

**OLP2040 Site assessment proforma (including Sustainability Appraisal)**

<b>Site name</b>	<b>West Wellington Square</b>	<b>Site location plan</b>
<b>HELAA reference and policy</b>	<b>065 SP62</b>	
<b>Ward</b>	<b>Carfax</b>	
<b>Site size</b>	<b>0.88ha</b>	
<b>Existing use</b>	<b>Academic and institutional uses</b>	

**Stage 1 assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site an SAC or SSSI?	<b>no</b>	
Is the site greenfield in flood zone 3b?	<b>no</b>	
Is the site area less than 0.25ha?	<b>no</b>	
Is the site already at an advanced stage in the planning process (development commenced)?	<b>no</b>	
<b>Stage 1 conclusion</b>		
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to stage 2 assessment.		

**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**

<b>SA Objective</b>	<b>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.</b>	
<b>Decision-making criteria</b>	Is the use proposed suitable given the flood zone of the site?	
	<b>SA rating</b>	<b>Comments</b>
<b>What flood zone is the site in</b>	<b>0</b>	FZ1
<b>Flooding of land surrounding site for access/ egress</b>	<b>0</b>	

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will the site make use of previously developed land/ buildings? Will the site be on Green Belt land?	
	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land</b>	<b>0</b>	Site is in academic use
<b>Green Belt</b>	<b>0</b>	

<b>SA Objective</b>	<b>SA Objective 4: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent affordable home</b>	
<b>Decision-making criteria</b>	Will the site provide significant quantities of net new housing? Will it improve the availability of decent affordable housing?	
	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	<b>I</b>	
<b>Affordable housing provision</b>	<b>I</b>	

<b>SA Objective</b>	<b>SA Objective 5: To reduce poverty, social exclusion, and health inequalities</b>	
<b>Decision-making criteria</b>	Will it improve opportunities for people in the most deprived areas?	
	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration areas</b>	<b>0</b>	

<b>SA Objective</b>	<b>SA Objective 6: To provide accessible essential services and facilities</b>	
<b>Decision-making criteria</b>	Will it increase the provision of essential services and facilities?	
	<b>SA rating</b>	<b>Comments</b>
<b>Community facilities</b>	I	

See also SA Objective 8

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will it increase the provision of public open space? Will it protect and enhance existing flora, fauna and habitats?	
	<b>SA rating</b>	<b>Comments</b>
<b>Public open space</b>	I	Site adjoins Wellington Square public open space. May be limited scope of provision of open space directly within the site itself due to size and site being constrained.
<b>Ecology and biodiversity</b>	+	Adjacent to GI Network (Wellington Square). Development may offer opportunity to enhance ecology/biodiversity at adjoining Wellington Square green space

<b>SA Objective</b>	<b>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)</b>	
<b>Decision-making criteria</b>	Will it encourage walking cycling and use of public transport? Is the site within an Air Quality Management Area?	
	<b>SA rating</b>	<b>Comments</b>
<b>Sustainable transport links (bus stop)</b>	+	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.
<b>Sustainable transport links (rail station)</b>	+	1km to Oxford Rail Station
<b>Primary schools</b>	+	500m to St Barnabus Primary School
<b>Secondary schools</b>	-	2.3km to Cherwell
<b>GP surgeries</b>	+	400m Beaumont Surgery
<b>Post office</b>	+	350m Walton Street Post Office
<b>Air quality</b>	--	Whole city is within an AQMA.

<b>SA Objective</b>	<b>SA Objective 9: To achieve water quality targets and manage water resources</b>	
<b>Decision-making criteria</b>	Does the site contain, or is it near, a water body?	
	<b>SA rating</b>	<b>Comments</b>
<b>Water</b>	0	

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

<b>SA Objective</b>	<b>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</b>	
<b>Decision-making criteria</b>	Will it support key sectors that drive economic growth? Will it increase the quantity and quality of employment opportunities?	
	<b>SA rating</b>	<b>Comments</b>
<b>Support the knowledge-based economy</b>	I	
<b>Support diversification or affordable workspace</b>	I	Depends on implementation but less likely in this city centre location and being a university campus site close to other related university sites

<b>Other constraints which could affect suitability of site for development</b>	
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?	None identified
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

<b>Stage 2 conclusion</b>
<p>The site is previously developed land and location is suitable for sustainable development. The assessment has identified some potential heritage sensitivities regarding the Conservation area and Archaeology. SP62 also identifies there may be Gas network capacity constraints which need to be explored. Continue to Stage 3 Assessment.</p>

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

<b>Is there confirmed landowner intention to develop</b>	Yes - Cfs 2021
<b>Does the landowner specify types of development</b>	Yes

<b>Stage 3 conclusion</b>
<b>Allocate</b>