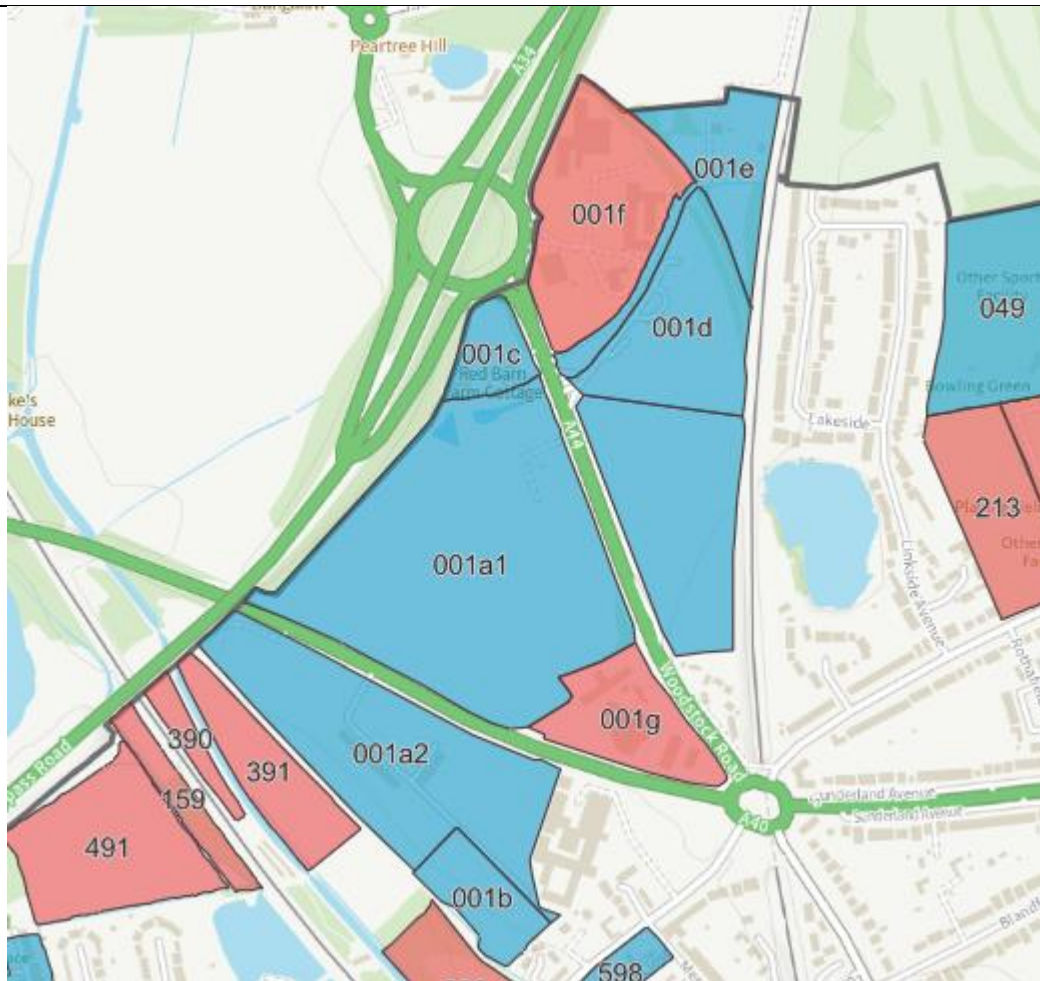


**Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal**

|   |   |
|---|---|
| <b>Site name</b>  | Peartree Farm (including access road)           |
| <b>SHLAA reference (and OLP2036 Policy if applicable)</b> | 001e  |
| <b>Ward</b>   | Wolvercote                                      |
| <b>Total site size (ha)</b>                               | 2.54  |
| <b>Existing use(s)</b>                                    | Greenfield / farmland, including farm buildings |

**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?  | 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 1a conclusion   |
|---|
| No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage assessment. |

**Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.**

|   |  |
|---|--|
| Is there confirmed landowner intention to develop | Yes  |
| Does the landowner specify types of development   | Landowner confirmed (2025) intention to develop site for residential, along with land within same ownership to the north in adjoining Cherwell district. |

| 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?

| <b>Criteria</b>   | <b>SA rating</b> | <b>Comments</b>  |
|---|------------------|--|
| <b>What flood zone(s) is the site in?</b>                   | 0                | Site in FZ1<br>Some small patches of surface water flooding. |
| <b>Flooding of land surrounding site for access/ egress</b> | 0                | Surrounding area in FZ1                                      |

