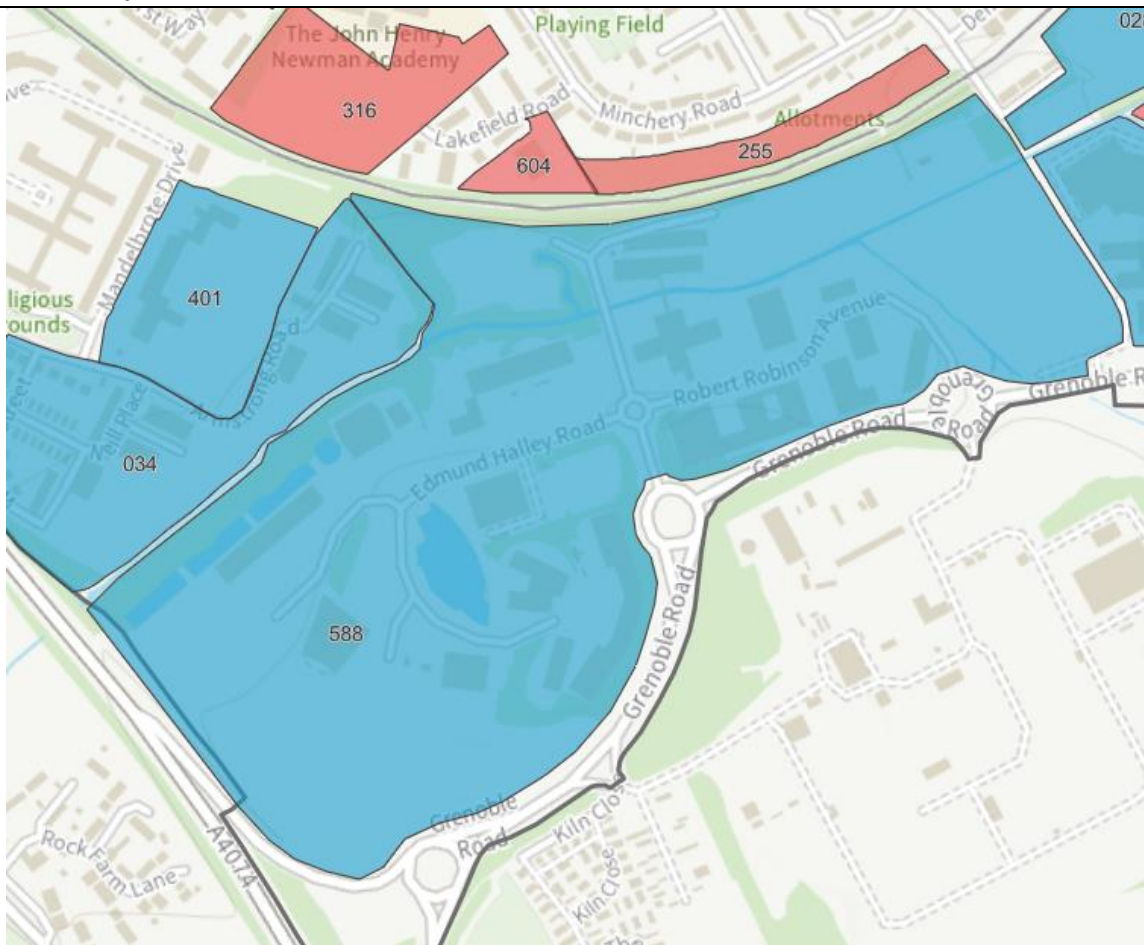


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

Site name	The Oxford Science Park
SHLAA reference (and OLP2036 Policy if applicable)	588 (Policy SP9 – Oxford Science Park; Policy AOC7 – Cowley Branch Line)
Ward	Littlemore
Total site size (ha)	27.33
Existing use(s)	Mix of employment uses (mainly office and labs) and ancillary uses including car parking and nursery. One remaining vacant plot.

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	Some areas of Flood zone 3b, generally following the line of the watercourse which runs through the site.
Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	Yes	One vacant plot (plot 27) subject of a live planning application (April 2025). All remaining plots, development commenced (i.e., plots 23-26, plot 18 and SAE Institute and Plot 16 (Iverson Building complete/ Legget Building under construction)

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 fulfilment – most are under construction, one (plot 27 – is currently in the process of being determined by the Council)
Does the landowner specify types of development	Yes – primarily a mix of laboratory and office buildings and associated uses

Stage 1b conclusion
Consider the site further for an employment-led allocation with appropriate supporting complementary uses. Continue to next stage of assessment.

