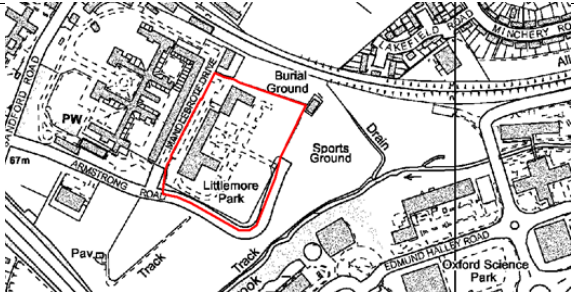


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Littlemore House (Former SAE Institute) Armstrong Road	<p>Site location plan</p> 
HELAA reference and GB OLP2036 Policy (if applicable)	401	
Ward	Littlemore	
Site size	2.45ha	
Existing use	Contains a mixture of office and educational facilities	

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	Extant planning permission 20/02672/FUL for 3,500 m ² flexible commercial floorspace (Use Class E)
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	Almost all site in Flood Zone 1. Very small amount of site in Flood Zone 2.
Flooding of land surrounding site for access/ egress	0	Access/ egress available from 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	Site is previously developed land (with buildings in use on site)
Green Belt	0	Site is not on GB land

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	Site would provide no new housing
Affordable housing provision	0	Site currently in use and has extant permission for uses other than 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

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	0	No change in public open space due to allocation
Ecology and biodiversity	0	Contains no nature conservation designations but has potential for improvements to nature conservation interest

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)	-	Over 400m to nearest bus stop (Bus Stop: Mental Health Centre – 3A City (Frequent service), X40 and NX40 (River Rapid)
Sustainable transport links (rail station)	-	More than 1600m to nearest train station (Oxford Station) Potential to be within walking distance of Cowley Branch Line station if this is delivered within the plan period.
Primary schools	-	More than 800m to nearest Primary School (John Henry Newman Academy)
Secondary schools	-	More than 800m to nearest Secondary School (Mabel Pritchard/ Oxford Academy)
GP surgeries	-	More than 800m to nearest GP surgery (Donnington Medical Partnership, Henley Road)
Post office	-	More than 800m to nearest Post Office

Air quality	--	Whole city AQMA however away from air quality hotspots.
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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	More than 30m from nearest water body (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	0	Site contains no known archaeological sites or has limited or uncertain archaeological potential
Conservation Areas & Register of Parks and Gardens (RPG)	-	Site not near a conservation area and not particularly sensitive in terms of character.
Listed Buildings	-	Site is close to a Grade II listed building (Littlemore Hospital)
View Cones	0	Site lies outside of a view cone
High Buildings Area	0	Site lies outside the City Council's locally designated high buildings area.

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	+	Has potential to increase the number of jobs supporting the knowledge economy. Extant planning permission (20/02672/FUL) granted for 3,500 m ² flexible commercial floorspace (Use Class E). According to OM article ¹ (November 2021) suggests "The new employment hub will be named Oxford Innovation Park, with the office and laboratory space to be targeted towards life science and technology companies."
Support diversification or affordable workspace	0	No change

¹ <https://www.oxfordmail.co.uk/news/19717547.sae-oxford-announces-will-close-september-2022/>

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?	Site within existing urban area with existing pedestrian and cycle connections.
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?	Site adjoins a burial ground and a development site currently under construction for housing (Littlemore Park 270 Homes)

Commented [WR1]: I think this is the right site...

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> <ul style="list-style-type: none"> - Potential design implications as site is opposite a Listed Building (Littlemore Hospital) - Sensitive surrounding land use (burial ground)

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

Is there confirmed landowner intention to develop	Extant planning permission 20/02672/FUL for 3,500 m ² flexible commercial floorspace (Use Class E). OM article suggests that SAE not renewing their lease and will be leaving the site in September 2022. According to OM article ² (November 2021), <i>“The new employment hub will be named Oxford Innovation Park, with the office and laboratory space to be targeted towards life science and technology companies.</i>
Does the landowner specify types of development	Flexible commercial floorspace (Use Class E)

Stage 3 conclusion
Site potentially does not need an allocation given its planning history/ extant planning permission and the timing of any redevelopment which takes place. If development has not commenced by the time plan submitted, suggest allocating for employment uses.

² <https://www.oxfordmail.co.uk/news/19717547.sae-oxford-announces-will-close-september-2022/>