

Site capacity assessment – Local Plan 2045

Site name	Canalside Land, Jericho
LP2045 Site Allocation	SPCW3
Site size (ha)	0.49

Site location



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A) Site overview

Description of current context

- The site is an irregular shaped brownfield site is within the historic suburb of Jericho.
- It incorporates land within separate ownerships.
- It is bounded to the west by the Oxford Canal and surrounded on all other sides by residential development, including student accommodation to the immediate south and the gardens of Worcester College.
- The Grade 1 listed St. Barnabas Church sits against the eastern boundary to the site, in the midst of the surrounding development and forms an important backdrop to the site.
- It is a former boathouse and workshop site and has been vacant and derelict since 2006.
- The garages and open space occupy the land in Dawson Place and are in the City Council's ownership.
- The site is located approximately 1km to the north of the City Centre, and benefits from good accessibility to the City Centre and Railway Station, particularly on foot or by bicycle. Furthermore, it is located within close proximity of neighbourhood shops along Walton Street with a range of shops, restaurants, and medical

facilities and also the new University redevelopment of the Radcliffe Observatory Quarter (ROQ)

Site photos

View from the corner of St Barnabas Street and Cardigan Street:



View through the gate:



B) Open space, nature and flood risk

Description of current context

Green infrastructure

- Area surrounding St Barnabas Church is a core space within the GI network. There are some trees and vegetation visible on aerial photos which is predominately bounding the Church, residential properties off Combe Road and along the edge of the canal (although this is sporadic).

Biodiversity and ecology

- Most of the site is brownfield land which would have limited potential for species, however the adjacent canal has ecological value. Key to any development is avoiding potential impacts on the Canal and the wildlife that utilise it, including foraging and commuting bats, otter and (potentially) water vole.

Blue Infrastructure

- The site is adjacent to the Oxford Canal, which is an Oxford City Wildlife site, and in close proximity to Castle Mill Stream which is an important part of the BI network.
- The edge of the site adjacent to the stream is located within Flood Zone 3b, large areas of the site are within Flood Zone 2 with the remaining central areas mostly Flood Zone 1.
- The residential development at this site in Flood Zone 3a has been justified through the sequential test. A Level 2 SFRA was carried out for this site to examine part b) of the Exception Test (establishes whether the development is safe). The Level 2 SFRA considered the proposed development was appropriate and additional mitigation and/or analysis maybe required to demonstrate compliance with the Exception Test at the planning application stage. This is to be

undertaken through a site-specific FRA supporting the planning application. The site-specific flood risk assessment must demonstrate how the development will be safe otherwise planning permission will not be granted. It is recognised the FRA may not be able to demonstrate a dry risk/low hazard rating route to dry land.

Therefore, in order to achieve safe access and/or egress for this site to satisfy the Exception Test there may be a greater reliance on on-site measures, emergency planning, and evacuation procedures, alongside offsite mitigation, to ensure that it is safe for its lifetime taking account of the vulnerability of its users without increasing the burden on the emergency services. Development should be made safe by mitigating the potential impacts of development through design and resilient construction measures. It should be designed and constructed such that the health and welfare of people is appropriately managed.

Land Quality

- Possible land contamination arising from historic use as boat yard.

Analysis and urban design implications

- FRA will be required and vulnerable uses will need to be located outside of functional flood plan.
- There are opportunities to strengthen the existing blue and green infrastructure and create ecology corridors along the waterway.

C) Historic environment, character and local context

Description of current context

Historic environment

- The site is in a sensitive area with the Jericho Conservation Area and adjacent to the Grade I listed St Barnabus Church.
- Jericho CA is characterised by Georgian and Victorian industrial and residential expansion of the City of Oxford. Houses are generally two storey terraced buildings with uniform architecture and regular plots.
- St Barnabus Church was listed as being one of the most interesting and unusual churches from the great era of church-building in the mid-C19. The architectural style is Italianate Romanesque with decorative cement rendering for the facing. The church is larger in scale than the surrounding built form; the campanile (bell tower) serving as a visual marker for the building.