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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
What flood zone(s) is the site in?	--	Site is partially in Flood Zone 3b - the flood zone largely follows the boundaries of the watercourse which runs east-west along northern portion of site. Areas of flood zone 2 and 3a extend slightly further beyond. (Various patches of surface water flood risk present within site)
Flooding of land surrounding site for access/ egress	0	There is safe access/egress from the site – area that provides access to the 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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Previously developed land?	0	Site is predominantly previously developed land (only one vacant plot – plot 27 is the subject of a current planning application)
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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Housing provision	1	Limited vacant plots at the site and landowner intentions are to deliver employment land so opportunities for housing delivery are limited. Depends 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 deprived areas IMD)	0	<i>Site outside regeneration area (site is within one of 30% most deprived neighbourhoods – IMD 2019)</i>

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.*

Criteria	SA rating	Comments
Community facilities	0	<i>Community facilities unlikely to change as a result of allocation</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?

Criteria	SA rating	Comments
Public open space	0	<i>Public open space unlikely to change as a result of allocation</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?

Criteria	SA rating	Comments
Sustainable transport links (bus stop)	+	<i>Bus stop on site (number 45 – limited hours service). Also close to site (Park Homes stop – frequent service stop, close to the site – 550m away)</i>
Sustainable transport links (rail station)	-	<i>More than 1600m away from nearest station (Oxford Station is more than 5km away)</i>

Primary Schools	-	<i>Nearest primary school is more than 800m away (John Henry Newman Academy is more than 1.5km away)</i>
Secondary Schools	-	<i>Nearest secondary school is more than 800m away (The Oxford Academy is more than 2km away)</i>
GP Surgeries	-	<i>Nearest GP Surgery is more than 800m away (The Leys Health Centre is more than 2km away)</i>
Post office	-	<i>Nearest Post office is more than 800m away (Littlemore Stores & Post Office is more than 2km away)</i>
Air Quality	-	<i>Within AQMA but outside of identified hotspot or area in breach of local air quality standards</i>

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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Water	--	<i>Littlemore Brook runs through the site</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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Ecology and Biodiversity	-	<i>Littlemore Brook (Oxford City Wildlife Site) runs through the site. Several trees appear on-site as does a small area of woodland which screens acts as a visual screen from the sewage infrastructure located to the south. Trees along part of the northern boundary to the site are covered by a TPO woodland group area (which runs part of the way along the Littlemore Brook from the A4074 and then acting as a boundary between Littlemore house and the new development directly to the south and the Science Park itself.</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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Archaeology	-	<i>Known archaeological potential for Saxon and Roman remains</i>
Conservation Areas &	0	<i>Site not within one of the city's conservation areas or on the RPG register</i>

Register of Parks and Gardens (RPG)		
Listed Buildings	-	<i>Minchery Farmhouse (Grade II*) is adjacent to the site.</i>
View Cones	0	<i>Site lies outside the city's view cones</i>
Historic Core Area	0	<i>Site lies outside the city's 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 be developed to support the knowledge economy bringing forward commercial space for labs/ offices etc.</i>
Diversifying the economy and employment opportunities	+	<i>Site has potential to deliver affordable/ flexible workspaces</i>

Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Yes, access already exists
Can walking and cycling connections with the surrounding area be achieved?	Yes, active travel connections can be improved as accessibility of area is car-dominated
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains trees, hedgerows and woodland likely to form part of structural landscaping. Site contains Littlemore Brook – Oxford City Local Wildlife Site. No significant changes in ground level.
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?	Oxford STW is located to the South of the site (smells). Residential properties in Littlemore are located to the North. A4074 is located to the west (noise) and to the east is the Kassam Stadium including the Ozone Leisure Park.

Stage 2 conclusion
No insurmountable constraints to development. Care will need to be taken in terms of the site's proximity to the brook (including in relation to potential need for buffers but also in terms of addressing flood risk arising from the watercourse); to nearby protected trees; and the potential for archaeology which may need investigation. Overall, the site should be considered further for allocation, subject to any addition work needed as the Local Plan develops.