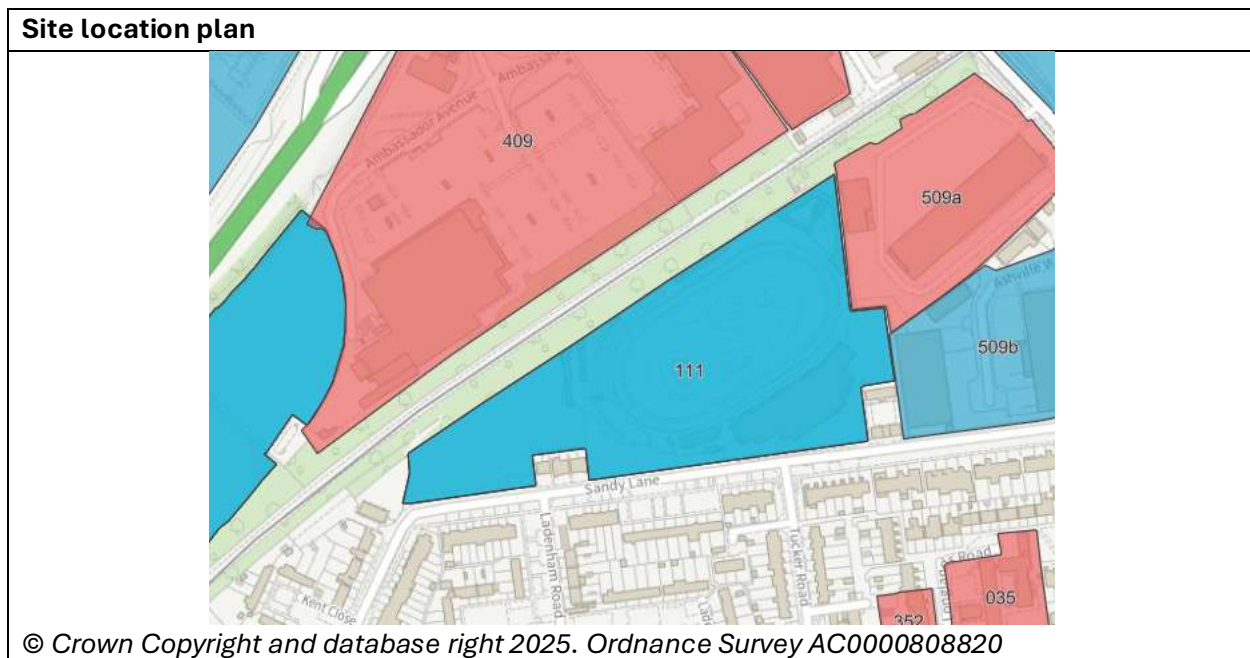


**Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form
incorporating sustainability appraisal**

Site name	Oxford Stadium (greyhound stadium)
SHLAA reference (and OLP2036 Policy if applicable)	111
Ward	Blackbird Leys
Total site size (ha)	3.37
Existing use(s)	Currently a stadium used for greyhound racing speedway, community and leisure uses with associate parking



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 of assessment.

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

Is there confirmed landowner intention to develop	Yes. Response to call for sites 2025
Does the landowner specify types of development	Residential and commercial.

Stage 1b conclusion
Continue to next stage.

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
What flood zone(s) is the site in?	0	Site is in Flood Zone 1. Surface water flooding across site.
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 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?	0	Site is previously developed land and occupied by the stadium (in use) and associated car park.
Green belt?	0	Site is not on Green Belt land

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	The site has the potential to deliver housing (including more than 10 new homes) depending on implementation.
Affordable housing provision	I	Difficult to 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.

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% most deprived areas IMD)	+	Site is adjacent to an area within top 20% of the most deprived areas as defined by the 2019 Indices of Multiple Deprivation.

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.

Criteria	SA rating	Comments
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Community facilities	I	Depends on implementation.
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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	I	Depends on implementation.

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 from a bus stop with frequent service every 20 minutes (Longlands Road). Peak service is every 5-10 minutes.
Sustainable transport links (rail station)	-	>1600m from Oxford Rail Station
Primary Schools	+	<800m 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)
Air Quality	-	While city is within an Air Quality Management Area (AQMA)

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	Site is not within 30m of a water body.

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?

Criteria	SA rating	Comments
Ecology and Biodiversity	+	Contains no nature conservation designations- Aerial imagery indicates the site is comprised of developed land, with a small area of grassland that is likely to be heavily disturbed in the centre of the track. Potentially protected species constraints are likely very limited; any re-development of the existing building would require a precautionary assessment for nesting birds and roosting bats. Given the urban location of the site, opportunities for ecological enhancement are limited, but the introduction of any semi-natural habitats would be beneficial. This should be at least partly targeted at buffering the tree line to the north-west of the site.

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?

Criteria	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 the whole of the Oxford Stadium Conservation Area
Listed Buildings	-	Oxford Stadium is a locally listed building and appears on the Oxford Heritage Asset Register (OHAR)
View Cones	0	Site lies outside of a view cone
Historic Core Area	0	Site lies outside the City Council's locally designated high buildings area.

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	I	Depends on implementation.
Diversifying the economy and employment opportunities	I	<i>Depends on implementation</i>

Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Yes – vehicular access is currently achieved off Sandy Lane
Can walking and cycling connections with the surrounding area be achieved?	Yes – there are already walking and cycling connections present
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	<p>Site rises gradually from west to east although the stadium track is elevated within the site. A line of mature trees lie along the Sandy Lane frontage.</p> <p>Site contains significant existing poplar trees along the boundary with Sandy Lane which are important to public amenity in the area and will provide valuable ecosystem services. Trees are protected by the location within the Oxford Stadium Conservation Area. 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 and enhance the street scene along Sandy Lane</p>
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	Surrounding land uses are varied with residential and B8 uses in close proximity to the site.

disturbance or environmental issues such as noise or smells?	
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Stage 2 conclusion
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. Site is suitable to be considered further for allocation.