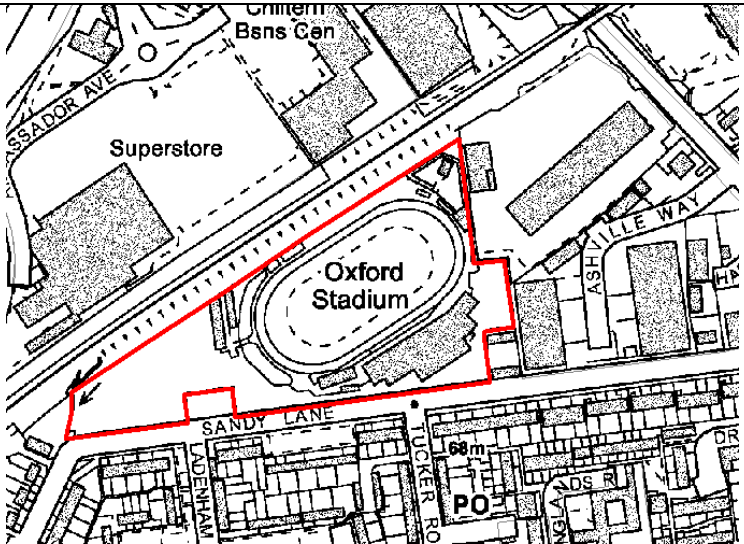


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Oxford Stadium, (former Greyhound stadium)	Site location plan
HELAA reference	111	 <p>The map shows the Oxford Stadium, an oval-shaped facility, outlined in red. It is situated between Cassador Ave to the north and Sandy Lane to the south. To the west of the stadium is a Superstore. To the east is Ashville Way. Further south, along Sandy Lane, are several residential streets including Ladderham, Locker Road, and a Post Office (PO). A distance of 68m is marked between the stadium and the Post Office. Other labels include Children's Bsns Cen and Ashville Way.</p>
Ward	Blackbird Leys	
Site size	3.37ha	
Existing use	Currently a stadium used for speedway, community and leisure uses with associated parking.	

**Stage 1 assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	<b>No</b>	
Is the site greenfield in flood zone 3b?	<b>No</b>	
Is the site area less than 0.25ha?	<b>No</b>	
Is the site already at an advanced stage in the planning process (development commenced)?	<b>No</b>	
<b>Stage 1 conclusion:</b> No clear conflicts with national policy or insurmountable environmental or physical 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**

<b>SA Objective</b>	<b>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.</b>	
<b>Decision-making criteria</b>	Is the use proposed suitable given the flood zone of the site?	
	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone is the site in</b>	<b>0</b>	Site is in Flood Zone 1
<b>Flooding of land surrounding site for access/ egress</b>	<b>0</b>	There is safe access/ egress from the site – area surrounding site is Flood Zone 1

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will the site make use of previously developed land/ buildings? Will the site be on Green Belt land?	
	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land</b>	<b>0</b>	Site is previously developed land and occupied by the stadium (in use) and associated car park.
<b>Green Belt</b>	<b>0</b>	Site is not on Green Belt land

<b>SA Objective</b>	<b>SA Objective 4: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent affordable home</b>	
<b>Decision-making criteria</b>	Will the site provide significant quantities of net new housing? Will it improve the availability of decent affordable housing?	
	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	<b>I</b>	The site has the potential to deliver housing (including more than 10 new homes) depending on implementation.
<b>Affordable housing provision</b>	<b>I</b>	Can't say at this point. Site would be subject to affordable housing policy. No viability reasons identified at this stage why affordable housing would not be provided.

<b>SA Objective</b>	<b>SA Objective 5: To reduce poverty, social exclusion, and health inequalities</b>	
<b>Decision-making criteria</b>	Will it improve opportunities for people in the most deprived areas?	

