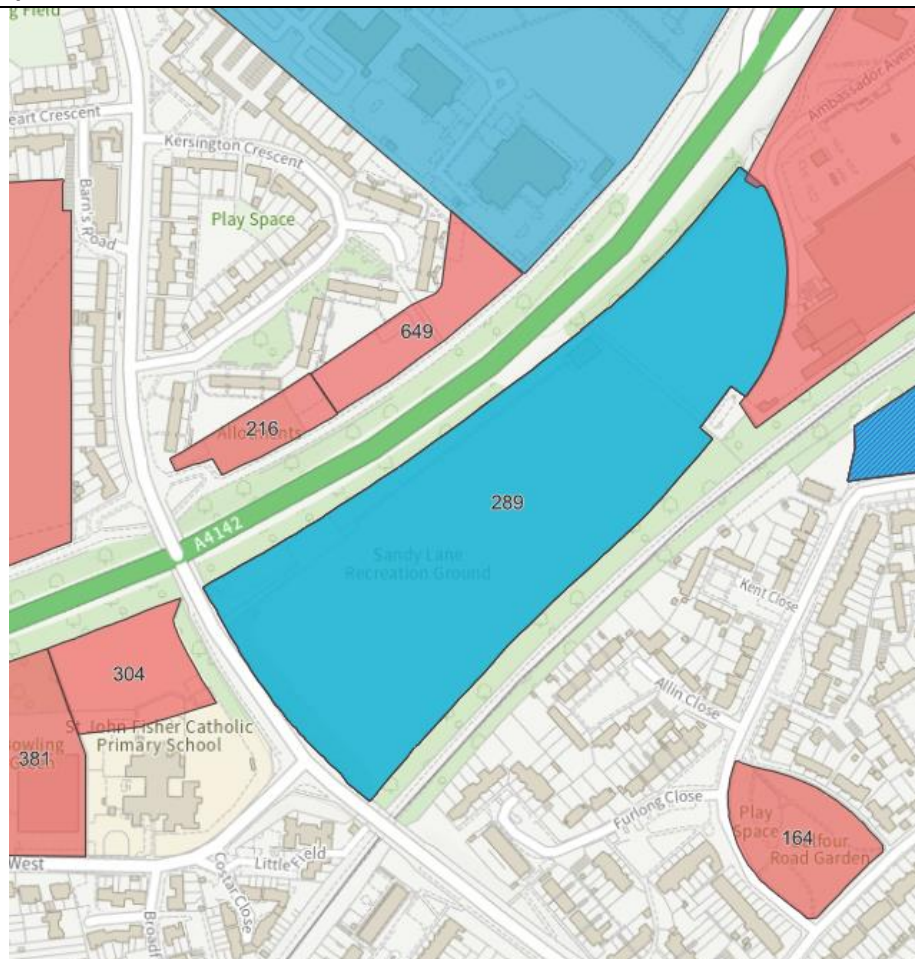


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

Site name	Sandy Lane Recreation Ground
SHLAA reference (and OLP2036 Policy if applicable)	SHLAA #289 Local Plan 2036 policy SP11
Ward	Blackbird Leys
Total site size (ha)	5.15ha
Existing use(s)	Green open space with sports pitches, vacant car parking area off Ambassador Avenue currently used for motorbike training

Site location plan



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Stage 1a 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 1a conclusion
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.

Is there confirmed landowner intention to develop	2023 landowner intention to develop.
Does the landowner specify types of development	Local Plan 2036 allocation establishes site as suitable for residential on the western part of site, subject to reprovion of sports facilities and safeguarding land for Cowley Branch line.

Stage 1b conclusion
Landowner has confirmed intention to develop – continue to next stage of assessment.

Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)

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 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?

Criteria	SA rating	Comments
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What flood zone(s) is the site in?	0	Site is in FZ1. Surface water flooding across site.
Flooding of land surrounding site for access/ egress	0	There is safe access and egress from the site- surrounding streets in FZ1.

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? And will the site be on Green Belt land?

Criteria	SA rating	Comments
Previously developed land?	-	Site is greenfield land (public open space)
Green belt?	0	Site not in the green belt

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 net new housing? And will it improve the availability of decent affordable housing?

Criteria	SA rating	Comments
Housing provision	I	Depends on implementation
Affordable housing provision	I	Depends on implementation

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? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

Criteria	SA rating	Comments
Regeneration area (within the top 20%	0	Site is within one of the 30% most deprived areas in the country

most deprived areas IMD)		
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SA objective 6. To provide accessible essential **services and facilities**.

Decision-making criteria: Will it increase the provision of essential services and facilities? *See also SA Objective 8.*

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Community facilities	I	<i>Development of the site could lead to decrease in sports facilities unless these are appropriately reprovided. Will depend upon implementation.</i>

SA objective 7. To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

Decision-making criteria: Will it increase the provision of public open space?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Public open space	-	Development at this site likely to reduce the amount of available public open space.

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? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Sustainable transport links (bus stop)	+	<400m to nearest bus stop on the Blackbird Leys Road with frequent services
Sustainable transport links (rail station)	-	Currently more than 1600m from Oxford Railway Station, however, potential to be in close proximity to Cowley Branch Line in future.
Primary Schools	+	Primary school within 800m
Secondary Schools	-	Nearest secondary school is more than 800m away.
GP Surgeries	-	1.5km to nearest GP in Blackbird Leys.
Post office	-	About 1km to Balfour post office
Air Quality	-	Whole city within AQMA but not in proximity to hotspot.

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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Water	0	Not within 30m of a watercourse

SA objective 10. To conserve and enhance Oxford's **biodiversity**.

Decision-making criteria: Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Ecology and Biodiversity	+	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. There may be potential to improve habitat provision through enhancement of the remaining green space which is currently unlikely to provide much in ecological terms.

SA objective 11. 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: Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Archaeology	0	Nothing notable
Conservation Areas & Register of Parks and Gardens (RPG)	0	Nothing notable
Listed Buildings	0	Nothing notable
View Cones	0	Nothing notable
Historic Core Area	0	Nothing notable

SA objective 12. 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? And will it increase the quantity and quality of employment opportunities?

Criteria	SA rating	Comments
Employment Opportunities in the knowledge-based economy	0	<i>Unlikely to result in change in the number of jobs related to the knowledge economy.</i>
Diversifying the economy and employment opportunities	0	<i>No change.</i>

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 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. 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

The site is generally a sustainable one with limited heritage or biodiversity sensitivities, however, any development will need to take into consideration the loss of existing pitch provision and deliver appropriate re-provision to mitigate for losses of these public facilities. Additionally, the site adjoins a railway line and the A4142 and mitigation may be required to minimise impacts on new residents. Site should continue forward for consideration as an allocation, subject to further detailed assessment work where necessary as part of the ongoing development of the Local Plan.