cowley/Oxford Road to the south via a number of residential streets. Cowley Road well served by public transport. Also, a cycle route (national cycle route 57) runs partially along Barracks Lane.

##### ***Analysis and urban design implications***

- Access: would likely be via the existing access points for each site. This could be reconsidered if both sites were to come forward together i.e. Herbert Close could be used to access site 234.
- Block arrangement: Dwellings on the 026 site could positioned facing each other to allow neighbours to easily view their surroundings, however, direct overlooking, which would be harmful to amenity, would need to be avoided.
- Density in relation to the surrounding context: Future development on site 026 would be overlooked by adjacent 4/5 storey buildings to the north and east. Views into the site from the residential dwellings fronting Barracks Lane and those that have side elevations overlooking Barracks Lane also need to be considered. Also note development in site 026 would be located partially within the Crescent Road view cone so would need to be considerate of height/ massing and density.
- Plots: Type and scale should relate well to the existing residential developments – particularly the Jesus College student accommodation which is in very close proximity to the site. These buildings have an interesting roof design. Opportunity for frontages onto Barracks Lane may be slim due to site size but scope could be widened if developed at the same time as neighbouring Lincoln College Sports Ground.
- Parking: Adjacent student accommodation appears to have limited parking provision. Barracks Lane falls within the Cowley Marsh Controlled Parking Zone which is operational 8am – 6.30pm, 7 days a week. Any vehicular parking on site

likely to be required to keep to minimum e.g. operational (servicing and deliveries) and disabled provision only.

#### **E) Other considerations**

##### ***Other considerations to include in allocations?***

###### Amenity

- The relationship with the Lincoln College Recreation Ground would need to be considered in terms of overshadowing/ overbearing/overlooking of the sports pitch. Noise impacts from the surrounding recreational use upon future occupiers of the development site would potentially need to be mitigated.
- Site is not in proximity to a current air quality hotspot, although the entire city is an Air Quality Management Area

###### Infrastructure needs

- N/A

#### **F) Landowner aspirations**

Student and/or market housing plus sports pitch.

#### **G) Any extra work needed to inform allocation? (won't apply to all sites)**

- *Site-specific mitigations identified from SA*
- *Heritage impact assessment*
- *SFRA Level 2 assessment*
- *HRA biodiversity survey conclusions/recommendations*

N/A

#### **H) Key considerations informing the minimum housing number for the allocation policy**

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

- Density has been assumed at 30 dwellings per hectare (dph) informed by the sensitivity of the location due to nearby heritage assets and surrounding suburban built form. Capacity was reduced due to reprovision of existing tennis courts and cricket pitch plus buffer zones.
- Minimum number = 16 dwellings on Herbet Close site. 24 dwellings on Playing Field off Bartlemas Close.