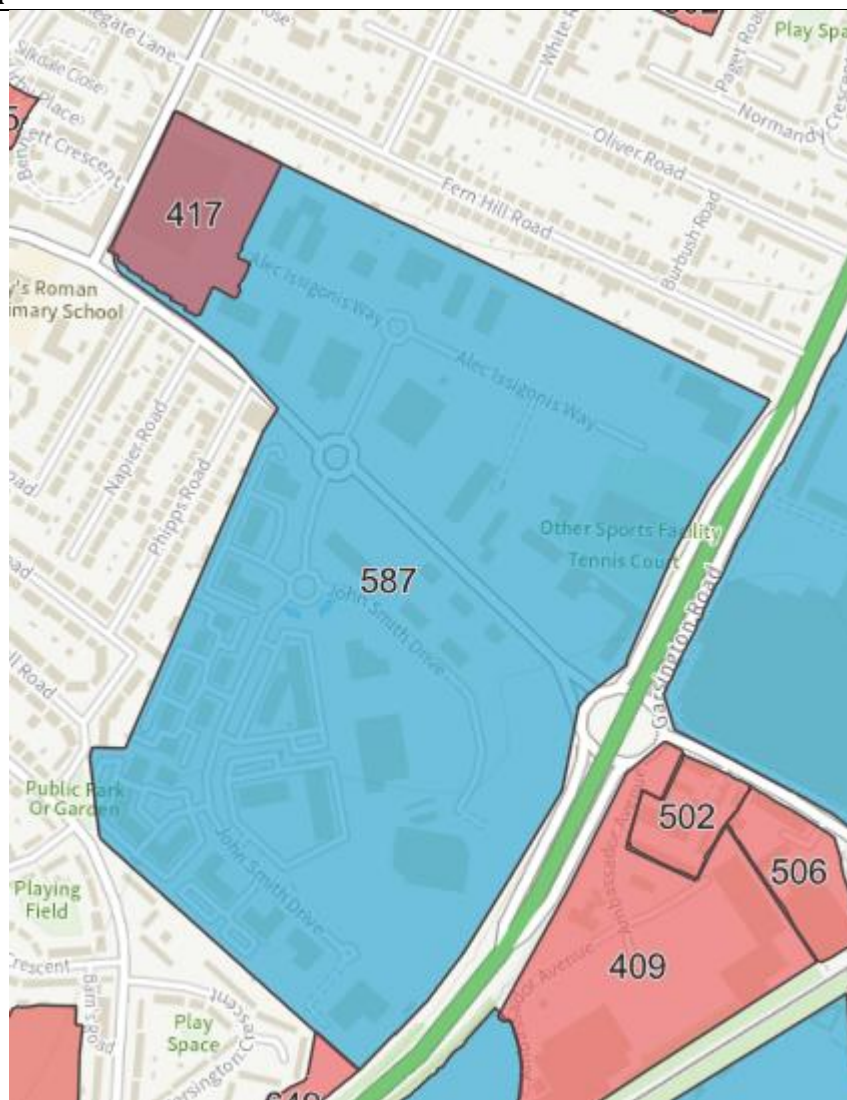


**Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form
incorporating sustainability appraisal**

Site name	ARC Oxford (formerly Oxford Business Park)
SHLAA reference (and OLP2036 Policy if applicable)	587 (SP10 – Oxford Business Park; AOC7 – Cowley Branch Line)
Ward	Cowley
Total site size (ha)	35.4 Ha
Existing use(s)	Office/ Lab/ R&D/ vacant plots

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)?	Part	Numerous planning applications for various plots at various stages of the planning process.

Stage 1a conclusion
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage of assessment.

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

Is there confirmed landowner intention to develop	Yes, numerous planning applications at various stages of the planning process
Does the landowner specify types of development	Yes, employment uses focusing on labs/ R&D

Stage 1b conclusion
Consider further for allocation for a mix of employment uses including labs/ R&D and other appropriate Class E and B employment uses. Continue to next stage.

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?

Criteria	SA rating	Comments
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What flood zone(s) is the site in?	0	Site is in Flood Zone 1 (Patches of surface water flood risk present across site)
Flooding of land surrounding site for access/ egress	0	There is safe access/egress from the site – area surrounding site is Flood Zone 1

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?

Criteria	SA rating	Comments
Previously developed land?	0	A mix of previously developed land and vacant plots
Green belt?	0	Site is not on Green Belt Land

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?

Criteria	SA rating	Comments
Housing provision	1	Potential for homes to be delivered but will depend on implementation
Affordable housing provision	1	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.

Criteria	SA rating	Comments
Regeneration area (within the top 20% most	0	Site not in or adjacent to a Regeneration area. Site within one of 40% most deprived areas (IMD – 2019)

deprived areas IMD)		
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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>
Community facilities	0	<i>Community facilities likely to remain the same.</i>

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>
Public open space	0	<i>Amount of public open space likely to remain the same although redevelopment opportunities will bring potential to improve public realm</i>

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>
Sustainable transport links (bus stop)	+	<i>Numerous frequent service bus stops within the site boundary, including "The Longwall" stop on Garsington Road</i>
Sustainable transport links (rail station)	-	<i>Site more than 800m from Oxford Railway station (over 5km)</i>
Primary Schools	+	<i>Nearest Primary School is less than 800m away (Our Lady's Catholic Primary School is 550m away)</i>
Secondary Schools	-	<i>Nearest Secondary school is more than 800m away (Oxford Academy, Sandford Lane is over 2km away)</i>
GP Surgeries	+	<i>Nearest GP Surgery is less than 800m away (Temple Cowley Medical Group is 750m away)</i>
Post office	-	<i>Nearest Post Office is more than 800m away (Balfour Road is more than 1.5km away)</i>

Air Quality	-	<i>Within the city-wide AQMA. Not in proximity to a current air quality hotspot</i>
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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?

Criteria	SA rating	Comments
Water	0	<i>Site not within 30m of a watercourse</i>

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?

Criteria	SA rating	Comments
Ecology and Biodiversity	+	<i>Site not within a designated ecological site. Opportunities for improvements and enhancements through green walls/ roofs etc.</i>

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?

Criteria	SA rating	Comments
Archaeology	-	<i>Site contains potential for Roman archaeology</i>
Conservation Areas & Register of Parks and Gardens (RPG)	-	<i>Western boundary of the site is adjacent to the Temple Cowley Conservation Area</i>
Listed Buildings	-	<i>Site contains no listed building constraints however adjacent to the western boundary of the site (Hollow Way) is the Grade II Listed Nuffield Press East Wing and Attached Former School House</i>
View Cones	0	<i>Site lies outside the city's view cones</i>
Historic Core Area	0	<i>Site lies outside the historic core area</i>

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?

Criteria	SA rating	Comments
Employment Opportunities in the knowledge-based economy	+	<i>Site likely to continue to support key knowledge-based sectors that drive economic growth</i>
Diversifying the economy and employment opportunities	+	<i>Site has potential to help deliver affordable workspaces</i>

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
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains numerous trees associated with landscaping. No Tree preservation orders on site. Site is a fairly regular shape and no significant changes in ground level.
Are land contamination issues likely?	Contamination risks possible associated with former use.
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 the ring road and a residential area.

Stage 2 conclusion
No insurmountable constraints to development. Care should be taken if redeveloping buildings near the western site boundary as there is an opportunity to improve the relationship between the site and the conservation area and listed building. Air quality at Hollow Way (again at the western boundary of the site) has previously been a potential issue and it will be important to ensure that this does not persist. Consider further for allocation.