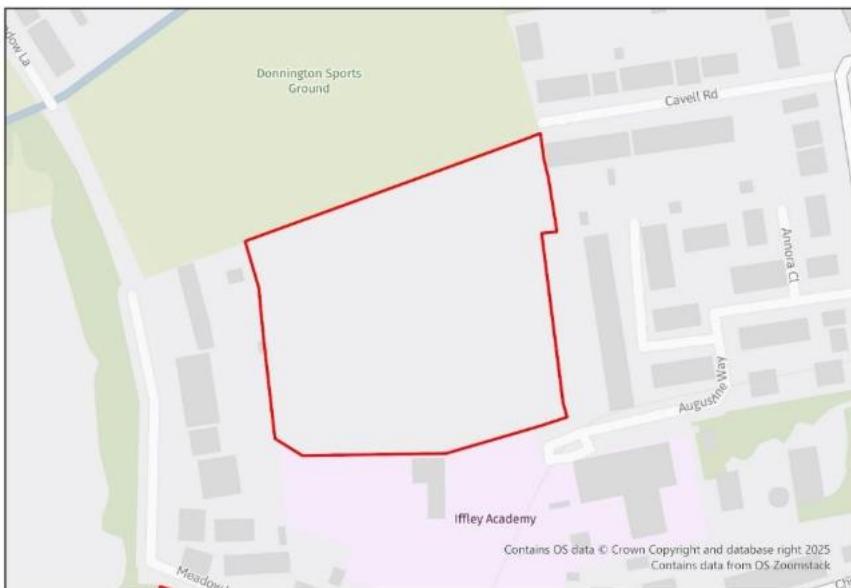


## **Site capacity assessment – Local Plan 2045**

<b>Site name</b>	Former Iffley Mead Playing Field
<b>LP2045 Site Allocation</b>	SPS6
<b>Site size (ha)</b>	2.04

### **Site location**



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### **A) Site overview**

#### **Description of current context**

- Site is vacant greenfield (formally in use as a school playing field but this use ceased several years ago).
- Site has restricted public access. Site is fenced off with strong high fencing.
- Site is not in regeneration area

#### **Site photos**



*View of site from access – SE corner*



*View of site from access – SE corner*



*View of site from access – SE corner*



*Site Access*



Site access



Iffley Academy

## B) Open space, nature and flood risk

### Description of current context

#### Green infrastructure

- *Unmaintained open space with restricted public access. The site is of low amenity value (low levels of use and some issues of anti-social behaviour), low biodiversity value and low flood management value (100% Flood Zone 1).*
- *Mature planting and trees on site boundary – some self-seeded.*
- *There is an intermittent hedge along the northern boundary to the Donnington Playing Field and to the western edge which meets the rear gardens of the houses along Meadow Lane.*
- *UGF – based on developable site area of 20,400 sq m (2.04ha) and taking into account there is no built development on the site at present, it is likely to score above Policy G3 target.*

#### *Biodiversity and ecology*

- Site has no specific ecological designations, but bramble scrubs, species-rich native hedgerow, urban trees and grassland are all present on the site so there is potential for biodiversity value.

#### *Blue Infrastructure*

- Site is 350m from Thames watercourse (Boundary Brook).
- Site is in Flood Zone 1 (Cavill Road at NE corner of the site lies within Flood Zone 3).
- Very small patch of surface water flood risk on the south eastern boundary.

#### *Land Quality*

- Significant contamination unlikely.

#### ***Analysis and urban design implications***

- The site is adjacent to the Iffley conservation area and helps to separate the conservation area from other developments, maintaining a village aesthetic.
- Retain existing trees and native hedgerows and enhance any sections of retained grassland – will help give privacy to the site/ neighbouring properties and could be used to create wildlife corridors through the site.
- Need to optimise public open space
- Opportunity for Green communal space within the site, providing a more enclosed space suitable for children's play area or SuDs, biodiversity etc. with good natural surveillance.