Built environment

- The surrounding land use is predominantly residential with other complimentary uses in the surrounding streets including Jericho Community Centre and The Old Bookbinders Public House.
- The scale of the surrounding development is low rise, predominantly two storeys and the material palette is brick and slate for the residential dwellings. St. Barnabus Church utilises decorative cement render.
- The surrounding streets are relatively uniform in design with regular perimeter block dwellings and internal garden plots.
- There is a pocket park on the corner of Dawson Place and Canal Street which offers an attractive area to dwell and contributes positively towards the street scene.

Analysis and urban design implications

- Opportunities to enhance the setting of the Church and contribute positively to the CA.
- Opportunity to consider the more industrial heritage of the site (boat yard) and create interest through varied roofscape and Architectual design.
- Potential to expand on the existing pocket park to create a visual or physical link through to the canal (which is currently blocked by the existing garages).

Opportunity to create new public realm which would add vibrancy to the surrounding uses and benefits to street scene and GI network.

- Massing is likely to be limited to 2-3 storeys due to the surrounding context and heritage implications but height will require testing in short and long ranges views.
- Potential to stack uses to deliver a vibrant mix of uses on site – subject to massing and heritage implications.

D) Access, movement and layout

Description of current context

Access into the site

- Assess is currently restricted by hoardings but would be accessible via Combe Road, Cardigan Street and Great Clarendon Street. It would also be possible to access the site from the canal towpath.

Layout of the site

- Currently the boathouse is located adjacent to St. Barnabus Church, relatively central within the plot. The site is linear in form with the garages and pocket park located at the northern end of the site and an area of hardstanding, seemingly used for storage to the south.

Connectivity to wider area

- There is an existing pedestrian bridge to the north of the site near the end of Canal Street which is in need of upgrading. An existing tow path runs north-south along the canal and the western edge of the site. This is also in need of upgrading. Access from the site to Oxford Railway Station is not direct or legible.

Analysis and urban design implications

- Future development should open connections to the existing streets. the development should 'knit' into the existing urban area.
- Contributions could be sought towards bridge and tow path improvements if it was not possible to accommodate a new bridge connection into the site.
- Opportunities to improve connectivity to Oxford Railway Station should be sought.
- Existing open space (i.e. the pocket park) could be enhanced and extended to deliver public open space on this relatively constrained site and capitalise on the opportunity to improve connectivity to the waterfront.

E) Other considerations

Other considerations to include in allocations?

Amenity

- Lighting will need to be sensitive to ecology especially bats and avoid impacting on the river/ canal corridor.
- Potential noise impacts from community uses e.g. church, community centre, public realm, will need to be mitigated.

Infrastructure needs

- Potentially utilities infrastructure located under the site and within/ under the canal which may need relocating or avoiding.
- Replacement community centre.
- Replacement boathouse/ dry dock
- Potential for provision of /financial contribution towards replacement or upgraded bridge and/or improvements to tow path subject to viability.

F) Landowner aspirations

What use(s) does landowner propose onsite – see Call for Sites, SHLAA, LP2040 reps.

- if residential, have they specified student, post-grad, key worker etc
- If non-resi – have they specified use e.g healthcare, R&D, offices etc

Mixed use, residential.

G) Any extra work needed to inform allocation?

SFRA Level 2 Assessment

H) Key considerations informing the minimum number of homes for the allocation policy

- Flood zone extents
- Character of the surrounding area
- Public open space requirements
- Replacement community centre
- Replacement boathouse

Site area	0.49ha
Ward	Carfax and Jericho
Landowner	Cheer Team, Canal and River Trust, Oxford City Council, The Church of England
Current Use(s)	Boat hire facility, open space and derelict workshops
Flood zone	Flood zones 2, 3a and 3b. A sequential approach to the siting of the development should be used, with development prioritised first within Flood Zone 1 prior to consideration of any siting within Flood Zone 2 or 3a.
Notable heritage assets	<ul style="list-style-type: none"> • Within Jericho Conservation area • Adjacent to Grade I listed St Barnabus Church • Adjacent to Registered Park and Garden (Worcester College, Grade II*)
Notable ecological features	<ul style="list-style-type: none"> • The site is adjacent to the Oxford Canal, an Oxford City Wildlife Site. • All of the site is within a Local Nature Recovery Site (LNRS) • Within the wider setting of Oxford Meadows Special Area of Conservation (SAC)
Urban Greening Factor score	<ul style="list-style-type: none"> • The site is likely to score below the Urban Greening Factor target for residential/non-residential development.

