

Site capacity assessment – Local Plan 2042

Site name	Land at Meadow Lane
LP2045 Site Allocation	SPS8
Site size (ha)	0.99

Site location



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A) Site overview

Description of current context

- Green undeveloped land (no public access) previously used for horse grazing.
- The site is located in Iffley Village, a settlement on the northern edge of Rose Hill, overlooking the Thames.

Site photos



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B) Open space, nature and flood risk

Description of current context**Green infrastructure**

- To the south, the site shares a tree lined boundary with a neighbouring residential property and Memorial Field

Biodiversity and ecology

- Badgers.
- Work to support the planning application has found invertebrates
- Nearby Iffley Fields are a SSSI
- Most of the site within LNRS mapping for areas that could become important for biodiversity.

Blue Infrastructure

- To the west, a drainage ditch separates the site from Oriel Meadow, with thick tree cover.
- The southwest corner of the site is vulnerable to flooding.

Analysis and urban design implications

- Retention of trees and hedgerows would help keep the site integrated with the surrounding fields and allow the movement of wildlife through the site.
- The southwest corner of the site is an opportunity for open space to incorporate SuDS features such as balancing ponds and landscaping.
- Opportunities in the LNRS in this location include the creation of new woodland, creation and management of wide field margins and sheltered grasslands to contain kidney vetch on low nutrient soils that get disturbed and creation of new areas of lowland meadow by creating and restoring meadows (particularly on flood plains).

C) Historic environment, character and local context**Description of current context****Historic environment**

- The site lies within the Iffley Village Conservation Area.
- The conservation area appraisal notes the diversity of styles on Church Way, the predominantly rural character of Meadow Lane and the importance of the neighbouring meadows and habitats.
- Iffley Village characterised by a historic core, leafy winding lanes, stone walls, historic cottages and later residential development. The low density of development set amongst green spaces plays an important role in the character of the area.
- Townsend Close and associated wall, on the corner of Meadow lane and Church Way, is Grade II listed.
- Tudor Cottage on Church Way is Grade II listed
- The site is within the Rose Hill View Cone.
- There is local view sensitivity from Oriel Meadow, the river towpath, Iffley Academy, The Bridleway, Church Way and Meadow Lane.
- There is potential for archaeological interest as the site is located within the historic core of a medieval village and there is potential for Iron Age and Roman Remains.

Built environment

- To the east of the site is Church Way, which features large, detached houses on long plots behind characteristic stone walls.
- To the north of the site a hedgerow forms the boundary of Meadow Lane, with 2-3 storey terraces opposite.
- Townsend Close, a 19th Century stuccoed house, is prominent on the corner of Church Way and Meadow Lane and a number of residential properties create a sensitive edge on this corner of the site.
- Neighbouring Oriel Meadow is in the Green Belt.

Analysis and urban design implications

- The plot size and spacing should retain the semi-rural character of the conservation area including its verges and green spaces.
- On Church Way, plots should respond to the scale, spacing and building line of neighbouring plots and the stone boundary wall should be maintained as far as possible while giving access to the site.
- On Meadow Lane there is an opportunity to create a new building line that reflects the opposite side of the lane with a landscape buffer between buildings and street.
- Parking has the potential to compromise the village feel of the conservation area and result in breaks to the characteristic stone walls. Concentrating parking in a place with good natural surveillance could allow a more winding routes through development and fewer breaks in the boundary walls.
- The potential for archaeological remains needs investigation as part of any redevelopment.

D) Access, movement and layout

Description of current context

Access into the site

- The site has limited access currently, being gated access for private use only.

Layout of the site

- The layout of a traditional rural village is retained in Iffley, with winding roads and informal arrangements of buildings, interspersed with green.

Connectivity to wider area

- Both Church Way and Meadow Lane are local cycle connection routes.

Analysis and urban design implications

- The site should generate minimal traffic, with low parking levels, and this may give the opportunity for shared space.
- A vehicular access from Meadow Lane would mean the site could accommodate a junction and development on both sides of the new road, providing natural surveillance of the route through the development.
- The frontage on Church Way is narrow, as is the width of the road, but there is potential for access from here also.
- Cycle and pedestrian access passing through the site would be beneficial.

- The semi-rural character of surrounding streets should be maintained and the perception of these as safe for cyclists and pedestrians not compromised.

E) Other considerations

Other considerations to include in allocations?

Amenity

- Care should be taken with lighting given the semi-rural character, especially closer to the river corridor.

Infrastructure needs

- Plots within 30 degrees of south in accordance with passive design principles.

F) Landowner aspirations

Current application for residential development 22/03078/FUL.

G) Any extra work needed to inform allocation?

SFRA Level 2 assessment

Conclusions of biodiversity work informing planning application

H) Key considerations informing the minimum number for the allocation policy

Estimated capacity – min (for residential/mixed use): 29 minimum capacity for the site has been calculated with the following assumptions:

- Relatively low DPH of 30 assumed because of the sensitive character of the site.
- 10% public open space required and removed from assumption about developable site area. Assumption is this will overlap with some retained GI and flood risk area.