

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Warneford Hospital	Site location plan
HELAA reference (and OLP2036 Policy if applicable)	063 Policy SP22	
Ward	Headington	
Site size	8.78 ha	
Existing use	Hospital, research, playing fields	

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)?	Yes	Construction ongoing for intensive care annex (21/00302/FUL)
Stage 1 conclusion: <i>No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to stage 2 assessment.</i>		

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	Site is currently in use as a hospital and research centre.
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	I	This site has potential for residential development, but the precise type and amount will depend on implementation.
Affordable housing provision	I	Precise quantum and type of affordable housing will depend on implementation.

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	Site is not in 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	I	Provision of community facilities will depend on implementation of 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	I	Site has potential for public open space, but precise type and quantum will depend on implementation.
Ecology and biodiversity	-	<p>No specific ecological or biodiversity designations on site although it adjoins Warneford Meadows OCWS. The best available information indicates part of the site is within the catchment area of the Lye Valley Site of Special Scientific Interest (SSSI). As such, any development proposals must assess the potential for ground water and surface water impacts on the SSSI. Any proposals involving redevelopment or partial redevelopment of existing sites are expected to take the opportunity to reduce water run-off in the area.</p> <p>Aerial imagery indicates the site is comprised of developed land, grassland and scattered trees, with boundary hedgerows / tree lines. Overall, there is a notable amount of green space. The site sits between two green corridors in Oxford; one to the north, one to the west. Any large development or re-development proposals should include an assessment of what connectivity the site provides to protected species and seek to preserve and enhance existing permeability through the site. Potential protected species constraints in the site likely include roosting bats, foraging and commuting bats, nesting birds, and reptiles.</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. Opportunities exist to plant new trees to improve connectivity within GI network.
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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 bus stop with frequents services e.g. Routes 15, 700, ST2 Connector
Sustainable transport links (rail station)	-	Oxford Station (3.9 km)
Primary schools	-	Wood Farm Primary School (1.6 km)
Secondary schools	+	Cheney School (250 m)
GP surgeries	-	Bartlemas Surgery, Cowley Medical Centre (1.4 km)
Post office	-	St Clements St Post Office (1.6 km)
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	No water bodies within 30m.

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 known archaeological features on site.
Conservation Areas & Register	-	Site is on the edge of Headington Hill CA.

of Parks and Gardens (RPG)		
Listed Buildings	--	Portions of the hospital complex are Grade II listed.
View Cones	0	Site not within view cones
High Buildings Area	0	Site 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	I	Hospital use and research centre likely to remain onsite, expansion or otherwise depends on implementation of development plans.
Support diversification or affordable workspace	I	No indication on diversification of employment use on the site

Other constraints which could affect suitability of site for development	
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?	<p>Site contains extensive greenspace around that makes a noticeable contribution to the setting and creates a character that is less institutional than nearby Churchill Hospital.</p> <p>Site contains significant existing trees scattered across the site which are important to public amenity in the area and will provide valuable ecosystem services. Existing trees are protected by the OCC - Warneford Hospital (No.1)TPO, 1994 and the OCC -Warneford Hospital (no.1) TPO, 1994. There is an orchard adjacent to the south eastern boundary of the site. 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 and enhance the setting of the Listed Buildings.</p>

Are land contamination issues likely?	Although significant contamination is not expected, a 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.

Stage 2 conclusion
No significant constraints to development on the site

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.
Does the landowner specify types of development	Adopted site allocation for residential including key worker housing and hospital and medical related B1a and B1b (now use Class E), and confirmed landowner intention. Site expected to be developed within the Local Plan time period.

Stage 3 conclusion
Consider further for allocation for hospital and healthcare facilities and appropriate supporting complementary uses including residential, student accommodation and employer linked affordable housing