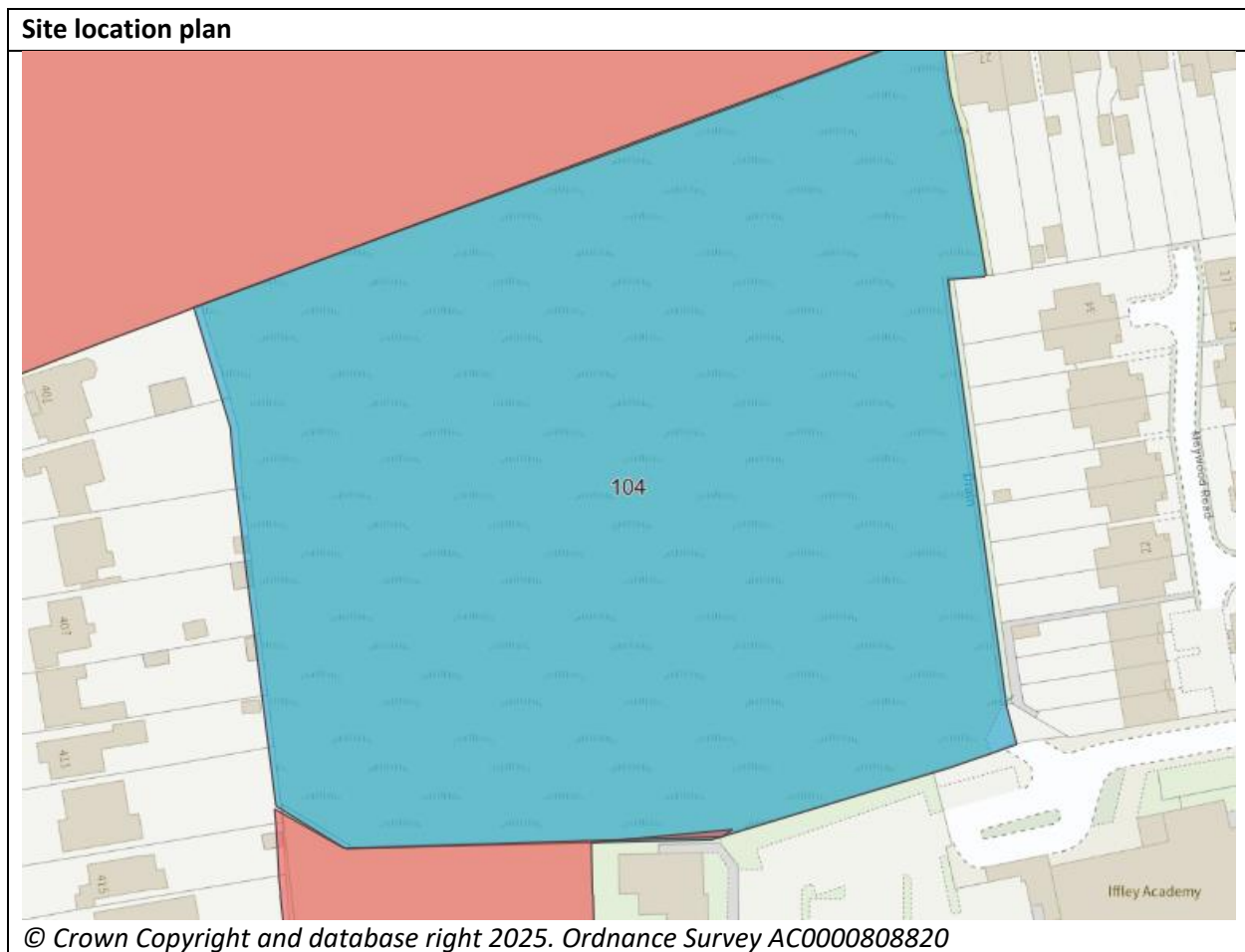


**Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal**

<b>Site name</b>	<b>Former Iffley Meads Playing Field</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>104 (OLP 2036 ref SP38)</b>
<b>Ward</b>	<b>Rose Hill &amp; Iffley</b>
<b>Total site size (ha)</b>	<b>2.04</b>
<b>Existing use(s)</b>	<b>Vacant, former playing field</b>



**Stage 1a 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?	No	
Is the site greenfield in flood zone 3b?	No	Vacant but outside flood zone

Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	Landowner has intention to

<b>Stage 1a conclusion</b>
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

Is there confirmed landowner intention to develop	Yes
Does the landowner specify types of development	Site has been allocated for residential use in current plan, and landowner retains interest.