I) Conclusion – key policy requirements or principles for the site and capacity requirement**Proposed use(s):**

Planning permission will be granted for a mixed-use development at the Canalside Land that includes the following:

- a) Residential dwellings;
- b) A community centre to replace the existing Jericho Community Centre on Canal Street;
- c) Public open space;
- d) Replacement operating boatyard;
- e) Electric charging points for mooring boats;

Other complementary uses will be considered on their merits

Key principles/guidance for allocation policy to include**Open space, nature, flood risk**

- All of the site is identified within the Local Nature Recovery Strategy as having the potential to become important for biodiversity. Proposals should have regard for the LNRS, including demonstrating that they've explored ways to deliver onsite biodiversity improvements that align with the suggested measures set out for this area. Refer to the LNRS for more detail.
- Planting that enhances the waterside and promotes connections between it and the wider area are encouraged, as well as habitat features that can support the foraging and shelter of wildlife of the adjacent ecological designated sites.
- The site contains significant existing trees including a false acacia and silver birch in the public open space north of the church and an ash tree in the church grounds next to Cardigan Street. There also is a row of important trees adjacent to the site along the western side of the Canal Towpath. These trees are collectively important to public amenity in the area and provide valuable ecosystem services, they should be retained where possible.
- Development proposals should be accompanied by an assessment of potential recreational pressure on the immediate setting including the canal towpath and the Oxford Meadows SAC that may arise from increased numbers of visitors, along with plans to mitigate this impact, as necessary.
- Development proposals should be accompanied by ecological and lighting assessments of the potential impact on ecology and protected species on site and adjacent Canal and Castle Mill Stream, along with plans to mitigate this impact as necessary. This is because the Canal is likely to be an important foraging and commuting resource for bats and should not be subject to any artificial illumination as a result of the proposed development.
- Planning applications should be accompanied by a site specific Flood Risk Assessment (FRA) and development should incorporate any mitigation measures. The FRA should look at options for early warning. Areas of flood risk surround the site to the east so a site-specific FRA should consider the evacuation requirements before the design event and a more extreme fluvial or pluvial event taking account of the site layout and advice to sought from the emergency services, including Oxford City Council's emergency planner.
- A sequential approach should be taken to locating development on the site, with more vulnerable uses away from higher risk areas where possible. A drainage strategy will be required to manage run-off and may need a raised floor level for some of the site, to be informed by the FRA.

Urban design & heritage

- Finished design should respect the waterfront heritage of the site, the conservation area and conserve or enhance the significance of the Grade I listed St Barnabas Church in compliance with **Policies HD1 and HD2**.
- An area of public open space should be created to support the community and boathouse uses and open up views of St Barnabas Church from the canal. If necessary, the wall separating the church and any proposed open space could be demolished, however, as the wall is curtilage listed and as it relates to an active place of worship, separate Faculty approval is required from the Diocese. Listed building consent is not required for such demolition.
- The location, size and design of the public open space should consider the potential to land a bridge crossing and endeavour to avoid fettering any future opportunities to provide a bridge crossing
- Proposals should consider the adjacent Registered Park and Garden (Worcester College, Grade II*) in compliance with **Policy HD3**.

Movement & access

- Development proposals should deliver improvements to the connections into and around the site, specifically over the canal and towards Oxford City Centre along the tow path. This could also be secured via financial contribution(s) where viable.
- Applicants will be expected to demonstrate how the development enables access by alternative means of transport including improving connectivity to support active travel such as walking and cycling.

Additional requirements

- As the site contains a historic boathouse, proposals will be required to include an appropriate site contamination investigation and demonstrate how contamination issues will be resolved where relevant (**Policy R7**).
- Due to potential impacts of noise and other pollutants from an on-site boathouse, development proposals will need to demonstrate how layout of buildings and public spaces has been approached so as to minimise amenity impacts for users, including locating these away from these key pollution sources. This should also be informed by an acoustic design assessment that addresses the potential for significant environmental noise from these transport corridors. The on-site boathouse may need some sealed storage areas if fuels, paints and chemicals are being used(**Policy R4 and R8**).
- The existing Jericho Community Centre on Canal Street has been identified as being in a state of poor repair and failing to achieve modern accessibility standards. Development proposals should include provision for a replacement community centre, the size and scale of which should be justified through the submission of a Community Needs Assessment to accompany future planning applications.