

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Nuffield Orthopaedic Centre (NOC)	Site location plan 
HELAA reference (and OLP2036 Policy if applicable)	042 Policy SP20	
Ward	Headington	
Site size	8.37 ha	
Existing use	Hospital and medical research centre	

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	Within 25m of Rock Edge Geological SSSI
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	
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.
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	Current site allocation allows for residential development, additional care accommodation and employer linked affordable housing. Precise amount will depend on implementation.
Affordable housing provision	I	How affordable housing will be delivered on site 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	Unlikely to increase community facilities on site but precise mix will depend on implementation and which of the other suitable uses come forward. 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	Depending on how much of the site is brought forward for residential there is the potential to require some public open space. The policy requirement for open space delivery is 10% open space for every 1.5ha of residential. Depends on implementation.
Ecology and biodiversity	0	<p>Aerial imagery indicates the site is comprised of developed land, with small pockets of semi-natural habitat including grassland, scattered trees, and a tree belt along the southern boundary. Potential protected species constraints likely include roosting bats and nesting birds.</p> <p>The best available information indicates 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>The site is also located adjacent to the Rock Edge SSSI and Local Nature Reserve (LNR). The SSSI is notified for its geological value and is outside the scope of this comment. Any proposals should be accompanied with an assessment of potential indirect effects on the LNR.</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)	+	Several stops in vicinity. Routes 10, U5, 700, ST2 Connector, X1 Connector
Sustainable transport links (rail station)	-	Oxford Station (4.8 km)
Primary schools	+	Windmill Primary School (500m)
Secondary schools	-	Cheney School (1.3 km)
GP surgeries	-	The Manor Surgery (900m)
Post office	-	Wood Farm Post Office (1.3 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	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	-	Site has potential for Roman archaeological remains.

Conservation Areas & Register of Parks and Gardens (RPG)	0	Not within conservation area
Listed Buildings	0	No listed buildings on site
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	1	Site has potential to deliver jobs to support the knowledge economy as the site is allocated for further healthcare facilities and medical research.
Support diversification or affordable workspace	0	No change.

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 run past the site (The Slade, Old Road)
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. Site contains significant existing trees along the Old Road and Windmill Road boundaries and scattered within the site which are important to public amenity in the area and will provide valuable ecosystem services. 2no. poplar trees within the site are protected by the OCC - Old Road/NOC (No.1) TPO, 1998. 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.

Are land contamination issues likely?	Site investigation would be required but not thought to be major contamination risks present.
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?	Surrounding area is suburban/residential in character.

Stage 2 conclusion
There are 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. Immediate focus of the trust is on other sites but likely to come forward within the plan period.
Does the landowner specify types of development	Continuation of hospital related uses, research and certain types of residential

Stage 3 conclusion
Consider further allocation for hospital related uses, research and certain types of residential.