<b>Stage 1b conclusion</b>
Site does not have insurmountable obstacles to development and is suitable for allocation for residential use. Continue to next stage of assessment.

**Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)**

**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 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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone(s) is the site in?</b>	0	<i>Site is in FZ 1.</i>
<b>Flooding of land surrounding</b>	0	<i>One of 2 existing access routes to site lies within FZ1 and could potentially provide hazard free access to and from site (via Augustine Way/Iffley Turn. Cavell Road at NE corner of site lies within FZ 3).</i>

site for access/ egress		
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**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? And will the site be on Green Belt land?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Previously developed land?</b>	-	<i>Site is vacant greenfield</i>
<b>Green belt?</b>	0	

**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 net new housing? And will it improve the availability of decent affordable housing?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Housing provision</b>	++	<i>Site is allocated in current plan for residential housing. In OLP 2040 it was allocated for 84 units.</i>
<b>Affordable housing provision</b>	I	<i>Affordable provision will depend on policy at time of application. Current 2036 policy requires a min of 40%.</i>

**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? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Regeneration area (within the top 20% most deprived areas IMD)</b>	0	<i>Site is not in regeneration area</i>

**SA objective 6.** To provide accessible essential **services and facilities**.

**Decision-making criteria:** Will it increase the provision of essential services and facilities? *See also SA Objective 8.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	I	<i>Site is allocated for residential use, although suitable complementary uses would be considered</i>

**SA objective 7.** To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

**Decision-making criteria:** Will it increase the provision of public open space?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	+	<i>Site allocated for housing, which will require min 10% public space on site.</i>

**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? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	<i>There are a number of bus stops within 400m of site, served by several routes towards city centre and suburbs.</i>
<b>Sustainable transport links (rail station)</b>	-	<i>Oxford Rail Station is approx 4km away.</i>
<b>Primary Schools</b>	+	<i>A number of primary schools are within 800m of site (Larkrise, St Frideswide, Greyfields). Site is also directly opposite Iffley Academy, which is a SEND specialist school.</i>
<b>Secondary Schools</b>	-	<i>Site is directly opposite Iffley Academy, which is a SEND specialist school, nearest secondary schools are at least 900m away.</i>
<b>GP Surgeries</b>	+	<i>Nearest GP surgery just over 400m distance (Donnington Medical practice off Iffley Turn)</i>
<b>Post office</b>	+	<i>Nearest post office within 800m (at junction between Iffley Road/Howard Street)</i>
<b>Air Quality</b>	-	<i>Entire city is within an AQMA</i>

**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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	Site is 350m from Thames watercourse.

**SA objective 10.** To conserve and enhance Oxford's **biodiversity**.

**Decision-making criteria:** Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Ecology and Biodiversity</b>	0	Site has no specific ecological designations, although it has been vacant for some time and mature planting is present throughout so there is potential for biodiversity value.

**SA objective 11.** 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:** Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	No known potential for archaeological deposits.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	-	Site boundary adjoins Iffley CA
<b>Listed Buildings</b>	0	No listed buildings on site.
<b>View Cones</b>	0	Site is not within view cone
<b>Historic Core Area</b>	0	Site is not in historic core area

**SA objective 12.** 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? And will it increase the quantity and quality of employment opportunities?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the</b>	0	Site is allocated for residential use so no implications for knowledge economy expected

knowledge-based economy		
Diversifying the economy and employment opportunities	0	<i>Site is allocated solely for residential use and suitable complementary uses.</i>

#### Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Yes
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?	Mature planting and trees on site boundary.
Are land contamination issues likely?	Significant contamination unlikely.
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?	Site is directly opposite Iffley Academy.

<b>Stage 2 conclusion</b>
There are a number of physical and policy constraints, however these are not considered to be insurmountable, though potential need for mitigations may need to be considered as part of any allocation where necessary. Site should be considered further for allocation subject to additional work informing Regulation 19 Local Plan.