

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

<b>Site name</b>	<b>Warneford Hospital</b>	<b>Site location plan</b>
<b>HELAA reference and GB OLP2036 Policy (if applicable)</b>	<b>063</b>	
<b>Ward</b>	<b>Headington</b>	
<b>Site size</b>	<b>8.78 ha</b>	
<b>Existing use</b>	<b>NHS Trust Hospital, research site, playing field</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>	Site directly adjoins Warneford Meadows, a designated wildlife site and is part of GI network. It is close to the Lye Valley SSSI.
Is the site greenfield in flood zone 3b?	<b>Part</b>	There is a large playing field in the SE corner of the site. No area of the site is within FZ3, several trees onsite with lawns and landscaping, as well as extensive greenspace around the site makes a noticeable contribution to the setting.
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>Yes</b>	Construction ongoing for intensive care annex (21/00302/FUL)
<b>Stage 1 conclusion</b>		

No significant conflicts with policy or insurmountable constraints to development. Mitigation measures will be required in the event of significant redevelopment, including ground and surface water assessments at design stage, with mitigation measures to reduce run-off if required.

**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>	Site is in FZ 1.
<b>Flooding of land surrounding site for access/ egress</b>	<b>0</b>	Surrounding area is in FZ 1.

<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 currently in use as a hospital and research centre.
<b>Green Belt</b>	<b>0</b>	Site is not on Green Belt land

<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>		Current site allocation allows for residential development including student accommodation
<b>Affordable housing provision</b>		Current site allocation allows for employer linked housing

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<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>	0	Site is not in regeneration area.

<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>		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

<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>		Site allocation does not include requirement for public open space, playing fields currently subject to protection under outdoor sports policy. Retention of playing field and provision of other facilities subject to implementation of development proposals.
<b>Ecology and biodiversity</b>	-	No specific ecological or biodiversity designations on site although it adjoins Warneford Meadows OCWS.

<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>	+	>100m from bus stop with frequents services e.g. Routes 15, 700, ST2 Connector

<b>Sustainable transport links (rail station)</b>	-	Oxford Station (3.9 km)
<b>Primary schools</b>	-	Wood Farm Primary School (1.6 km)
<b>Secondary schools</b>	+	Cheney School (250 m)
<b>GP surgeries</b>	-	Bartlemas Surgery, Cowley Medical Centre (1.4 km)
<b>Post office</b>	-	St Clements St Post Office (1.6 km)
<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	No water bodies within 30m.

<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>	0	No known archaeological features on site.
<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	-	Site is on the edge of Headington Hill CA.
<b>Listed Buildings</b>	--	Portions of the hospital complex are Grade II listed.
<b>View Cones</b>	0	Site not within view cones
<b>High Buildings Area</b>	0	Site not within high buildings area

<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>		Hospital use and research centre likely to remain onsite, expansion or otherwise depends on implementation of development plans.
<b>Support diversification or</b>		No indication on diversification of employment use on the site

<b>affordable workspace</b>		
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<b>Other constraints which could affect suitability of site for development</b>	
Can access for vehicles be achieved?	Roosevelt Drive is main access route. Warneford Lane runs along northern boundary but there is no access through it. Boundary wall and piers are at least partially covered by the listing so creating new access points will be difficult to deliver.
Can walking and cycling connections with the surrounding area be achieved?	Existing connections and routes to site are established. No segregated cycle paths through the site. Pedestrian walkways limited outside of built footprint. Car movement is definitely prioritised through site.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Several trees onsite with lawns and landscaping, as well as extensive greenspace around the site makes a noticeable contribution to the setting and creates a character that is less institutional than nearby Churchill Hospital.
Are land contamination issues likely?	Significant contamination not expected, site investigation will be required.
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?	Wildlife site adjoins site, residential dwellings on east and west boundaries.

<b>Stage 2 conclusion</b>
No significant constraints to development on the site subject to measures to mitigate impact on adjoining GI sites and neighbouring residential amenity.

**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
<b>Does the landowner specify types of development</b>	Adopted site allocation for residential including key worker housing and hospital and medical related B1a and B1b, and confirmed landowner intention. Site expected to be developed within the Local Plan time period

<b>Stage 3 conclusion</b>