

OLP2040 Site assessment proforma (including Sustainability Appraisal)

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| Site name | Pear Tree Farm | Site location plan |
| HELAA reference and GB OLP2036 Policy (if applicable) | 590 | |
| Ward | Wolvercote | |
| Site size | 2.03 | |
| Existing use | Railway line, residential buildings, farm buildings, golf course and agricultural 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? | No | |
| 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 | | |
| Site isn't particularly constrained, however limited engagement has occurred. | | |

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 | 0 | |
| Flooding of land surrounding site for access/ egress | 0 | |

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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 | ++ | Appears to be homes already on the land and not vacant. However, the majority of the site is vacant. |
| Green Belt | 0 | |

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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 | Site suitable for affordable development in the next five years |
| Affordable housing provision | I | |

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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 | |

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| SA Objective | SA Objective 6: To provide accessible essential services and facilities | |
| Decision-making criteria | Will it increase the provision of essential services and facilities? | |
| | SA rating | Comments |
| Community facilities | I | |

See also SA Objective 8

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| 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 | |
| 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 | |
| Ecology and biodiversity | I | |

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| 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) | |
| 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 the nearest bus stop. Frequent services from Close Pear Tree Park and Ride |
| Sustainable transport links (rail station) | - | <1,600m from Oxford Parkway |
| Primary schools | - | >800m from the nearest primary school (Cutteslowe Primary School) |
| Secondary schools | - | >800m from the nearest secondary school (The Cherwell School) |
| GP surgeries | - | >800m from the nearest GP surgery (Cutteslowe Medical centre) |
| Post office | - | >800m from the nearest post office (Kendall Crescent post office) |
| 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 | - | Lake to south 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 | 0 | |
| Conservation Areas & Register of Parks and Gardens (RPG) | 0 | |
| Listed Buildings | 0 | |
| View Cones | 0 | |
| High Buildings Area | 0 | High buildings TAN identifies as an area of great potential. |

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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 | I | |
| Support diversification or affordable workspace | I | |

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| 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 | Trees exist on the site. |

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| such as trees, rivers/streams or changes in ground level? | |
| Are land contamination issues likely? | Unlikely as there are already houses on the site. |
| 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? | No not that it appears the surrounding uses are mainly residential. |

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| Stage 2 conclusion |
| Parts of this site have already been developed and areas of greenfield are potentially available to be developed. There is an opportunity to develop a roofscape which is richer and more diverse than its neighbours and the potential to reference agricultural building typologies or materials. |

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 an intention to develop within the next 5 years. |
| Does the landowner specify types of development | Wishes to build resi accommodation. |

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| Stage 3 conclusion |
| Consider further for allocation for residential. Railway line creates a barrier through the site, however plenty of opportunity to develop greenfield land within the site. The location of the site means that local facilities are not always on the doorstep. |