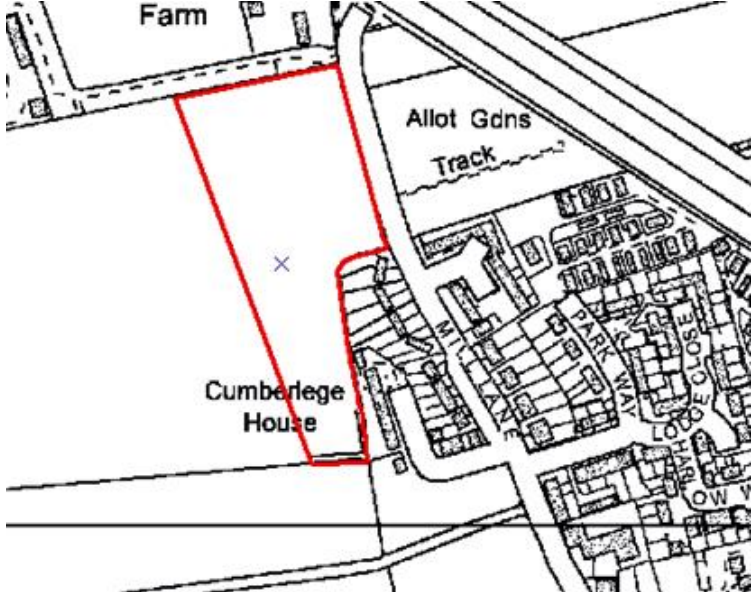


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Land West of Mill Lane (formerly known as Green Belt land at Cherwell Valley/Old Marston, norther part of previous site 112), includes land west of Mill Lane) Green Belt Parcel 1)	Site location plan 
HELAA reference and GB OLP2036 Policy (if applicable)	112b1 SP26	
Ward	Marston	
Site size	1.99ha	
Existing use	Greenbelt agricultural land.	

**Stage 1 assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	<b>No</b>	
Is the site greenfield in flood zone 3b?	<b>No</b>	
Is the site area less than 0.25ha?	<b>No</b>	
Is the site already at an advanced stage in the planning process (development commenced)?	<b>No</b>	<b>Planning permission (21/01217/FUL).</b>
<b>Stage 1 conclusion</b>		
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**

<b>SA Objective</b>	<b>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.</b>	
<b>Decision-making criteria</b>	Is the use proposed suitable given the flood zone of the site?	
	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone is the site in</b>	<b>0</b>	The site is located entirely within Flood Zone 1.
<b>Flooding of land surrounding site for access/ egress</b>	<b>0</b>	There is safe access/egress from the site – land surrounding site is Flood Zone 1.

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will the site make use of previously developed land/ buildings? Will the site be on Green Belt land?	
	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land</b>	<b>-</b>	Site is unprotected open space.
<b>Green Belt</b>	<b>0</b>	The site was formerly Green Belt land.

<b>SA Objective</b>	<b>SA Objective 4: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent affordable home</b>	
<b>Decision-making criteria</b>	Will the site provide significant quantities of net new housing? Will it improve the availability of decent affordable housing?	
	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	<b>++</b>	Development on site will provide up to 80 dwellings.
<b>Affordable housing provision</b>	<b>I</b>	Depends on implementation but will have to comply to affordable housing policy.

<b>SA Objective</b>	<b>SA Objective 5: To reduce poverty, social exclusion, and health inequalities</b>	
<b>Decision-making criteria</b>	Will it improve opportunities for people in the most deprived areas?	

	SA rating	Comments
Regeneration areas	0	The site is not within one of the most deprived areas of Oxford.

SA Objective	<b>SA Objective 6: To provide accessible essential services and facilities</b>	
Decision-making criteria	Will it increase the provision of essential services and facilities?	
	SA rating	Comments
Community facilities	0	Site not allocated for community facilities.

See also SA Objective 8

SA Objective	<b>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</b>	
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	Depends on implementation.
Ecology and biodiversity	0	No part of site has been designated for its biodiversity value. However, site is within 100m of G4 Allotments (Mill Lane Allotments).

SA Objective	<b>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)</b>	
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 nearest bus stop is within 800m of the site. The bus stop here is only covered by one service (14A) which runs every half an hour into the city centre.
Sustainable transport links (rail station)	-	The nearest train station is over an hour's walk away (4600m).
Primary schools	-	The nearest primary school is a 15-minute walk away (1150m).
Secondary schools	-	The nearest secondary school is a 20-minute walk away (1500m).
GP surgeries	-	The nearest GP surgery is a 20-minute walk away (3200m).
Post office	-	The nearest post office is a 20-minute walk away (1700m).
Air quality	- -	An AQMA covers the whole city.

<b>SA Objective</b>	<b>SA Objective 9: To achieve water quality targets and manage water resources</b>	
<b>Decision-making criteria</b>	Does the site contain, or is it near, a water body?	
	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	The site is not within 30m of a body of water.

<b>SA Objective</b>	<b>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.</b>	
<b>Decision-making criteria</b>	Does the site contain any historical, or archaeological features?	
	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	The site has little archaeological interest.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	The site is not within a conservation area.
<b>Listed Buildings</b>	0	The site is not within close proximity of a listed building.
<b>View Cones</b>	0	The site does not lie within one of the city's view cones.
<b>High Buildings Area</b>	0	The site is not within the High Buildings Area.

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will it support key sectors that drive economic growth? Will it increase the quantity and quality of employment opportunities?	
	<b>SA rating</b>	<b>Comments</b>
<b>Support the knowledge-based economy</b>	0	No change.
<b>Support diversification or affordable workspace</b>	0	No change.

<b>Other constraints which could affect suitability of site for development</b>	
Can access for vehicles be achieved?	The site adjoins an existing road (Mill Lane), but access within the site may need to be improved depending on allocated use.
Can walking and cycling connections with the surrounding area be achieved?	The site has existing pedestrian and cycling connections, but these could be improved, depending on allocated use.

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?	Land contamination issues are unlikely given the current land use.
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.

<b>Stage 2 conclusion</b>
<p>The site generally scores well against the stated criteria.</p> <p>The key conclusions at this stage are:</p> <ul style="list-style-type: none"> <li>• Improvements to vehicle access and access to sustainable transport methods may be required.</li> <li>• Mitigation of neighboring land uses may be required.</li> </ul> <p>Continue to Stage 3 assessment.</p>

**Stage 3 assessment – Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options**

<b>Is there confirmed landowner intention to develop</b>	Yes. Planning permission (21/01217/FUL) confirms landowner intention to develop.
<b>Does the landowner specify types of development</b>	Residential development.

<b>Stage 3 conclusion</b>
Allocate for housing.
No employment use proposed.