


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Hill View Farm	Site location plan
HELAA reference and OLP2036 Policy (if applicable)	112a1 Policy SP25	
Ward	Marston	
Site size	3.52ha	
Existing use	Greenbelt agricultural buildings.	

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 (20/03034/FUL) approved March 2022.
Stage 1 conclusion		
<i>No clear conflicts with national policy or insurmountable environmental or physical constraints. 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	0	Site is in Flood Zone 1
Flooding of land surrounding site for access/ egress	0	There is safe access/egress from the site – area surrounding site is in 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	-	The site mainly greenfield but does contain some existing buildings. It is predominantly unprotected open space.
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 allocated for a minimum of 159 dwellings.
Affordable housing provision	+	Affordable housing likely to be delivered at policy compliant levels (40%)

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	1	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	+	At least 10% public open space to be provided on site.
Ecology and biodiversity	0	<p>Site is within 100m of G4 Protected Allotments (Mill Lane Allotments) and adjacent to Green Belt land.</p> <p>Aerial imagery indicates the site is comprised of grassland with hedgerows / tree lines at the boundaries. It is located at the edge of the central green corridor through Oxford.</p> <p>Much of the grassland to the west (beyond the River Cherwell) is identified by Natural England as priority habitat; some of this is subject to enhancement works as part of the 'Marston Hamm' compensation land. It should be a priority to establish the distinctiveness and condition of the grassland within the allocation site to understand the extent of constraint this provides to potential development.</p> <p>Potential protected species constraints include nesting birds, reptiles, badgers, foraging and commuting bats. Consideration should also be given to the potential presence of an important invertebrate assemblage.</p>

		<p>Any development proposals should retain and enhance as much of the grassland as possible, in combination with the delivery of complementary habitats.</p> <p>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.</p>
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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)	+	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.

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 surrounding area be achieved?	There are some existing pedestrian and cycle connections but again these will need to be improved.
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. 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.
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	The site adjoins a railway line/ring road/large scale industrial use. Mitigation may be required to minimise impacts.

an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	
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Stage 2 conclusion
The site scores well against most of the criteria. Continue to Stage 3 assessment.

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
Consider further for allocation for residential development.