


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Land at Meadow Lane	Site location plan
HELAA reference (and OLP2036 Policy if applicable)	389 Policy SP42	
Ward	Iffley Fields	
Site size	0.99ha	
Existing use	Grassland/ pony paddock	

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?	Yes	Small amount (3%) of site lies within Flood Zone 3b
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 1 conclusion: <i>No clear conflicts with national policy or insurmountable environmental or physical constraints.</i> <i>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	--	Site is partially within Flood Zone 3b (3% of site lies within Flood Zone 3b) (4% of site lies within Flood Zone 3a) (13% of site lies within Flood Zone 2) The land within the flood zones lies towards the site's western boundary, with Flood Zone 3b towards the site's southwestern corner.
Flooding of land surrounding site for access/ egress	0	Safe access and egress from the site can be achieved as the route identified is flood-free, with the majority of the site also in Flood Zone 1. (There is a watercourse running along the site's western boundary, but the site would not be accessed from here).

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	-	Site is unprotected open space.
Green Belt	0	Site not in the Green Belt

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 allocated for a minimum of 29 dwellings.
Affordable housing provision	+	Delivery of affordable housing likely to be policy compliant (40%)

SA Objective	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?	
	SA rating	Comments
Regeneration areas	0	Site is outside the city's regeneration areas.

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	0	Amount of community facilities likely to remain the same as a result of the application.

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	1	Although green space, the site is in private ownership and used for animal grazing. How the site could deliver any opportunities to increase public open space would depend on its implementation.
Ecology and biodiversity	-	Site contains no nature designations. Ecological assessments undertaken in support of a planning application have found the site is of County value for invertebrates, while it also supports a large main badger sett (this should be considered confidential and the location not publicly revealed). As such, the site is highly ecologically constrained. Although it is not subject to any designations for its wildlife value, it would qualify at least as an Oxford City Wildlife Site (if not a Local Wildlife Site). Any development proposals coming forward should retain and enhance as much of the habitat supporting the invertebrate assemblage as possible, and ideally the badger sett as well. If this cannot be achieved, a detailed assessment of how invertebrates and badgers utilise the site and surrounding land should be made, to inform a package of mitigation and compensation measures that ensures there are no residual impacts on either.

		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.
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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 to nearest bus stop, Iffley turn. Services include 3 City, 3A, 3B, 20 City
Sustainable transport links (rail station)	-	>3200m from oxford railway station
Primary schools	-	>800m from nearest primary school (Rose Hill School)
Secondary schools	-	>800m from nearest Secondary School (St Gregory the Great)
GP surgeries	-	>800m from the nearest GP surgery
Post office	-	>800m from the nearest GP surgery
Air quality	--	Whole city is within an 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	Although the River Thames is nearby it is not within 30m of the site.

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	-	Known archaeological potential. General potential for Iron Age and Roman activity and located within the historic core of the medieval village.

Conservation Areas & Register of Parks and Gardens (RPG)	--	Site lies within the Iffley Conservation Area.
Listed Buildings	0	Two Grade II Listed Buildings (Tudor Cottage and Townsend Close) and a Grade II Listed Wall (Wall and Gate of Townsend Close) nearby however this site does not appear to form the setting of these heritage assets.
View Cones	-	Site within view cone
High Buildings Area	0	Site lies outside the 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
Support the knowledge-based economy	0	No change in the number of jobs/ economic floorspace in the knowledge economy
Support diversification or affordable workspace	0	No change

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Yes. Via Church Way. Limited access for existing properties along Meadow Lane
Can walking and cycling connections with the surrounding area be achieved?	Yes.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains significant existing trees and hedgerows which are important to public amenity in the area and will provide valuable ecosystem services. Trees are protected by the location within the Iffley Village 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 and enhance the character and appearance of the Iffley Village Conservation Area.

Are land contamination issues likely?	No significant contamination risks identified
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 uses are residential in nature.

Stage 2 conclusion
<p>This site is an unprotected undeveloped greenfield site with a small portion of the site in Flood Zone 3b. There are some heritage assets on the site including the site's location within the Iffley Conservation Area, having some general archaeological potential and being sited within one of the city's locally designated view cones. Careful design will be needed to mitigate impacts on nearby heritage assets. There are also ecological concerns, in terms of the potential for badgers and invertebrates which will need to be addressed in the policy and at the application stage.</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	Landowner has expressed an intention to develop this site.
Does the landowner specify types of development	Seeking to deliver residential development.

Stage 3 conclusion
Consider further for allocation for development.