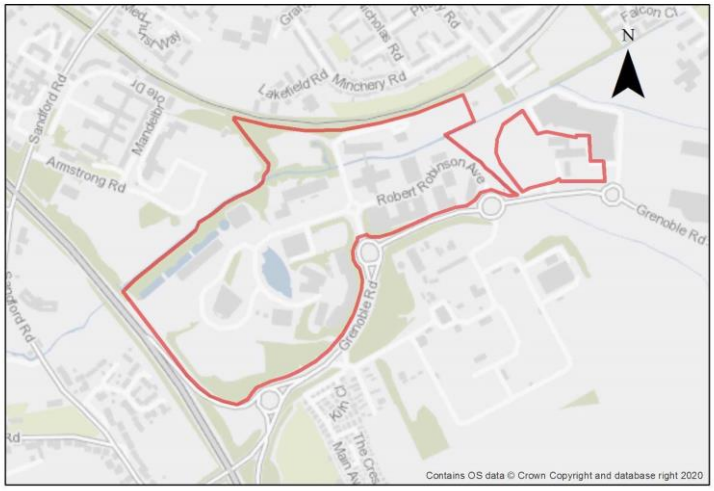
OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Oxford Science Park (Whole site)	Site location plan
HELAA reference (and OLP2036 Policy if applicable)	**588** **Policy SP9**	
Ward	**Littlemore**	
Site size	**27.1ha**	
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		
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to stage 2 assessment.		

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	--	Site is partially within Flood Zone 3b (7% of site lies within Flood Zone 3a and 3b) (22% of site lies within Flood Zone 2) Most of the land within the flood zones lies adjacent to Littlemore Brook at the northern end of the site.
Flooding of land surrounding site for access/ egress	-	The site's access route is largely flood free, however there is a moderate risk of fluvial flooding due to velocity. Access/ egress from the site is therefore considered to be over moderate hazard land.

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	**I**	Policy E1 includes the provision to deliver an element of housing on employment sites. The delivery of housing at this site would depend on implementation.
Affordable housing provision	**I**	Whether affordable housing was delivered at this site would depend on implementation.

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

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	Whether public open space delivered on site would depend on implementation.
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. 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 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	+	Site likely to deliver an increase in jobs or floorspace supporting the knowledge economy
Support diversification or affordable workspace	+	Policy E3 includes the Science Park 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?	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. Site contains significant existing trees, hedgerows and woodland which forms the structural landscaping of the Science 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?	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	yes

Stage 3 conclusion
Consider further for allocation for employment uses.