

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Blackbird Leys Central Area	Site location plan
HELAA reference (and OLP2036 Policy if applicable)	009 Policy SP4	
Ward	Blackbird Leys	
Site size	6.54ha	
Existing use	Mixed uses including retail, a public house, community facilities, educational facilities and housing.	

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	Planning application reference 23/00405/OUTFUL for this site was submitted in February 2023. This application was for 210 apartments and 1,300sqm of commercial floorspace at Blackbird Leys Central Area. Permission granted in August 2023.
Stage 1 conclusion: <i>No clear conflicts with national policy or insurmountable environmental or physical 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 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	0	Site is previously developed land and occupied by a number of buildings that are predominantly in use.
Green Belt	0	Site is not on Green Belt land

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 allocated for at least 200 dwellings. Approved planning application is for 210 dwellings.
Affordable housing provision	++	Approved planning application proposed 100% affordable housing to be delivered at the site.

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	++	Site is in a regeneration area (which lies within top 20% of the most deprived areas as defined by the 2019 Indices of Multiple 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	++	Allocation leads to a significant increase or improvement in community facilities (depending on implementation).

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	+	Site is allocated for housing. Likely to provide 10% open space in line with policy requirements.
Ecology and biodiversity	+	<p>Site contains no nature conservation designations but has some limited potential for nature conservation enhancement, potentially through the introduction of semi-natural habitats absent from the surrounding area.</p> <p>Aerial imagery indicates the site contains a very limited range of semi-natural habitats, including amenity grassland, scattered trees and possibly hedgerows. Potential protected species constraints include roosting bats and nesting birds in buildings. Relevant survey work for both would be required in support of a planning application.</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)	+	>400m away from a bus stop with frequent service into Oxford every 20 minutes. Nearest bus stop – The Blackbird is less than 150m away from the centre of the site and peak service is every 5-7 minutes e.g. 1, 3A City, 5 City
Sustainable transport links (rail station)	-	>1600m from Oxford Rail Station
Primary schools	+	>400m from the nearest primary school (Orchard Meadow Primary School)
Secondary schools	-	>800m from the nearest Secondary School (The Oxford Academy)
GP surgeries	+	<800m from nearest GP Surgery (The Leys Health Centre)
Post office	+	<800m from the nearest post office (Balfour Road Post Office is less than 500m away)
Air quality	--	Site is within an Air Quality Management Area (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	Site is not within 30m of a water body

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	Site contains no known archaeological sites and has limited or uncertain archaeological potential
Conservation Areas & Register of Parks and Gardens (RPG)	-	Site forms part of the setting of the Oxford Stadium Conservation Area
Listed Buildings	--	Site contains a Grade II Listed Building (Church of the Holy Family, Blackbird Leys).

View Cones	0	Site lies outside of a view cone
High Buildings Area	0	Site lies outside the City Council's locally designated high buildings area.

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
Employment Opportunities	I	The site has the potential to increase the number of jobs or economic floorspace in the knowledge-based economy but it will depend on implementation if there is to be a gain or no change.
Diversifying the Economy	I	Depending on implementation, there could also be the potential to support diversification of the employment base or provide affordable workspace.

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Yes – vehicular access is currently achieved.
Can walking and cycling connections with the surrounding area be achieved?	Yes – there are existing pedestrian and cycling connections.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	There are no significant physical features and the ground level across the site is largely flat.
Are land contamination issues likely?	Unlikely given current uses within site
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?	Surrounding land uses are predominantly low density housing. (The site contains a mix of uses including retail, a public house, community facilities, educational facilities and housing which serve the local community).

Stage 2 conclusion
Continue to Stage 3 Assessment. The site is previously developed land and location is suitable for sustainable development. The site is also not sensitive from an ecological perspective and although the site contains a Grade II Listed Building, any constraints identified are not insurmountable.

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

Is there confirmed landowner intention to develop	A landowner update in 2022 has confirmed the intention to develop the site. The site has been identified as a regeneration opportunity and the intention is to develop it as a mixed use neighbourhood, making more efficient use of land. Planning application submitted and approved in 2023.
Does the landowner specify types of development	A mix of uses would be provided including new residential accommodation, a community centre and retail and other 'town centre' uses suitable for a district centre and which would serve the local community. The physical environment would also be re-designed, creating greater vitality and attractive public space.

Stage 3 conclusion
<p>Consider further for a mixed-use allocation that includes retail, start-up employment units, residential development and community facilities.</p> <p>Other uses could include education, live/work units, sport and commercial leisure, all of which would be appropriate in a district centre.</p>