


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Land East of Redbridge Park & Ride/Redbridge Paddock (Policy SP29)	Site location plan
HELAA reference	113	
reference	SP29	
Policy		
Ward	Hinksey Park	
Site size	3.64 ha	
Existing use	Agricultural land	

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	The site is greenfield and 0.17% is in FZ 2.
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 conflicts with national policy and/or insurmountable environmental or physical constraints.		

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	-	0.17% of the site is FZ2.
Flooding of land surrounding site for access/ egress	0	There is safe access/egress from the site from the Abingdon Road

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 meadowland used for grazing
Green Belt	0	Site was removed from the Green Belt in OLP2036

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	++	The site would provide more than 10 new homes. OLP Policy SP29 states the minimum number of homes to be delivered is 162 and some residential moorings.
Affordable housing provision	+	It is expected that at least 50% of the housing to be delivered would be affordable homes.

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	

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	+	10% POS will be provided within the site
Ecology and biodiversity	0	Within 50m of the Iffley Meadows SSSI

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)	+	Less than 100m way there are regular bus services on the Abingdon Road and from the Park and Ride opposite the site
Sustainable transport links (rail station)	-	Oxford railway station is over 20 minutes walk (3500m)
Primary schools	-	The nearest school is 1200m away
Secondary schools	-	The nearest school is 2500m away
GP surgeries	-	The nearest GP surgery is 1700m away
Post office	-	The nearest post office surgery is 1700m away

Air quality	---	City lies within a AQMA
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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	---	Weirs Mill Stream, tributary of the Thames runs along the eastern edge 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	---	
Conservation Areas & Register of Parks and Gardens (RPG	0	
Listed Buildings	0	
View Cones	0	
High Buildings Area	0	

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	
Support diversification or affordable workspace	0	

Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Vehicular access to the site would be from Abingdon Road and may require either a connection into the existing signalised junction from Abingdon Road/Old Abingdon Road or a connection into the existing traffic signals for buses accessing the Redbridge P & R site opposite
Can walking and cycling connections with the surrounding area be achieved?	Yes two points of access would be required for pedestrians and cyclists: one to the west connecting with the bus stops at the P & R site and the other to the north connecting with existing bus stops on Abingdon road, The existing cycle track which runs along the western boundary should be retained.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Weir Mill stream forms the eastern boundary to the site, the site is comprised of made up ground being a former landfill site.
Are land contamination issues likely?	Yes
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 but consideration needs to be given about views into the site from Iffley village

Stage 2 conclusion
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
Does the landowner specify types of development	Yes – residential development

Stage 3 conclusion
Preferred option – allocate for housing