


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Sandy Lane Recreation Ground	Site location plan
HELAA reference (and OLP2036 Policy if applicable)	289 Policy SP11	
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	

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		
<i>No clear conflicts with national policy or insurmountable environmental constraints. Continue to stage 2 assessment</i>		

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	0	Site is in Flood Zone 1
Flooding of land surrounding site for access/ egress	0	There is safe access/egress from the site – area surrounding site is in Flood Zone 1

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	-	Site is greenfield land (public open space)
Green Belt	0	Site not in the green belt

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 likely to deliver at least 120 dwellings.
Affordable housing provision	+	Site likely to deliver a policy compliant (40%) level of affordable housing.

SA Objective	SA Objective 5: To reduce poverty, social exclusion, and health inequalities
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Decision-making criteria	Will it improve opportunities for people in the most deprived areas?	
	SA rating	Comments
Regeneration areas	+	Blackibrd Leys is an area of deprivation.

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	-	Development at this site likely to reduce the amount of available public open space.
Ecology and biodiversity	0	<p>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. Potential protected species constraints are likely limited to nesting birds in boundary vegetation.</p> <p>If existing trees are removed new trees should be planted to fully mitigate the impact on tree canopy cover green infrastructure in the area. New tree planting should be appropriate to ensure that the predicted tree canopy cover (% site area) following development (25 years) delivers policy and GI TAN expectations i.e. at least no net loss. Opportunities exist to plant new trees to improve connectivity within GI network.</p>

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)	+	Less than 400m to nearest bus stop with frequent services on the Blackbird Leys Road
Sustainable transport links (rail station)	I/ -	More than 1600m from Oxford Railway Station however potential to be in close proximity to Cowley Branch Line station. Depends on implementation.
Primary schools	+	Primary school within 800m
Secondary schools	-	Secondary school more than 800m away
GP surgeries	-	More than 800m (1400m)
Post office	-	More than 800m (950m)
Air quality	- - -	Whole city is within an AQMA.

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	Not within 30m of a watercourse

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	No change in the number of jobs related to the knowledge economy.
Support diversification or affordable workspace	0	No change.

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 in ground levels as the BBL road is above the site Site contains significant existing trees around the boundaries 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. The quality of all existing trees should be assessed against the criteria in table 1 of BS5837:2012 (or its latest iteration). High quality trees must be retained unless there is a robust over-riding policy-based justification. Moderate and low quality trees should be retained where it is feasible to do so. Opportunities exist to plant new trees to benefit public amenity in the area.
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> <ul style="list-style-type: none"> - The site adjoins a railway line and the A4142. Mitigation may be required to minimise impacts on new residents

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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
Consider further for allocation for housing