


**OLP2040 Site assessment proforma (including Sustainability Appraisal)**

<b>Site name</b>	<b>Park Farm</b>	<b>Site location plan</b>
<b>HELAA reference and GB OLP2036 Policy (if applicable)</b>	462  SP27	
<b>Ward</b>		
<b>Site size</b>	1.56ha	
<b>Existing use</b>	Field	

**Stage 1 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?	<b>No</b>	
Is the site greenfield in flood zone 3b?	<b>No</b>	<b>Land adjacent to the southwestern edge of the site lies within Flood Zone 3b</b>
Is the site area less than 0.25ha?	<b>No</b>	
Is the site already at an advanced stage in the planning process (development commenced)?	<b>No</b>	
<b>Stage 1 conclusion</b>		
<i>No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to stage 2 assessment.</i>		

**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**

<b>SA Objective</b>	<b>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.</b>	
<b>Decision-making criteria</b>	Is the use proposed suitable given the flood zone of the site?	
	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone is the site in</b>	-	Site is partially within Flood Zone 3a. Flood Zone 3b comes up to the southern boundary including the road.
<b>Flooding of land surrounding site for access/ egress</b>	-	Via Edgeway Road, some of this lies within Flood Zone 3b too, though there would be lower risk if access/egress via southern corner of site (which appears to fall just outside the flood zone). Something to explore further at SFRA level 2.

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will the site make use of previously developed land/ buildings? Will the site be on Green Belt land?	
	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land</b>	--	Site is protected open space (part of GI network)
<b>Green Belt</b>	0	Site is not on Green Belt land

<b>SA Objective</b>	<b>SA Objective 4: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent affordable home</b>	
<b>Decision-making criteria</b>	Will the site provide significant quantities of net new housing? Will it improve the availability of decent affordable housing?	
	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	I	Depends upon implementation – HELAA identifies capacity for 60
<b>Affordable housing provision</b>	I	Depends upon implementation

<b>SA Objective</b>	<b>SA Objective 5: To reduce poverty, social exclusion, and health inequalities</b>	
<b>Decision-making criteria</b>	Will it improve opportunities for people in the most deprived areas?	

	SA rating	Comments
Regeneration areas	0	Amongst 30% least deprived areas in the country

SA Objective	<b>SA Objective 6: To provide accessible essential services and facilities</b>	
Decision-making criteria	Will it increase the provision of essential services and facilities?	
	SA rating	Comments
Community facilities	I	Depends upon implementation

See also SA Objective 8

SA Objective	<b>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</b>	
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	Depends on implementation, current allocation sets out: A minimum of 10% of the site should be for public open space, which should be accessible for existing residents from Marston. The development should be designed to ensure active frontages face onto the open space. Site is currently protected as part of GI network under G1.
Ecology and biodiversity	0	LP2036 assessment noted: No part of the site has been designated for its biodiversity value. It is within 165m of the New Marston Meadows SSSI and adjacent to an Oxford City Wildlife Site (Park Farm Meadows). Current LP2036 allocation states that: Planning permission will only be granted if it can be demonstrated that there would be no adverse impact on the integrity of the New Marston Meadows SSSI.

SA Objective	<b>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)</b>	
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 on Edgeway Road (services 13 City, X3 City, U5 Brookes Bus).
Sustainable transport links (rail station)	-	>1,600m to the Oxford Station
Primary schools	+	<800m to the nearest primary school 600m (St Michael's CE)

<b>Secondary schools</b>	-	>800m to the nearest secondary school (The Swan School)
<b>GP surgeries</b>	-	>800m to the nearest GP surgery (The Manor Surgery)
<b>Post office</b>	-	>800m to the nearest post office (Marston Road Post Office)
<b>Air quality</b>	--	Whole city is within an AQMA.

<b>SA Objective</b>	<b>SA Objective 9: To achieve water quality targets and manage water resources</b>	
<b>Decision-making criteria</b>	Does the site contain, or is it near, a water body?	
	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	-	Site is within 30m of a water body (Peasmoor Brook)

<b>SA Objective</b>	<b>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.</b>	
<b>Decision-making criteria</b>	Does the site contain any historical, or archaeological features?	
	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	0	Previous Lp2036 assessment notes: is outside of the City Centre Archaeological Area.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	Site does not lie within a conservation area.
<b>Listed Buildings</b>	0	Previous Lp2036 assessment: The site is not within close proximity of a listed building, is not listed on the Oxford Heritage Asset Register
<b>View Cones</b>	-	Yes lies within a view cone (from north east hills)
<b>High Buildings Area</b>	0	Site lies outside the City Council's locally designated high buildings area.

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will it support key sectors that drive economic growth? Will it increase the quantity and quality of employment opportunities?	
	<b>SA rating</b>	<b>Comments</b>
<b>Support the knowledge-based economy</b>	0	Depends on implementation – but HELAA identifies it would be suitable for residential not employment.
<b>Support diversification or affordable workspace</b>	0	Depends on implementation – but HELAA identifies it would be suitable for residential not employment.

<b>Other constraints which could affect suitability of site for development</b>	
Can access for vehicles be achieved?	Via Edgeway Road – though previous LP2036 assessment noted it probably needs improvement.
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 is open greenfield with hedges/trees on boundaries. Appears to be fairly flat. No significant features particularly.
Are land contamination issues likely?	LP2036 assessment concluded: Current land use suggests that land contamination issues are unlikely; the site has not been used as landfill. Current Assessment concludes: OK. No major contamination issues likely.
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?	Adjoins a recreation ground (Hertford College)

<b>Stage 2 conclusion</b>
<p><b>There are flooding constraints on the site which would need to be investigated further through the new SFRA (including safe access and egress at time of flood). The site is also within 200m proximity to the New Marston SSSI and any proposals would need to demonstrate appropriate care has been taken not to negatively impact the functioning of that site.</b></p> <p><b>The location is not particularly close in terms of walking distance to public transport and other potential resident daily needs and care would need to be taken in the design of the development so there is not an overreliance on the car. Opportunities to encourage/enable sustainable transport choices should be sought through detail of any allocation.</b></p>

**Stage 3 assessment – Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options**

<b>Is there confirmed landowner intention to develop</b>	Awaiting a land owner update 2022. Land owner confirmed intention to develop at last update (2018)
<b>Does the landowner specify types of development</b>	

<b>Stage 3 conclusion</b>
<b>Subject to the considerations set out at stage 2, the site should be taken forward for a potential allocation within the preferred options consultation. Allocate for housing.</b>