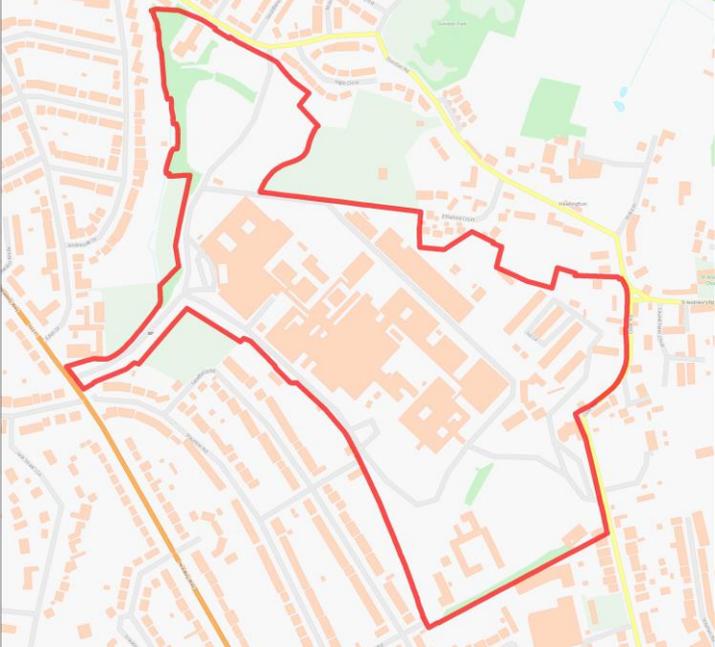


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	John Radcliffe Hosptial	Site location plan 
HELAA reference and GB OLP2036 Policy (if applicable)	027	
Ward	Headington	
Site size	27.75 ha	
Existing use	NHS Trust Hospital	

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	Site is developed and built out, and is not in Flood Zone 3.
Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	
Stage 1 conclusion		
There are no significant physical or environmental constraints to development on the site.		

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	Surrounding area 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	Site is currently in use.
Green Belt	0	Site is not on Green Belt land

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		Current site allocation allows for residential development, including student accommodation and additional care accommodation. Quantum dependent on detail of development proposals.
Affordable housing provision		Current site allocation allows for employer linked housing

SA Objective	SA Objective 5: To reduce poverty, social exclusion, and health inequalities
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Decision-making criteria	Will it improve opportunities for people in the most deprived areas?	
	SA rating	Comments
Regeneration areas	0	The site is not in a regeneration 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		Current allocation allows for complementary uses to be considered on their merits. Provision of community facilities will depend on implementation of other allocated uses.

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		The current site allocation does not include requirement for public open space, although it allows for residential accommodation and expanded facilities. Including public open space will be dependent on implementation of development proposals.
Ecology and biodiversity	+	No nature conservation designations on site or immediately adjacent.

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)	+	<100m from several stops on site and in the immediate vicinity e.g. X3 City, 700, 10
Sustainable transport links (rail station)	-	Oxford Station (4.6 km)
Primary schools	+	St Joseph's RC Primary School (750m)

Secondary schools	-	Cheney School (1.7 km)
GP surgeries	+	The Manor Surgery (500 m)
Post office	-	Headington Post Office (1.2 km)
Air quality	--	Entire city is with 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	

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	0	No archaeological features likely to be present
Conservation Areas & Register of Parks and Gardens (RPG)	--	Outer comparatively less developed edge of site within Old Headington CA, with most of site directly adjacent.
Listed Buildings	--	Grade II listed Manor House, annex and boundary wall within site boundary on outer edge
View Cones	0	Not within view cones
High Buildings Area	0	Not within 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		Current site allocation allows expansion/intensification of medical and research uses.
Support diversification or affordable workspace		Depends on implementation of development schemes.

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Vehicle access already exists.
Can walking and cycling connections with the surrounding area be achieved?	Footpaths and cycleways connecting to the site, with links through the site.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	There are some mature trees and mature hedges on site.
Are land contamination issues likely?	Not likely but investigation would be required due to current and historical use of land.
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?	The site is located within an area of mixed character including residences, educational sites, and partly within the setting of heritage assets.

Stage 2 conclusion
Site is within the setting of a conservation area and contains a number of listed buildings on its outer edge.

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

Is there confirmed landowner intention to develop	Site is available and viable for development. There are a number of planning permissions for the site, with some being implemented.
Does the landowner specify types of development	Current site allocation is for further hospital related uses, employment uses, academic educational uses and residential use including employer linked housing, student accommodation and extra care accommodation. Various planning permissions have been granted. Site likely to be developed in phases as part of hospital restructuring within the Local Plan time period.

Stage 3 conclusion	
Site is considered viable for development, clear landowner intention to develop the site. Allocate site	