

OLP2040 Site assessment proforma (including Sustainability Appraisal)

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| Site name | Land at Meadow Lane | Site location plan |
| HELAA reference and GB OLP2036 Policy (if applicable) | 389 | |
| Ward | Iffley | |
| Site size | 1.57 (ha) | |
| Existing use | Green undeveloped land | |
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Stage 1 assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?

| Assessment criteria | Outcome | Comments |
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| Is the site an SAC or SSSI? | No | |
| Is the site greenfield in flood zone 3b? | Yes | 7% of site within flood zone 3b. |
| 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 insurmountable constraints. Move forward to the next stage of 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

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| 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 | -- | Majority of the site in FZ1 however a small part of the site (eastern boundary) lies in higher flood zones (including FZ3b) |
| Flooding of land surrounding site for access/ egress | 0 | Safe access and egress can be achieved via the existing road network. |

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| 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 unprotected open space. |
| Green Belt | 0 | Site not in the Green Belt |

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| 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 | I | Potential to deliver housing at this location |
| Affordable housing provision | I | Potential to deliver affordable housing at this location. |

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

| | SA rating | Comments |
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| Regeneration areas | 0 | Site is outside the city's regeneration areas. |

| SA Objective | SA Objective 6: To provide accessible essential services and facilities | |
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| Decision-making criteria | Will it increase the provision of essential services and facilities? | |
| | SA rating | Comments |
| Community facilities | 0 | Amount of community facilities likely to remain the same as a result of the application. |

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 | |
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| 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 | I | Although green space, the site is in private ownership and used for animal grazing. How the site could deliver any opportunities to increase public open space would depend on its implementation. |
| Ecology and biodiversity | + | Site contains no nature designations but has potential for nature conservation interest. |

| 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) | |
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| 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) | + | >400m to nearest bus stop, Iffley turn. Services include 3 City, 3A, 3B, 20 City |
| Sustainable transport links (rail station) | - | >3200m from oxford railway station |
| Primary schools | - | >800m from nearest primary school (Rose Hill School) |
| Secondary schools | - | >800m from nearest Secondary School (St Gregory the Great) |
| GP surgeries | - | >800m from the nearest GP surgery |
| Post office | - | >800m from the nearest GP surgery |
| Air quality | - - | Whole city is within an 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 | 0 | Although the River Thames is nearby it is not within 30m of the site. |

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| 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 | - | Known archaeological potential. General potential for Iron Age and Roman activity and located within the historic core of the medieval village. |
| Conservation Areas & Register of Parks and Gardens (RPG) | -- | Site lies within the Iffley Conservation Area. |
| Listed Buildings | 0 | Two Grade II Listed Buildings (Tudor Cottage and Townsend Close) and a Grade II Listed Wall (Wall and Gate of Townsend Close) nearby however this site does not appear to form the setting of these heritage assets. |
| View Cones | - | Site within view cone |
| High Buildings Area | 0 | Site lies outside the locally designated high buildings area. |

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| 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/ economic floorspace in the knowledge economy |
| Support diversification or affordable workspace | 0 | No change |

| Other constraints which could affect suitability of site for development | |
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| Can access for vehicles be achieved? | Yes. Via Church Way. Limited access for existing properties along Meadow Lane |
| Can walking and cycling connections with the surrounding area be achieved? | Yes. |
| Does the site include any significant physical features such as trees, rivers/streams or changes in ground level? | Trees exist on the site. |
| Are land contamination issues likely? | No significant contamination risks identified |
| 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? | Surrounding uses are residential in nature. |

| Stage 2 conclusion |
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| <p>This site is an unprotected undeveloped greenfield site with a small portion of the site in Flood Zone 3b. There are some heritage assets on the site including the site's location within the Iffley Conservation Area, having some general archaeological potential and being sited within one of the city's locally designated view cones. Careful design will be needed to mitigate impacts on nearby heritage assets.</p> |

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

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| Is there confirmed landowner intention to develop | Landowner has expressed an intention to develop this site. |
| Does the landowner specify types of development | Seeking to deliver residential development. |

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| Stage 3 conclusion |
| Consider further for allocation for development. |