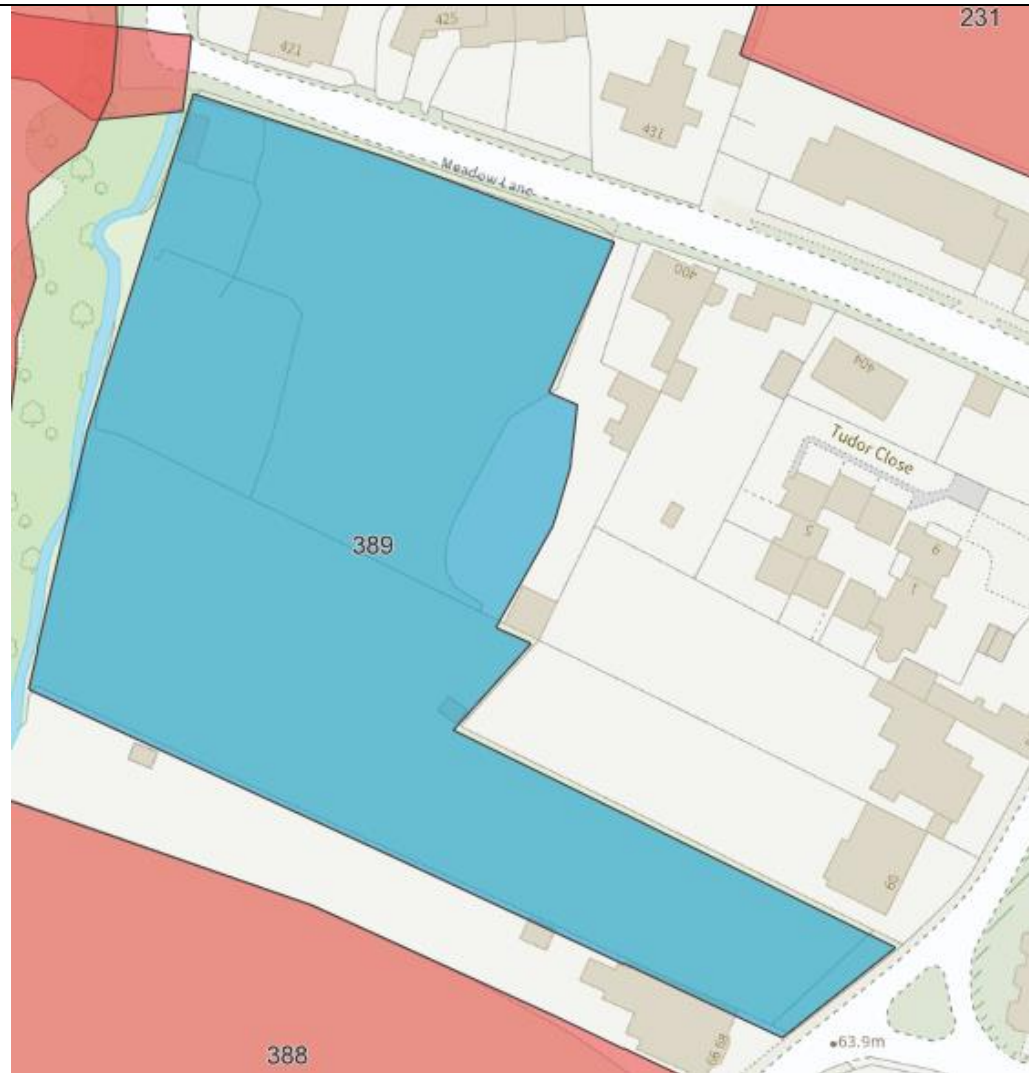


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

Site name	Land at Meadow Lane
SHLAA reference (and OLP2036 Policy if applicable)	389 Policy SP42
Ward	Rose Hill and Iffley
Total site size (ha)	0.99ha
Existing use(s)	Grassland/pony paddock

Site location plan



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Stage 1a 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?	Yes	
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 1a conclusion
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	Landowner has expressed an intention to develop this site.
Does the landowner specify types of development	Seeking to deliver residential development.

Stage 1b conclusion
Landowner has set out intentions for development and potential uses. 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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
What flood zone(s) is the site in?	--	Small amount of Flood Zone 3a and 3b on the western boundary of the site, and a slightly wider area of Flood Zone 2. Surface water flooding in same area.
Flooding of land surrounding site for access/ egress	0	Safe access and egress from the site can be achieved as the route identified is flood-free, with the majority of the site also in Flood Zone 1. (There is a watercourse running along the site's western boundary, but the site would not be accessed from here).

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>
Previously developed land?	-	Site is unprotected open space.
Green belt?	0	Not in the Green Belt

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>
Housing provision	++	Site allocated for a minimum of 29 dwellings.
Affordable housing provision	+	Likely to be policy compliant.

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.*

Criteria	SA rating	Comments
Regeneration area (within the top 20% most deprived areas IMD)	0	Not within a regeneration area.

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.*

Criteria	SA rating	Comments
Community facilities	0	Amount of community facilities likely to remain the same as a result of the application.

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?

Criteria	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.

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?

Criteria	SA rating	Comments
Sustainable transport links (bus stop)	+	>400m to nearest bus stop, Iffley turn. Services include 3 City, 3A, 3S, BB1A, ST 1 (NX40 River Rapids night bus and X40 River Rapids to Oxford and Reading).

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 Air Quality Management Area.

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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Water	0	Although the River Thames is nearby it is not within 30m of the site.

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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Ecology and Biodiversity	-	<p>Site contains no nature designations.</p> <p>Ecological assessments undertaken in support of a planning application have found the site is of County value for invertebrates, and badger activity is evident. As such, the site is highly ecologically constrained. Although it is not subject to any designations for its wildlife value, it would qualify at least as an Oxford City Wildlife Site (if not a Local Wildlife Site). Any development proposals coming forward should retain and enhance as much of the habitat supporting the invertebrate assemblage as possible, and ideally the badger sett as well. If this cannot be achieved, a detailed assessment of how invertebrates and badgers utilise the site and surrounding land should be made, to inform a package of mitigation and compensation measures that ensures there are no residual impacts on either.</p>

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?

Criteria	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
Historic Core Area	0	Not within 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?

Criteria	SA rating	Comments
Employment Opportunities in the knowledge-based economy	0	No change in the number of jobs/ economic floorspace in the knowledge economy
Diversifying the economy and employment opportunities	0	No change

Other constraints which could affect suitability of site for development

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?	Site contains significant existing trees and hedgerows which are important to public amenity in the area and will provide valuable ecosystem services. Trees are protected by the location within the Iffley Village Conservation Area. Existing trees will influence developable area of site and its capacity. The quality of all existing trees should be assessed against the criteria in table 1 of BS5837:2012 (or its latest iteration). High quality trees must be retained unless there is a robust over-riding policy-based justification. Moderate and low quality trees should be retained where it is feasible to do so. Opportunities exist to plant new trees to benefit and enhance the character and appearance of the Iffley Village Conservation Area.
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.

Stage 2 conclusion
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. There are also ecological concerns, in terms of the potential for badgers and invertebrates which will need to be addressed in the policy and at the application stage.