

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	West Wellington Square	Site location plan
HELAA reference (and OLP2036 Policy if applicable)	065 Policy SP62	
Ward	Carfax	
Site size	0.88ha	
Existing use	Academic and institutional uses	

Stage 1 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	
<p>Stage 1 conclusion: <i>No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to stage 2 assessment.</i></p>		

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

SA Objective	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?	
	SA rating	Comments
What flood zone is the site in	0	Site is in Flood Zone 1
Flooding of land surrounding site for access/ egress	0	There is safe access/ egress from the site – area surrounding site is in Flood Zone 1

SA Objective	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/ buildings? Will the site be on Green Belt land?	
	SA rating	Comments
Previously developed land	0	Yes.
Green Belt	0	Site is not in the Green Belt.

SA Objective	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 significant quantities of net new housing? Will it improve the availability of decent affordable housing?	
	SA rating	Comments
Housing provision	++	Site allocated for at least 18 dwellings (or equivalent number of student rooms)
Affordable housing provision	I	Amount of affordable housing depends on implementation

SA Objective	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?	
	SA rating	Comments
Regeneration areas	0	Site not within a regen. Area.

SA Objective	SA Objective 6: To provide accessible essential services and facilities	
Decision-making criteria	Will it increase the provision of essential services and facilities?	
	SA rating	Comments
Community facilities	I	Depends on implementation.

See also SA Objective 8

SA Objective	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	
Decision-making criteria	Will it increase the provision of public open space? Will it protect and enhance existing flora, fauna and habitats?	
	SA rating	Comments
Public open space	I	Site adjoins Wellington Square public open space. May be limited scope to provide open space directly within the site itself due to size and constrained nature of site
Ecology and biodiversity	+	<p>Adjacent to GI Network (Wellington Square). Development may offer opportunity to enhance ecology/biodiversity at adjoining Wellington Square green space.</p> <p>Aerial imagery indicates the site is largely developed, with semi-natural habitats limited to garden space (which appears to contain numerous mature trees). Potential protected species constraints are likely limited to roosting bats and nesting birds.</p> <p>If existing trees are removed new trees should be planted to fully mitigate the impact on tree canopy cover green infrastructure in the area. New tree planting should be appropriate to ensure that the predicted tree canopy cover (% site area) following development (25 years) delivers policy and GI TAN expectations i.e. at least no net loss.</p>

SA Objective	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? Is the site within an Air Quality Management Area?	
	SA rating	Comments

Sustainable transport links (bus stop)	+	Nearest bus stop 300m on St Giles/Banbury Rd, with frequent services to the City Centre, Woodstock, Kidlington, JR, Bicester (services 2, 14, 7, S4, S5) Also note the site is within 700m of the City Centre to walk to those services.
Sustainable transport links (rail station)	+	1km to Oxford Rail Station
Primary schools	+	500m to St Barnabus Primary School
Secondary schools	-	2.3km to Cherwell
GP surgeries	+	400m Beaumont Surgery
Post office	+	350m Walton Street Post Office
Air quality	--	Whole city is within an AQMA.

SA Objective	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?	
	SA rating	Comments
Water	0	Site more than 30m from a water body.

SA Objective	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.	
Decision-making criteria	Does the site contain any historical, or archaeological features?	
	SA rating	Comments
Archaeology	-	There is a high potential for archaeological interest as it is the site of the Wellington Workhouse and a line of Civil War defences.
Conservation Areas & Register of Parks and Gardens (RPG)	--	Entire site within Central (City & University) Conservation Area, to which many of the buildings make a positive contribution.
Listed Buildings	-	Adjacent to listed buildings including 4-15 Walton Street (Grade II)
View Cones	0	Site lies outside one of the city's locally designated view cones
High Buildings Area	-	Site lies within the locally designated high buildings area.

SA Objective	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	
Decision-making criteria	Will it support key sectors that drive economic growth? Will it increase the quantity and quality of employment opportunities?	
	SA rating	Comments

Support the knowledge-based economy	1	Potential for an increase in jobs the support the knowledge economy but precise uses will depend on implementation.
Support diversification or affordable workspace	0	No Change

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Access is limited to a single width carriageway between two buildings off Walton Street and is not suitable for any material increase in traffic movements (SP62)
Can walking and cycling connections with the surrounding area be achieved?	Very well connected for walking and cycling
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains significant existing trees at the rear of properties and on the green space near the corner of Walton Street and Little Clarendon street which are important to public amenity in the area and will provide valuable ecosystem services. Trees are protected by their location within the Central Conservation Area. Existing trees will influence developable area of site and its capacity. The quality of all existing trees should be assessed against the criteria in table 1 of BS5837:2012 (or its latest iteration). High quality trees must be retained unless there is a robust over-riding policy-based justification. Moderate and low quality trees should be retained where it is feasible to do so. Opportunities exist to plant new trees to benefit public amenity in the area and to enhance the character and appearance of the conservation area.
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

Stage 2 conclusion
<p>The site is previously developed land and is in an accessible location . The assessment has identified some potential heritage sensitivities regarding the Conservation area and Archaeology.</p> <p>Continue to Stage 3 Assessment.</p>

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

Is there confirmed landowner intention to develop	Yes – Call for Sites 2021
Does the landowner specify types of development	Yes

Stage 3 conclusion
Consider further for allocation for a mix of academic, institutional and residential uses including student accommodation.