### **C) Historic environment, character and local context**

#### ***Description of current context***

##### *Historic environment*

- Site boundary adjoins Iffley CA.
- No listed buildings, SAMs or local assets on site.
- Site outside of the city centre archaeological area
- The site has general archaeological potential, as is located 70m from Neolithic pit circle. It also has potential for Early Saxon settlement as the Archeox excavation to the north recovered significant amount of Saxon pottery. Any sizable development will require pre-determination evaluation (geophysical survey and trenching).
- Site is not within view cone but close to Rose Hill view cone and views from Thames Towpath identified in the Iffley Village Conservation Area Appraisal.

##### *Built environment*

- Site's southern boundary is directly opposite Iffley Academy.
- Site's eastern and western boundaries are rear gardens of residential properties.
- Donnington Recreation Ground (grassed) is located to the north of the site.
- Iffley Academy materials – red brick and grey cladding.
- Residential development to east and west – brick houses and tile roofs.
- The site falls within the Interwar Suburbs townscape category however it is adjacent to the Thames Isis South Pastoral floodplain and the Iffley Village conservation area. The urban character to the north east is defined by semi-detached housing coming off Iffley Road (Cavill Road). Augustine Way which is also the access road to Iffley Academy is modern 90s (?) development.
- Landscape character – Edge of Iffley Village and Thames Isis South. Meadow Lane located to the east, responds to meadows in terms of townscape.

#### ***Analysis and urban design implications***

- The site is adjacent to the Iffley conservation area and helps to separate the conservation area from other developments, maintaining a village aesthetic. There is an opportunity to

*respond to the village character of the neighbouring Conservation Area, with smaller scale development, irregular building lines and brick/stone materiality, especially of borders.*

- Archaeological investigation likely to be necessary.

## D) Access, movement and layout

### Description of current context

#### Access into the site

- Site access from Augustine Way/ Iffley Turn.
- Augustine Way located within Iffley CPZ – operational 7 days a week (8am – 6.30pm)

#### Layout of the site

- Site is square shaped.

#### Connectivity to wider area

- Pedestrian footways in Augustine Way connecting to Iffley Turn.
- Cyclists on carriageway with vehicles.

### Analysis and urban design implications

- Existing access would be utilised from Augustine Way – all modes. This is a cul-de-sac that also serves the adjacent school. The access into the site therefore needs to be carefully managed to respect the setting of the school.
- Opportunity for a pedestrian/cycle connection into Donnington Recreation Ground located to the north of the site. This would provide opportunity to access Cavill Road to the east and Meadow Lane to the west.
- Block arrangement - Rows aligned 30 deg. of south for passive design.
- Residential blocks that respond to the character of the Conservation Area. Detached, semi or small flatted blocks with pitched roofs. Terraced houses with a consistent pitched ridgeline with more variation on marker buildings. Potential to incorporate solar panels.
- Opportunities for housing to be designed to overlook the Recreation Ground to the north with south facing gardens.
- Opportunities for gardens to be aligned backing onto gardens of existing residential properties to avoid overlooking of both the school and residential.
- Stone or brick materiality with clay tile roofs or slate.
- Seek active frontages to ensure access to POS and must be designed to be welcoming to existing residents to use POS. POS could be more linear or parcel like and could for example be located in the middle of the site.
- A low car development could increase design options and improve public realm.

## E) Other considerations

### Other considerations to include in allocations?

#### Amenity

- School located to the south – need to manage how the site relates to the school buildings – Some level of screening will be required, and an adequate buffer.
- Also need to manage relationship to existing properties

## F) Landowner aspirations

Landowner has submitted (July 2025) an outline application for up to 90 residential units on the site (25/00813/OUT). Application not yet determined.

**G) Any extra work needed to inform allocation?**

Biodiversity survey

**H) Key considerations informing the minimum number of homes for the allocation policy**

Minimum capacity for the site has been calculated with the following assumptions:

- Retention of existing boundary treatments and existing green area in the middle of the site
- 10% reduction for public open space
- Density of 60dph, suburban site typology