

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Oxford Science Park (Whole site)	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	588 OLP2036 SP9	
Ward	Littlemore	
Site size	26.51	
Existing use	Employment uses	

Stage 1 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 1 conclusion		
<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

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	-	Approx 25% within Flood Zone 2 towards northern portion of site
Flooding of land surrounding site for access/ egress	0	

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	0	The majority of the site is PDL with buildings in use but there are some undeveloped plots. Cat 1 Employment Site.
Green Belt	0	Site is not within GB

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	0	The existing site allocation SP9 indicates planning permission will be granted for employment use only.
Affordable housing provision	0	Existing site allocation is not for housing.

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

Regeneration areas	0	Not in or adjacent to a regen. area
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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	0	Site not allocated for community facilities.

See also SA Objective 8

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	Existing OLP2036 site allocation indicates that development should be designed to optimize opportunities to enhance the landscape and provide attractive public open space for the occupants.
Ecology and biodiversity	-	Adjacent to Oxford City Wildlife Site (Littlemore Brook) which also passes through the site. There are several trees throughout the site, including on the perimeter.

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 located on Edmund Halley Road, Robert Robinson Avenue and Grenoble Road. Service 3a - operates 2 services per hour on weekdays 6am – 9pm then hourly to 11pm and hourly on Sundays between 7.30-11.30pm.
Sustainable transport links (rail station)	-	>1,600m from Oxford station
Primary schools	-	>800m to the nearest primary school (John Henry Newman Academy)
Secondary schools	-	>800m to the nearest secondary school (Mable Pritchard)
GP surgeries	-	>800m to the nearest GP surgery (The Leys Health Centre)

Post office	-	>800m to the nearest post office (Littlemore Stores and Post Office)
Air quality	--	Whole city is within an AQMA.

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	--	Littlemore Brook

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	-	Existing OLP2036 policy supporting text indicates development proposals should take into consideration the potential presence of Saxon and Roman archaeological remains (para 9.70).
Conservation Areas & Register of Parks and Gardens (RPG)	0	
Listed Buildings	-	OLP2036 policy supporting text indicates development proposals should take into consideration nearby listed building (para 9.70).
View Cones	0	
High Buildings Area	0	

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	+	
Support diversification or affordable workspace	+	

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 – but the existing OLP2036 site allocation supporting wording indicates access to the site is heavily dependent on the car.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Yes – Littlemore Brook runs through the northern part of the site, there is also extensive tree coverage.
Are land contamination issues likely?	Unknown
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?	Yes – sewerage works located to the southeast of site.

Stage 2 conclusion
Continue to Stage 3 Assessment. The site is protected for employment uses but provides opportunity for enhancing ecology and diversity.

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

Is there confirmed landowner intention to develop	yes
Does the landowner specify types of development	

Stage 3 conclusion
Proposed option: Continue to allocate for employment use.