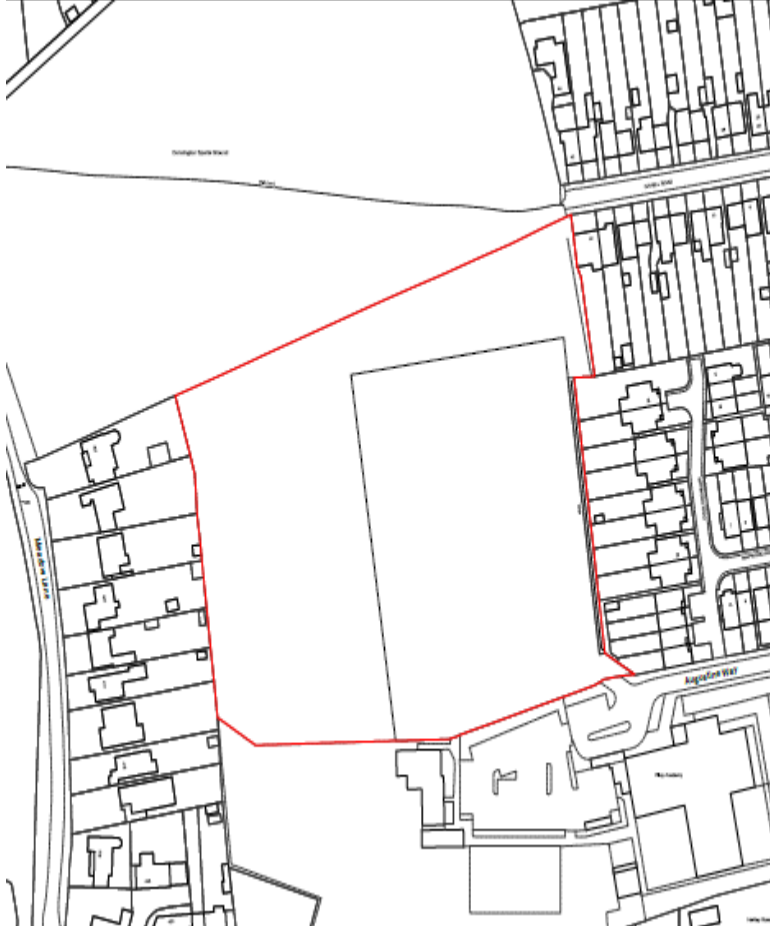


**OLP2040 Site assessment proforma (including Sustainability Appraisal)**

<b>Site name</b>	<b>Former Iffley Mead Playing Fields</b>	<b>Site location plan</b>
<b>HELAA reference and GB OLP2036 Policy (if applicable)</b>	<b>104 SP38</b>	
<b>Ward</b>	<b>Rose Hill and Iffley</b>	
<b>Site size</b>	<b>2.04</b>	
<b>Existing use</b>	<b>Former playing field for former St Augustine School now Iffley Academy. Site is fenced off and disused.</b>	

**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>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>	++	Flood zone 1
<b>Flooding of land surrounding site for access/ egress</b>	++	

<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>	-	The site is a former playing pitch and has been disused for many years it is now a fenced off grassed area with scrub.
<b>Green Belt</b>	0	The site is not Green Belt

<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>	++	Suitable for residential development
<b>Affordable housing provision</b>	I	

<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	+	The site is adjacent to Rose Hill 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	

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	+	The site if developed will be expected to provide 10% of new public open space
Ecology and biodiversity	+	The site is not covered with any designations but would be assessed for biodiversity value and would be expected to deliver net gain if not on site elsewhere in the city or county.

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 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 10 minute walk to the nearest primary school
Secondary schools	–	It is over a 10 minute walk to a mainstream secondary school ( Iffley Academy adjacent to the site is a special school for complex learning needs)
GP surgeries	++	GP surgery within a 10 minute walk

<b>Post office</b>	-	Site is over a 10 minute walk to the nearest Post Office
<b>Air quality</b>		

<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>	-	River Thames lies to the west of the site

<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	
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	-	The site is adjacent to the Iffley Conservation Area
<b>Listed Buildings</b>	0	
<b>View Cones</b>	0	
<b>High Buildings Area</b>	0	

<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	
<b>Support diversification or affordable workspace</b>	0	

<b>Other constraints which could affect suitability of site for development</b>	
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?	No
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. However, any development of the site will need to take into consideration the following issues raised through the sustainability appraisal process:

- Improvements to cycle/ pedestrian links may be required
- Ensure the design considers active frontages and how to optimise links to new and existing public open space

**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
<b>Does the landowner specify types of development</b>	Residential development

<b>Stage 3 conclusion</b>
Preferred option allocate for residential development