

Site capacity assessment – Local Plan 2045

Site name	Rectory Centre
LP2045 Site Allocation	SPE12
Site size (ha)	0.21

Site location



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A) Site overview

Description of current context

- Site is largely developed, in healthcare use with existing road access and car parking spaces on the southern boundary.
- The site is located within Cowley Road District Centre and adjacent to residential properties.
- Not in or adjacent to a regeneration area.

Site photo



B) Open space, nature and flood risk

Description of current context

Green infrastructure

- The site is almost entirely developed land.
- Bordered by a tree line to the east that is situated within private residential gardens.

Biodiversity and ecology

- Not within proximity to an area designated for its biodiversity value.

Blue Infrastructure

- No blue infrastructure within or adjacent to site.
- The site is not as flood risk.

Land Quality

- Site has some potential for contamination which would require remedial works.

Analysis and urban design implications

- No constraints to development.
- Opportunities for biodiversity enhancements
- Most of the site is made up of hard surfaces either from tarmac or building roofs with little vegetation or permeable surfaces present so there is an opportunity to increase the amount of green infrastructure on site.
- Introduction of green features into the site will be required to achieve the UGF score.

C) Historic environment, character and local context

Description of current context

Historic environment

- Site is not in or adjacent to any conservation areas or RPGs.
- Site is not in or adjacent to any listed buildings.
- Site contains no known archaeological sites and has limited/uncertain archaeological potential.
- Not within Historic Core Area.
- Site is within Crescent Road View Cone.

Built environment

- The site is located at the end of Rectory Road which is predominately a residential street, with some student accommodation/hostel accommodation of 2-3 storeys.
- There is limited natural vegetation on the site as it is mainly a developed area, though there is a single established tree within the site boundary, which is adjacent to a cluster of trees to the east.
- Slate roofs are particularly distinctive of the East Oxford Character Area, as is the dominance of buff brick, often with red brick detailing.

Analysis and urban design implications

- Limited constraints although consideration needs to be given to Crescent Road View Cone.
- Development on site needs to consider relocation of existing community healthcare facilities.
- Any redevelopment of the site should consider how this tree can be retained as part of the design.

D) Access, movement and layout

Description of current context

Access into the site

- Existing access to site is via an access road from Rectory Road. Vehicles pass the building to enter the small car park.

Layout of the site

- This site has a flat topography, constrained by Rectory Road running to the west of the site, but adjoins residential plots along much of the site boundary.

- The site is surrounded by larger buildings which have spread from the main Cowley road artery.

Connectivity to wider area

- Central location within district centre with good public transport options.
- Existing car parking on site, surrounding roads are largely residential permit parking.

Analysis and urban design implications

- Existing convenient access suitable for future redevelopment. Potential to reconfigure so access into the site to the back of the buildings for vehicles is not required.
- Potential to step up to higher building heights of Cowley Road.
- Development should be sensitive to the existing homes to the rear to be sensitive of.
- Need active frontage to improve the street scene and provide a positive relationship to the street.

E) Other considerations

Other considerations to include in allocations?

Amenity

- No particular noise/lighting concerns as the area immediately surrounding is predominantly residential.

Infrastructure needs

- Redevelopment for alternative uses would lead to a loss of community healthcare facilities, requiring consideration of their alternative location.

F) Landowner aspirations

Landowner intends to redevelop for residential use subject to consolidation of existing uses onto alternative sites.

G) Any extra work needed to inform allocation?

None required.

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

It is assumed all of the site is developable and the district centre indicative capacity of 100dph is used to derive the minimum housing requirement of 21 units.

