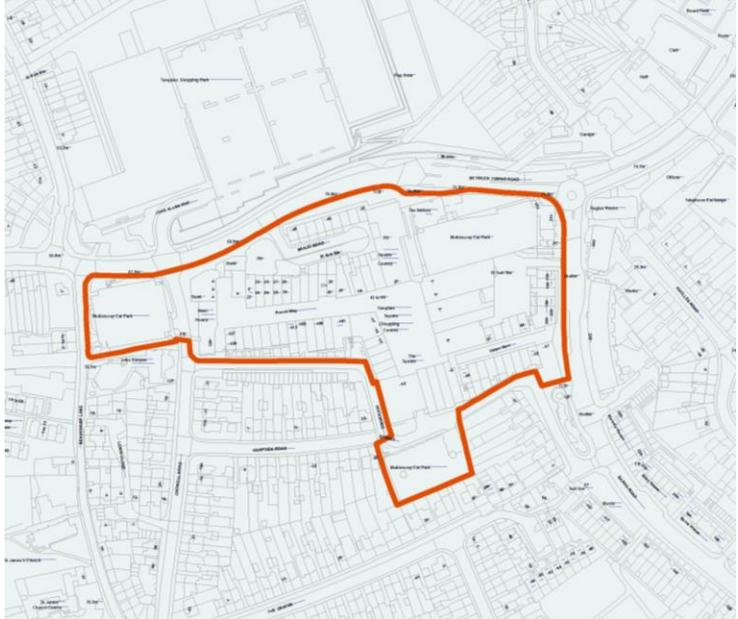


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Cowley Centre, Between Towns Road (includes Templars Square)	Site location plan
HELAA reference	014	 <p>The map shows a detailed street layout of the Cowley Centre area. A large, irregularly shaped area is outlined in orange, representing the site boundary. The site is situated between Towns Road to the north and other residential streets to the south and east. The map includes labels for various streets and landmarks, such as 'Templars Square' and 'Cowley Centre'.</p>
Ward	Cowley	
Site size	3.65ha	
Existing use	Mixed use including retail, parking, residential	

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)?	Yes	Planning permission granted (November 2021) for a mixed-use scheme comprising retail, 225 residential units and hotel (16/03006/FUL). There has since been a change in ownership so the scheme may be reviewed.
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 and surrounding are in FZ1
Flooding of land surrounding site for access/ egress	0	Surrounding land within FZ1

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 occupied and in use for retail, economic and residential uses
Green Belt	0	Site not on Green Belt 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	I/ ++	Extant permission includes 225 residential units. New owners may revise scheme however site likely to include more than 10 residential units.
Affordable housing provision	I/ +	Extant permission includes affordable housing at a reduced rate (less than 50%) due to viability. New owners may revise scheme however potential to deliver affordable housing on site exists.

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	The site is not within one of the most deprived areas of Oxford.
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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	+	Community facilities (range of food shops) onsite and would be re-provided

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	Public open space could be remodelled or reprovided as part of residential eg rooftop gardens. There is also opportunity to improve access and visual links to nearby green spaces especially the park area opposite (John Allen Park), and to create new areas of attractive public open space within the site.
Ecology and biodiversity	+	There are few natural resources currently on the site so there is opportunity to introduce some biodiversity and natural resource enhancements eg more trees and roof gardens

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)	+	Multiple frequent bus services adjacent to the site, along Between Towns Road and Barns Road, with services connecting to the City Centre, Cowley Road, JR Hospital, and Blackbird Leys. (Services 5, 10, 20). Also less frequent (hourly) services connecting further afield to Great Milton, Chalgrove and Watlington (services 11, 46). Also within 400m is bus stops along Oxford Road, including Brookes Bus frequent service. Policy SP3 also notes that bus stopping facilities should also be improved.

Sustainable transport links (rail station)	-	5.8km to Oxford Rail Station
Primary schools	+	Several primary schools within 800m (Church Cowley St James, Our Lady's RC Primary, and St Christopher's Primary).
Secondary schools	-	St Gregory 1.3m, Iffley Academy 1.6m
GP surgeries	+	Cowley Wellbeing Centre, Temple Cowley Medical Group
Post office	+	Onsite
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	

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 - Historic core of Church Cowley and western end of Roman pottery manufacturing compound, though heavily built up.
Conservation Areas & Register of Parks and Gardens (RPG)	-	Partly adjoins Beauchamp Lane CA
Listed Buildings	-	There are no listed buildings onsite but there is potential for tall buildings to affect views out from St Mary's Tower.
View Cones	0	The site is not in a View Cone, although is in an elevated position in the city.
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	0	
Support diversification or affordable workspace	1	In this location, out of the city centre, there is scope for affordable workspace to be delivered

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 There is currently pedestrian access from all directions, all around the site. Surrounding pavements are fairly wide. Height differences across the site at present could present access issues for wheelchair users and buggies, as the site is accessed in some places via stairways. Opportunity to enhance public realm to accommodate improved pedestrian connectivity across Between Towns Road and across Barns Road which are both busy roads, and an improved pedestrian and cycle experience eg there are some large junctions that cyclists would currently need to navigate including the junction at the entrance to John Allen Way, and other ways to improve support for walking and cycling should also be explored as the current situation is skewed towards access by car.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	There is a variation in base level across the site, with the rear/northern side of the site being 1-2 storeys higher up than the base level at the southern edge of the site along Between Towns Road. No significant physical features, a few ornamental trees.
Are land contamination issues likely?	None identified
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?	None identified, mainly residential surrounding the site

Stage 2 conclusion
Continue to Stage 3 Assessment. The site is previously developed land and location is suitable for sustainable development. The site is also not sensitive from either an ecological or heritage perspective.

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	Retail-led mixed use

Stage 3 conclusion
Allocate for development (appropriate mix of town centre uses for primary district centre)