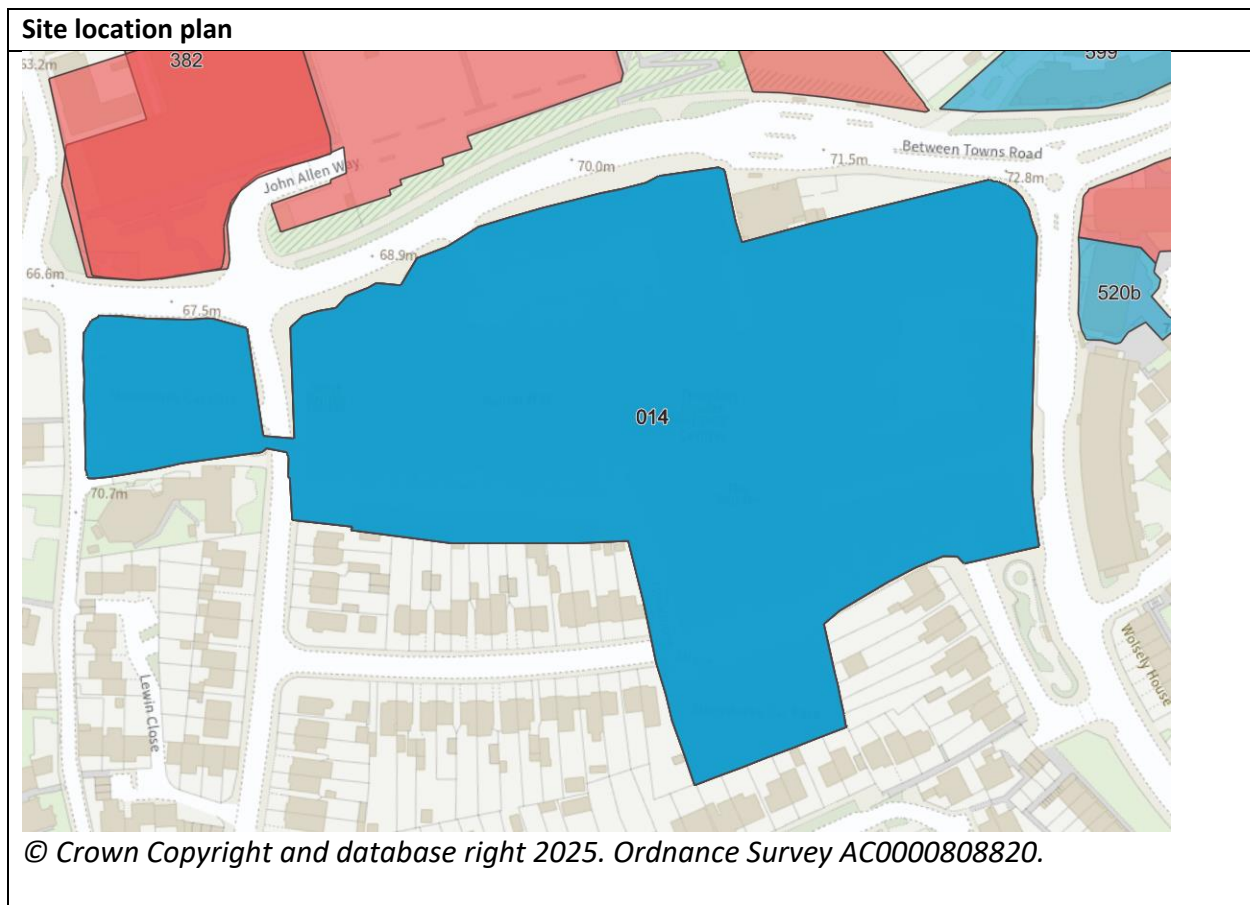


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

Site name	Templars Square
SHLAA reference (and OLP2036 Policy if applicable)	014 Policy SP3
Ward	Cowley
Total site size (ha)	3.63Ha
Existing use(s)	Mixed use including retail, parking, residential



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)?	No	Planning permission was 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 and this permission has expired.

Stage 1a conclusion
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to stage 2 assessment.

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

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

Stage 1b conclusion
Landowner has expressed interest in further development of the site. 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
-----------------	------------------	-----------------

What flood zone(s) is the site in?	0	Site is in Flood Zone 1 (Patches of surface water flood risk present across site, particularly towards the south western area around Hockmore Street and central area to the east.)
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	Site is occupied and in use for retail, economic and residential uses
Green belt?	0	Site 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	++	Expired permission includes 225 residential units. Landowner intent remains to deliver housing.
Affordable housing provision	+	Likely that any new scheme coming forward would deliver affordable housing.

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	0	Site is not within one of the most deprived areas of Oxford.

the top 20% most deprived areas IMD)		
--------------------------------------	--	--

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 likely to remain the same- would be protected by policy.</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	1	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.

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? 18 St Omer Rd, Oxford OX4 3HBtemp

Criteria	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)	-	5.1km to Oxford Rail Station
Primary Schools	+	Primary schools within 800m (Church Cowley St James, Our Lady's RC Primary).
Secondary Schools	-	Greyfriars Oxford Catholic School 1.3km
GP Surgeries	+	Temple Cowley Health Centre 500m
Post office	+	Onsite
Air Quality	-	Whole city is within an AQMA

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	0	Not withing 30m of a water body

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	+	<p>Site is predominantly brownfield so there will be opportunity to introduce some biodiversity and natural resource enhancements e.g. more trees and roof gardens.</p> <p>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.</p>

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	-	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)	-	<i>Partly adjoins Beauchamp Lane CA</i>
Listed Buildings	-	Site is of archaeological interest - Historic core of Church Cowley and western end of Roman pottery manufacturing compound, though heavily built up.
View Cones	0	The site is not in a View Cone, although is in an elevated position in the city.
Historic Core Area	0	Site outside of Historic Core Area

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	1	<i>A district centre is an appropriate location for knowledge-based jobs, but will depend on implementation.</i>
Diversifying the economy and employment opportunities	1	<i>In this district centre location, there is scope for affordable workspace to be delivered.</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 There is currently pedestrian access from all directions, all around the site. Surrounding

	<p>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.</p> <p>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 e.g. 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.</p>
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	<p>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.</p> <p>No significant physical features, a few ornamental trees.</p>
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

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.

The site should be considered further for allocation for mixed-use development (appropriate mix of town centre uses for primary district centre and residential) subject to any additional work informing Regulation 19 Local Plan.