	SA rating	Comments
<b>Regeneration areas</b>	+	Site is adjacent to a regeneration area (which lies within top 20% of the most deprived areas as defined by the 2019 Indices of Multiple Deprivation)

<b>SA Objective</b>	<b>SA Objective 6: To provide accessible essential services and facilities</b>	
<b>Decision-making criteria</b>	Will it increase the provision of essential services and facilities?	
	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	I	depends on implementation.

See also SA Objective 8

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will it increase the provision of public open space? Will it protect and enhance existing flora, fauna and habitats?	
	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	I	depends on implementation.
<b>Ecology and biodiversity</b>	+	Contains no nature conservation designations but has potential for nature conservation interest.

<b>SA Objective</b>	<b>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)</b>	
<b>Decision-making criteria</b>	Will it encourage walking cycling and use of public transport? Is the site within an Air Quality Management Area?	
	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<400m from a bus stop with frequent service every 20 minutes (Longlands Road). Peak service is every 5-10 minutes.
<b>Sustainable transport links (rail station)</b>	-	>1600m from Oxford Rail Station
<b>Primary schools</b>	+	<800m from the nearest primary school (Orchard Meadow Primary School)
<b>Secondary schools</b>	-	>800m from the nearest Secondary School (The Oxford Academy)
<b>GP surgeries</b>	-	>800m from nearest GP Surgery (The Leys Health Centre)
<b>Post office</b>	+	<800m from the nearest post office (Balfour Road Post Office)

<b>Air quality</b>	--	Site is within an Air Quality Management Area (AQMA)
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<b>SA Objective</b>	<b>SA Objective 9: To achieve water quality targets and manage water resources</b>	
<b>Decision-making criteria</b>	Does the site contain, or is it near, a water body?	
	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	Site is not within 30m of a water body

<b>SA Objective</b>	<b>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.</b>	
<b>Decision-making criteria</b>	Does the site contain any historical, or archaeological features?	
	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	Site contains no known archaeological sites and has limited or uncertain archaeological potential
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	--	Site forms the whole of the Oxford Stadium Conservation Area
<b>Listed Buildings</b>	-	Oxford Stadium is a locally listed building and appears on the Oxford Heritage Asset Register (OHAR)
<b>View Cones</b>	0	Site lies outside of a view cone
<b>High Buildings Area</b>	0	Site lies outside the City Council's locally designated high buildings area.

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will it support key sectors that drive economic growth? Will it increase the quantity and quality of employment opportunities?	
	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities</b>	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. Depending on implementation, there could also be the potential to support diversification of the employment base or provide affordable workspace.

<b>Other constraints which could affect suitability of site for development</b>	
Can access for vehicles be achieved?	Yes – vehicular access is currently achieved off Sandy Lane
Can walking and cycling connections with the	Yes – there are already walking and cycling connections present

surrounding area be achieved?	
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site rises gradually from west to east although the stadium track is elevated within the site. A line of semi-mature/ mature trees lie along the Sandy Lane frontage.
Are land contamination issues likely?	Contamination is linked to historic use of the 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 varied with residential and B8 uses in close proximity to the site.

<b>Stage 2 conclusion</b>
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 any heritage constraints identified are not insurmountable.

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

<b>Is there confirmed landowner intention to develop</b>	<p>The site is allocated in the Oxford Local Plan 2036 and as part of the Regulation 19 consultation, the landowner indicated a willingness to develop the site. Awaiting 2022 landowner update.</p> <p>As of 2022, the site has been used for speedway and there is an indication from the Oxford Stadium website that there is an intention to use the site for greyhound racing again.</p>
<b>Does the landowner specify types of development</b>	<p>As part of the Regulation 19 consultation for the Oxford Local Plan 2036, the landowner had expressed an interest in development of the site for housing and at the time, suggested it could be available in the next 5 years.</p>

<b>Stage 3 conclusion</b>
<p>Preferred option: Allocate for revival of the stadium for greyhound racing and / or speedway with supporting community or leisure uses and enabling residential dwellings on the car park or other areas that will not affect the operation or heritage interest of the Oxford Stadium site.</p>