


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Former Iffley Mead Playing Field	Site location plan
HELAA reference (and OLP2036 Policy if applicable)	104 Policy SP38	
Ward	Rose Hill and Iffley	
Site size	2.04	
Existing use	Fenced off grassed areas with scrub (no permitted right of access)	

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	
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	Site is in Flood Zone 1
Flooding of land surrounding site for access/ egress	0	Safe access and egress from the site can be achieved by those routes that are within 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 is a former playing pitch and has been disused for many years it is now a fenced off grassed area with scrub.
Green Belt	0	The site is not 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 84 residential dwellings
Affordable housing provision	+	Site likely to deliver policy compliant affordable housing (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	+	The site is adjacent to Rose Hill 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	0	

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	+	The site if developed will be expected to provide 10% of new public open space
Ecology and biodiversity	+	<p>The site is not covered by any ecological designations.</p> <p>Aerial imagery indicates the site is comprised of grassland / scrub, with hedgerows / tree lines at the boundaries. It forms part of a larger block of semi-natural habitats including Donnington Playing Field to the north and Oriel College land to the west.</p> <p>Potential protected species constraints include roosting bats, nesting birds, reptiles, badgers, and invertebrates. The nearby 'Meadow Lane' site was found to be of County value for invertebrates, and this site should therefore be assessed to determine its value to invertebrates as well.</p> <p>Depending on the existing distinctiveness and condition of the existing grassland, there may be opportunities to enhance this through suitable management. This should be explored as part of any development proposals.</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</p>

		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)	+	The site is 0.32km from the nearest bus stop on Iffley Road and is regularly served by No 3, 3A and 3B bus services.
Sustainable transport links (rail station)	-	The site is 2.3km from the Oxford railway station
Primary schools	+	It is a 800m to the nearest primary school
Secondary schools	-	It is more than 800m to a mainstream secondary school (Iffley Academy adjacent to the site is a special school for complex learning needs)
GP surgeries	++	Nearest GP surgery within 800m
Post office	-	Site is more than 800m from the nearest Post Office
Air quality	--	Whole city is 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	Site does not contain water body. River Thames to the west is more than 30m away.

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	-	Site contains the potential for Neolithic archaeological remains.
Conservation Areas & Register	-	The site is adjacent to the Iffley Conservation Area

of Parks and Gardens (RPG)		
Listed Buildings	0	Site contains no identified historic building constraints
View Cones	0	Site lies outside a view cone
High Buildings Area	0	Site lies outside the city's 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 to support 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?	The site can be accessed Augustine Way
Can walking and cycling connections with the surrounding area be achieved?	Walking and cycling connections can be achieved and it is important that this is achieved to provide more than one access egress to the site and improve permeability to the site.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains significant existing trees around or near to 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. 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.
Are land contamination issues likely?	No
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?	No

Stage 2 conclusion
The site generally scores well against the sustainability criteria and should continue on to the 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
Does the landowner specify types of development	Residential development

Stage 3 conclusion
Consider further for allocation for residential development