

Site capacity assessment – Local Plan 2045

Site name	Jowett Walk (South)
LP2045 Site Allocation	SPCW5
Site size (ha)	0.21

Site location



© Crown Copyright and database right 2025. Ordnance Survey AC0000808820

A) Site overview

Description of current context

- The site is located in central Oxford, between several Oxford college buildings and green spaces. The current use is a house, gardens and car park.
- Site is adjacent to a regeneration area.

Site photos



© Bluesky International Limited

B) Open space, nature and flood risk

Description of current context

Green infrastructure

- There is very little green infrastructure on site, consisting of gardens and a few trees/bushes. No significant green infrastructure to impact development.

Biodiversity and ecology

- There are records of swifts within 100m of the site. May have value for commuting and foraging bats.

Blue infrastructure

- There is no blue infrastructure on site, site is in Flood Zone 1 but no surface water flood risk

Land quality

- Unlikely, any re-development of this site would require a site investigation and contamination risk assessment.

Analysis and urban design implications

- There is natural shrub, vegetation, and trees around the site which has opportunity to be maintained and enhanced for biodiversity interest
- Any re-development of this site would require a site investigation and contamination risk assessment.

C) Historic environment, character and local context

Description of current context

Historic environment

- Site lies within the City Council's locally designated Historic Core Area and conservation area (Central Area)

Built environment

- Surrounding land uses and sites include mainly University of Oxford buildings and sports grounds
- Surrounding buildings are primarily 2-3 storeys

Analysis and urban design implications

- Site has a number of heritage constraints which will require sensitive design in order to overcome. However, no insurmountable constraints to development.
- Modest height that responds to the area adjacent and respects the amenity of neighbouring buildings

D) Access, movement and layout

Description of current context

Access into the site

- Good vehicular access to the site from Jowett Walk of Mansfield Road
- Good surrounding footpaths
- Good surrounding cycle networks

Layout of the site

- The site is linear in form and encompasses a mix of hardstanding (car park), garden space and a two storey red brick house. The surrounding area is characterised by college and university buildings of mixed ages and architectural designs.

Connectivity to wider area

- Bus stops tend to be a 10-min walk away to then connect to the City Centre, Oxford Railway Station, and Oxford Parkway Station

Analysis and urban design implications

- Access points would be from Mansfield Road or St Cross Road to Jowett Walk .
- Opportunities for continuation of active travel network.
- Opportunities to maintain historic core element through?

E) Other considerations

Other considerations to include in allocations?

Amenity

- Due to potential impacts of noise and other pollutants from being in a Air Quality Management Area (AQMA), 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 (**Policy R4 and R8**).

Infrastructure needs

- No infrastructure concerns

F) Landowner aspirations

Landowner submission in Call for Sites (2025) for purpose-built student accommodation (PBSA)

G) Any extra work needed to inform allocation? (won't apply to all sites)

None identified

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

Minimum capacity for the site has been calculated with the following assumptions:

- Density based for city centre or district centre – 100dph
- The whole site is developable, minus the two buildings to the west