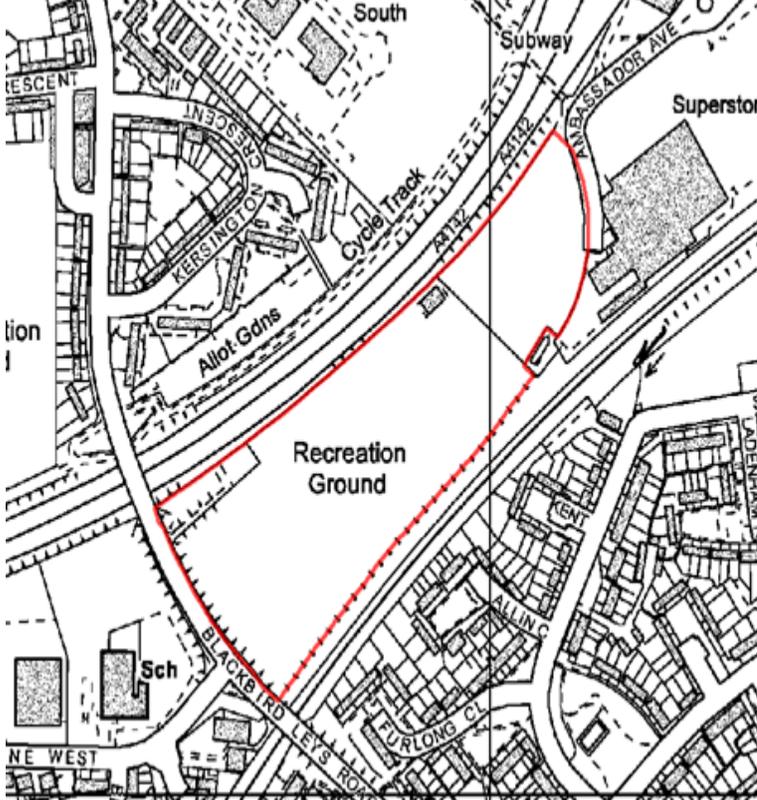


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Sandy Lane Recreation Ground	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	289 SP11	 <p>The map shows a site boundary outlined in red. The site is located between Ambassador Avenue to the north and Blackbird Lane to the south. To the west, there is an area labeled 'Allot Gdns' and a 'Cycle Track'. A 'Subway' line runs parallel to Ambassador Avenue. Other streets shown include 'KERSINGTON CRESCENT', 'NE WEST', 'LEWIS ROAD', and 'FURLONG CL'. A school is marked 'Sch' near Blackbird Lane. The site itself is labeled 'Recreation Ground'.</p>
Ward	Blackbird Leys	
Site size	5.15 hectares	
Existing use	Green open space with sports pitches, vacant car parking area off Ambassador Avenue currently used for motorbike training (temporary use)	

Stage 1 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 1 conclusion		
No clear conflicts with national policy or insurmountable environmental constraints. Continue to stage 2 assessment		

Stage 2 assessment – Qualitative assessment of deliverability (incorporating Sustainability Appraisal)

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	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?	
	SA rating	Comments
What flood zone is the site in	++	FZ1
Flooding of land surrounding site for access/ egress	++	

SA Objective	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/ buildings? Will the site be on Green Belt land?	
	SA rating	Comments
Previously developed land	-	
Green Belt	0	

SA Objective	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 significant quantities of net new housing? Will it improve the availability of decent affordable housing?	
	SA rating	Comments
Housing provision	++	Site is currently allocated for
Affordable housing provision	I	The level of provision is dependent upon implementation.

SA Objective	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?	

	SA rating	Comments
Regeneration areas	+	BBL is an area of deprivation . Development of this site for housing would provide homes.

SA Objective	SA Objective 6: To provide accessible essential services and facilities	
Decision-making criteria	Will it increase the provision of essential services and facilities?	
	SA rating	Comments
Community facilities	0	

See also SA Objective 8

SA Objective	SA Objective 7: To provide adequate green and blue infrastructure, leisure and recreation opportunities and make these readily accessible for all; and to conserve and enhance Oxford's biodiversity	
Decision-making criteria	Will it increase the provision of public open space? Will it protect and enhance existing flora, fauna and habitats?	
	SA rating	Comments
Public open space		This development would result in the loss of sports facilities which will need to be provided elsewhere if not on site.
Ecology and biodiversity	0	There are no designations on or near the site. The site is currently an open space for recreational sports pitches, there is scrub and vegetation and some tree planting along the southeastern and southwestern edges of the site

SA Objective	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? Is the site within an Air Quality Management Area?	
	SA rating	Comments
Sustainable transport links (bus stop)	++	More than 300 m to nearest bus stop with frequent services on the Blackbird Leys Road
Sustainable transport links (rail station)	++	Services 1 and 5City frequent services to city centre and railway station
Primary schools	++	Primary school within 10 minutes walk (300m)
Secondary schools	-	Secondary school within 15 mins walk (900m)
GP surgeries	-	Over a 10 minute walk (1400m)
Post office	-	Over a 10 minute walk (950m)

Air quality		Whole city is within an AQMA.
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SA Objective	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?	
	SA rating	Comments
Water	0	

SA Objective	SA Objective 10: 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	Does the site contain any historical, or archaeological features?	
	SA rating	Comments
Archaeology	0	
Conservation Areas & Register of Parks and Gardens (RPG)	0	
Listed Buildings	0	
View Cones	0	
High Buildings Area	0	

SA Objective	SA Objective 11: 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? Will it increase the quantity and quality of employment opportunities?	
	SA rating	Comments
Support the knowledge-based economy	0	Site would be proposed for housing development
Support diversification or affordable workspace	0	

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Yes, from BBL road however there is a slope from the road and so the change in levels needs to be considered

Can walking and cycling connections with the surrounding area be achieved?	There is a cycle path running along the north-western side of the site beyond the ring road. There is scope to improve connections for pedestrian and cycling by creating access through the retail park.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Change is ground levels as the BBL road is above the site
Are land contamination issues likely?	Some made ground and potential fill so likely minor contamination risks. Site investigations would be required.
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 ring road runs along one side of the site and the Cowley Branch Line to the other side which if opened up to passenger services would result in more train movements with the potential for more noise and pollution.

Stage 2 conclusion
<p>The site generally scores well against the sustainability criteria and should continue to the stage 3 assessment. However, any development of the site will need to take into consideration the following issues raised through the sustainability appraisal process:</p> <p>The site adjoins a railway line and the A4142. Mitigation may be required to minimise impacts on new residents</p>

Stage 3 assessment – Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options

Is there confirmed landowner intention to develop	Yes
Does the landowner specify types of development	Housing

Stage 3 conclusion
Preferred option – develop for housing