**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?

| <b>Criteria</b>                   | <b>SA rating</b> | <b>Comments</b>   |
|-----------------------------------|------------------|---|
| <b>Previously developed land?</b> | -                | Site is unprotected open space plus some farm buildings               |
| <b>Green belt?</b>                | 0                | Site is not on Green Belt land (de-designated in previous local plan) |

**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?

| <b>Criteria</b>                     | <b>SA rating</b> | <b>Comments</b>   |
|-------------------------------------|------------------|---|
| <b>Housing provision</b>            | ++               | Site allocated for residential development (in Northern Gateway AAP) and would provide more than 10 new homes |
| <b>Affordable housing provision</b> | I                | Depends on implementation   |

**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.*

| <b>Criteria</b>                              | <b>SA rating</b> | <b>Comments</b>                                   |
|--|------------------|---|
| <b>Regeneration area (within the top 20%</b> | 0                | Site is not in or adjacent to a regeneration area |

|                          |  |  |
|--------------------------|--|--|
| most deprived areas IMD) |  |  |
|--------------------------|--|--|

**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.*

| <i>Criteria</i>             | <i>SA rating</i> | <i>Comments</i> |
|-----------------------------|------------------|-----------------|
| <b>Community facilities</b> | 0                | No change       |

**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?

| <i>Criteria</i>          | <i>SA rating</i> | <i>Comments</i>   |
|--------------------------|------------------|---|
| <b>Public open space</b> | +                | Allocated for residential, including public open space onsite |

**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?

| <i>Criteria</i>                                   | <i>SA rating</i> | <i>Comments</i>   |
|---|------------------|---|
| <b>Sustainable transport links (bus stop)</b>     | -                | Approximately 500m from a bus stop (S2 or Park & Ride 300)  |
| <b>Sustainable transport links (rail station)</b> | -                | > 1600m from train station (Oxford Parkway). Station is relatively close but the pedestrian/cycle access is longer due to site being severed by the railway line. |
| <b>Primary Schools</b>                            | -                | >800m from Wolvercote Primary School  |
| <b>Secondary Schools</b>                          | -                | >800m from the nearest secondary school with spaces   |
| <b>GP Surgeries</b>                               | -                | >800m Wolvercote GP surgery   |
| <b>Post office</b>                                | -                | >800m from the nearest post office (Summertown)   |
| <b>Air Quality</b>                                | -                | Whole city is within an Air Quality Management Area (AQMA)  |

**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>                        |
|-----------------|------------------|--|
| <b>Water</b>    | <b>0</b>         | Site is not within 30m of a water body |

**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>   |
|---------------------------------|------------------|---|
| <b>Ecology and Biodiversity</b> | <b>+</b>         | No nature conservation designations on site. Substantial tree coverage on site. |

**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?

| <i>Criteria</i>   | <i>SA rating</i> | <i>Comments</i>  |
|---|------------------|--|
| <b>Archaeology</b>  | 0                | Site contains no known archaeological sites                                      |
| <b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b> | 0                | Site is not in or on the edge of a conservation area or site on the RPG register |
| <b>Listed Buildings</b>   | 0                | Site contains no identified historic building constraint                         |
| <b>View Cones</b>   | 0                | Site lies outside of a view cone   |
| <b>Historic Core Area</b>   | 0                | Site lies outside the City Council's locally designated 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?

| <i>Criteria</i>                        | <i>SA rating</i> | <i>Comments</i>  |
|--|------------------|--|
| <b>Employment Opportunities in the</b> | <b>0</b>         | No change in number of jobs/economic floorspace in knowledge-based economy |

|   |   |   |
|---|---|---|
| knowledge-based economy                               |   |   |
| Diversifying the economy and employment opportunities | 0 | No change in employment base or access to affordable workspaces |

#### Other constraints which could affect suitability of site for development

|   |  |
|---|--|
| Can access for vehicles be achieved?  | Vehicle access to the site is a constraint as the current single-lane track would not be suitable for this development in its current form. An alternative access would be required. |
| Can walking and cycling connections with the surrounding area be achieved?  | Current access is single lane track to the A44. As site adjoins railway line and proximity to Oxford Parkway, there is potential to improve pedestrian/cycle access to station.      |
| Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?                                     | No   |
| Are land contamination issues likely?   | Unlikely   |
| 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? | Railway line and A34 adjoins site, likely to need buffers & screening for noise  |

|  |
|--|
| <b>Stage 2 conclusion</b>  |
| Site should be considered further for allocation for residential. Access road for vehicles & pedestrians needs addressing as the current single-lane track would not be suitable for this development in its current form and an alternative access would be required. |