

**OLP2040 Site assessment proforma (including Sustainability Appraisal)**

<b>Site name</b>	<b>Templars Square</b>	<b>Site location plan</b>
<b>HELAA reference (and OLP2036 Policy if applicable)</b>	<b>014</b>  <b>Policy SP3</b>	
<b>Ward</b>	<b>Cowley</b>	
<b>Site size</b>	<b>3.65ha</b>	
<b>Existing use</b>	<b>Mixed use including retail, parking, residential</b>	

**Stage 1 assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
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.
<b>Stage 1 conclusion</b>		
<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**

<b>SA Objective</b>	<b>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.</b>	
<b>Decision-making criteria</b>	Is the use proposed suitable given the flood zone of the site?	
	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone is the site in</b>	<b>0</b>	Site is in Flood Zone 1
<b>Flooding of land surrounding site for access/ egress</b>	<b>0</b>	There is safe access/egress from the site – area surrounding site is in Flood Zone 1

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will the site make use of previously developed land/ buildings? Will the site be on Green Belt land?	
	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land</b>	<b>0</b>	Site is occupied and in use for retail, economic and residential uses
<b>Green Belt</b>	<b>0</b>	Site not on Green Belt land

<b>SA Objective</b>	<b>SA Objective 4: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent affordable home</b>	
<b>Decision-making criteria</b>	Will the site provide significant quantities of net new housing? Will it improve the availability of decent affordable housing?	
	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	<b>++</b>	Extant permission includes 225 residential units. Site is allocated for at least 350 new homes.
<b>Affordable housing provision</b>	<b>+</b>	Likely that any new scheme coming forward would meet LP2040 policy requirement of 40% affordable housing.

<b>SA Objective</b>	<b>SA Objective 5: To reduce poverty, social exclusion, and health inequalities</b>	
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<b>Decision-making criteria</b>	Will it improve opportunities for people in the most deprived areas?	
	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration areas</b>	0	The site is not within one of the most deprived areas of Oxford.

<b>SA Objective</b>	<b>SA Objective 6: To provide accessible essential services and facilities</b>	
<b>Decision-making criteria</b>	Will it increase the provision of essential services and facilities?	
	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	0	Community facilities likely to remain the same due to any allocation

See also SA Objective 8

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will it increase the provision of public open space? Will it protect and enhance existing flora, fauna and habitats?	
	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	I	Public open space could be re-modelled or re-provided as part of residential e.g. 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.
<b>Ecology and biodiversity</b>	+	Site is predominantly brownfield so there will be opportunity to introduce some biodiversity and natural resource enhancements e.g. more trees and roof gardens.  Aerial imagery indicates semi-natural habitats are absent from the site. Potential protected species constraints include roosting bats and nesting birds; however, the urban surrounding reduces the likelihood that bats are present. The need for survey work should be assessed on a case-by-case basis with any application coming forwards.

<b>SA Objective</b>	<b>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)</b>	
<b>Decision-making criteria</b>	Will it encourage walking cycling and use of public transport? Is the site within an Air Quality Management Area?	
	<b>SA rating</b>	<b>Comments</b>

<b>Sustainable transport links (bus stop)</b>	+	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.
<b>Sustainable transport links (rail station)</b>	-	5.8km to Oxford Rail Station
<b>Primary schools</b>	+	Several primary schools within 800m (Church Cowley St James, Our Lady's RC Primary, and St Christopher's Primary).
<b>Secondary schools</b>	-	St Gregory 1.3m, Iffley Academy 1.6m
<b>GP surgeries</b>	+	Cowley Wellbeing Centre, Temple Cowley Medical Group
<b>Post office</b>	+	Onsite
<b>Air quality</b>	--	Whole city is within an AQMA.

<b>SA Objective</b>	<b>SA Objective 9: To achieve water quality targets and manage water resources</b>	
<b>Decision-making criteria</b>	Does the site contain, or is it near, a water body?	
	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	Not within 30m of a water body

<b>SA Objective</b>	<b>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.</b>	
<b>Decision-making criteria</b>	Does the site contain any historical, or archaeological features?	
	<b>SA rating</b>	<b>Comments</b>
<b>Archaeology</b>	-	Site is of archaeological interest - Historic core of Church Cowley and western end of Roman pottery manufacturing compound, though heavily built up.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	-	Partly adjoins Beauchamp Lane CA
<b>Listed Buildings</b>	-	There are no listed buildings onsite but there is potential for tall buildings to affect views out from St Mary's Tower.
<b>View Cones</b>	0	The site is not in a View Cone, although is in an elevated position in the city.
<b>High Buildings Area</b>	0	Site outside of locally designated High Buildings Area

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will it support key sectors that drive economic growth? Will it increase the quantity and quality of employment opportunities?	
	<b>SA rating</b>	<b>Comments</b>
<b>Support the knowledge-based economy</b>	0/1	Extant permission does not directly support an increase in knowledge-based jobs however there has since been a change in ownership of the site so the scheme may be reviewed so this would depend on implementation. A district centre is an appropriate location for this type of Class E use.
<b>Support diversification or affordable workspace</b>	0/1	In this district centre location, there is scope for affordable workspace to be delivered. As there are new owners the current scheme may be reviewed so would depend on implementation. Extant scheme does not include any so no change at present.

<b>Other constraints which could affect suitability of site for development</b>	
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 is in an accessible location . The site is also not sensitive from an ecological perspective. However it lies adjacent to a conservation area so design sensitivity in that location will be required. Also the site has some archaeological potential. None of the heritage constraints are insurmountable.

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

<b>Is there confirmed landowner intention to develop</b>	Yes
<b>Does the landowner specify types of development</b>	Mixed of uses including retail and residential

<b>Stage 3 conclusion</b>
<b>Consider further for allocation for mixed-use development (appropriate mix of town centre uses for primary district centre and residential)</b>