


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	ARC Oxford (formerly Oxford Business Park) (whole site)	Site location plan
HELAA reference (and OLP2036 Policy if applicable)	587 Policy SP10	
Ward	Cowley	
Site size	35.4ha	
Existing use	Business Park	

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)?	Part	Site is largely brownfield in use as Business Park. Most of the site has been built out. Some plots undeveloped. An extension of time to the outline permission for the whole business park was granted in 2012 for the remainder.
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	0	Site is in Flood Zone 1
Flooding of land surrounding site for access/ egress	0	There is safe access/egress from the site – area surrounding site is in Flood Zone 1

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	Previously developed land
Green Belt	0	Not green belt

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	Depends on implementation. Policy E1 allows the provision of an element of housing on employment sites.
Affordable housing provision	I	Depends on implementation.

SA Objective	SA Objective 5: To reduce poverty, social exclusion, and health inequalities
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Decision-making criteria	Will it improve opportunities for people in the most deprived areas?	
	SA rating	Comments
Regeneration areas	0	The site is not within one of the most deprived areas of Oxford.

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	Depends on implementation.

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	Depends on implementation.
Ecology and biodiversity	+	If existing trees are removed new trees should be planted to fully mitigate the impact on tree canopy cover green infrastructure in the area. New tree planting should be appropriate to ensure that the predicted tree canopy cover (% site area) following development (25 years) delivers policy and GI TAN expectations i.e. at least no net loss. Opportunities exist to plant new trees to improve connectivity within GI network.

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 with Frequent services from the junction with Between Towns Road (250m) (services 10 towards City or JR, and 1 or 5 towards City or Blackbird Leys.

Sustainable transport links (rail station)	-	>1,600m from Oxford Station.
Primary schools	+	<800m from the nearest primary school (Our Ladys, 250m)
Secondary schools	-	>800m from the nearest secondary school (Oxford Academy, 1700m)
GP surgeries	+	<800m from the nearest GP surgery (Temple Cowley Medical Group 250m)
Post office	-	>800m from the nearest post office (Cowley Centre post office 1km)
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	0	Not within 30m of a watercourse

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	-	Site is of archaeological interest: previously disturbed but general Roman potential. Some plots already evaluated.
Conservation Areas & Register of Parks and Gardens (RPG)	-	Adjacent to Temple Cowley Conservation Area
Listed Buildings	-	Site adjoins Grade II listed building
View Cones	0	
High Buildings Area	0	It is identified as an area of Greater Potential in the High Buildings TAN with potential for skylining in the view from St. Mary's above 15m in height, Elsfield above 45m height, but no effect on the view from Boars Hill viewcone

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	+	Currently a protected Category 1 employment site, and as such is a key site for driving economic growth. Likely to increase jobs and floorspace for the knowledge economy.
Support diversification or affordable workspace	+	Policy E3 includes ARC Oxford as a site where affordable workspaces are likely to come forward. This site would therefore support diversification of the employment base or provide affordable workspaces.

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Vehicle access already exists from Garsington Road
Can walking and cycling connections with the surrounding area be achieved?	<p>Site is within the urban area with existing pedestrian and cycle connections.</p> <p>Pedestrians can access the site via a central axis on Garsington Road connecting the residential areas of Temple Cowley to the North and Blackbird Leys to the South. There is also a footpath alongside the Eastern Bypass Road (East-West) and an underpass which links the Tesco to the South of the Bypass. A number of footpaths link into the site.</p> <p>Cyclists can use a non-segregated cycle path on Garsington Road which extends to the North and the South. They can also use the path alongside the Eastern Bypass Road and the link to Tesco is noted as a local plan cycle route. Bus routes are concentrated on the Garsington Road and link to Cowley and Oxford City Centre. However, once inside the site, the Business Park is car dominated with plots accessed off Alec Issigonis Drive or John Smith Drive with large amounts of car parking separating buildings from the road.</p>
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains significant existing trees as part of structural landscaping of Business Park which are important to public amenity in the area and will provide valuable ecosystem services. Existing trees will influence developable area of site and its capacity. The quality of all existing trees should be assessed against the criteria in table 1 of BS5837:2012 (or its latest iteration). High quality trees must be retained unless there is a robust over-riding policy-based justification. Moderate and low quality trees should be retained where it is feasible to do so. Opportunities exist to plant new trees to benefit public amenity in the area.
Are land contamination issues likely?	Contamination risks possible to be present due to previous use. Site investigations and remedial works may be necessary.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or	Site adjoins the ring road so likely to be associated noise from traffic. Site adjoins residential area.

environmental issues such as noise or smells?	
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Stage 2 conclusion

<p>The site generally scores well against the sustainability criteria and should continue on to the stage 3 assessment. However, any development of the site will need to take into consideration the following issues raised through the sustainability appraisal process:</p>

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| <ul style="list-style-type: none">• Design sensitivity may be required taking into consideration neighbouring land uses• Design sensitivity may be required taking into consideration the site's location in relation to the Temple Cowley Conservation Area and the nearby Grade II Listed Building. |
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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	yes

Stage 3 conclusion
<p>The site is currently in use as a business park. The Business Park forms part of a key employment cluster in the south-east of Oxford and is important to Oxford's economy. Whilst much of the site has been built out, there is potential for further development and intensification. It is important that employment uses are retained and enhanced on this site to support the economy and economic growth.</p> <p>Oxfordshire County Council's Local Transport and Connectivity Plan seeks to reduce car parking on major employment sites within Oxford. As such both the City and County Council will actively seek measures which will provide opportunities for people to travel to the site other than by private car. Improved bus connectivity to the Eastern Arc from across the city will be supported. Access to this site would be enhanced considerably with the opening up of the Cowley Branch Line to passengers.</p>