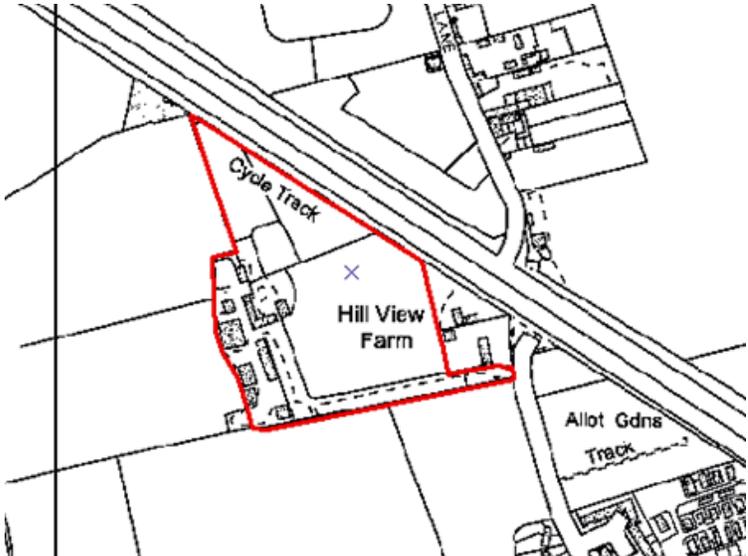


OLP2040 Site assessment proforma (including Sustainability Appraisal)

<p>Site name</p>	<p>Hill View Farm (Formerly known as Green Belt Land at Cherwell Valley/Old Marston, (southern part of previous site 112), (includes Hill View Farm) Green Belt Parcel 1)</p>	<p>Site location plan</p>  <p>The site location plan is a black and white line drawing of a farm area. A red outline highlights a specific parcel labeled 'Hill View Farm'. To the north of this parcel is a path labeled 'Cycle Track'. To the south and east is another area labeled 'Allot Gdns Track'. The drawing shows various buildings, fences, and roads within the farm area.</p>
<p>HELAA reference and OLP2036 Policy (if applicable)</p>	<p>112a1 SP25</p>	
<p>Ward</p>	<p>Marston</p>	
<p>Site size</p>	<p>3.52ha</p>	
<p>Existing use</p>	<p>Greenbelt agricultural buildings.</p>	
<p> </p>	<p> </p>	

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 and resolution to grant permission (20/03034/FUL).
Stage 1 conclusion		
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

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	The site is located entirely within Flood Zone 1.
Flooding of land surrounding site for access/ egress	0	There is safe access/egress from the site – land 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	The site is a mix of greenfield/brownfield. Would make use of previously developed land to some extent, depending on design and layout of development.
Green Belt	0	Site is not on Green Belt land (was formerly).

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 estimated to provide 159 dwellings.
Affordable housing provision	I	Depends on implementation but will have to comply with affordable housing policy.

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	0	Site not within one of the most deprived areas of Oxford.

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	I	Site not allocated for community facilities, although could be provision of parks etc. But depends 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	I	Depends on implementation.
Ecology and biodiversity	0	Site is within 100m of G4 Protected Allotments (Mill Lane Allotments) and adjacent to Green Belt land.

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)	+	The site is exactly a 10-minute walk (800m) from the nearest bus stop. However, services are limited with only one bus (14A) every 30 minutes.
Sustainable transport links (rail station)	-	The site is over 5000m from Oxford Train Station.
Primary schools	-	The site is more than 800m away from the nearest primary school.
Secondary schools	-	The site is more than 800m away from the nearest secondary school.
GP surgeries	-	The site is more than 800m away from the nearest GP surgery.
Post office	-	The site is more than 800m away from the nearest post office.

Air quality	- -	An AQMA covers the whole city.
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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 body of water.

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 is not of archaeological interest.
Conservation Areas & Register of Parks and Gardens (RPG)	0	Site lies outside of a conservation area.
Listed Buildings	0	The site is not within close proximity to a listed building.
View Cones	0	The site lies outside of the city's view cones.
High Buildings Area	0	The site is not within the city's 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
Support the knowledge-based economy	0	No change.
Support diversification or affordable workspace	0	No change.

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Vehicle access to the site already exists but will require improvements.
Can walking and cycling connections with the	There are some existing pedestrian and cycle connections but again these will need to be improved.

surrounding area be achieved?	
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No significant physical features identified.
Are land contamination issues likely?	Current land use suggests that land contamination issues are unlikely.
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 site adjoins a railway line/ring road/large scale industrial use. Mitigation may be required to minimise impacts.

Stage 2 conclusion
<p>The key conclusions at this stage are:</p> <ul style="list-style-type: none"> • Mitigation of neighbouring land uses • Sustainable transport connections need to be improved <p>The site scores well against the criteria. Continue to Stage 3 assessment.</p>

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. Adopted site allocation and planning permission (20/03034/FUL) indicates intention to develop.
Does the landowner specify types of development	Residential development.

Stage 3 conclusion
Allocate for residential. No employment use proposed.