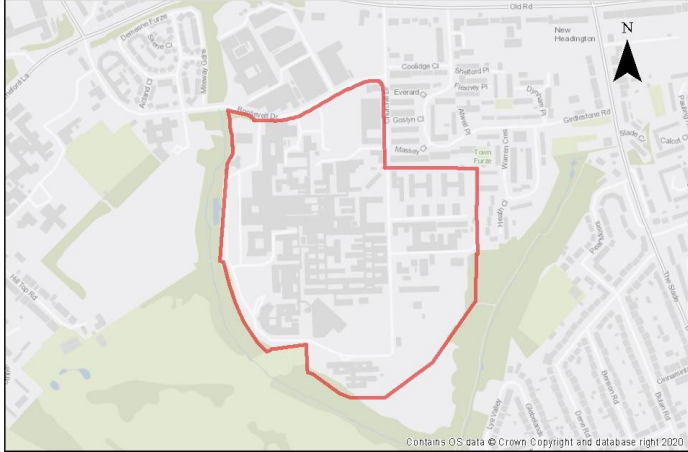


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Churchill Hospital	Site location plan
HELAA reference (and OLP2036 Policy if applicable)	012 Policy SP19	
Ward	Churchill	
Site size	22.73 ha	
Existing use	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	
Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	Yes, Part	Planning permission granted for 19 units of key worker housing, construction underway.
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 occupied and is in use as an NHS Trust hospital.
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	Site allocated for further hospital related uses a number of other uses including employer-linked affordable housing and student accommodation.
Affordable housing provision	I	Delivery 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 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	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	-	<p>While there are no designated ecological features on the site itself, the site directly adjoins a number of designated ecological sites and parts of the GI network including Lye Valley SSSI, Boundary Brook wildlife corridor and local/ city wildlife sites.</p> <p>Aerial imagery indicates the site itself is mostly built out and therefore dominated by buildings and hardstanding, with pockets of green space seemingly comprising grassland, scrub and scattered trees. Protected species constraints within the site are likely limited to roosting bats and nesting birds; consideration should also be given to what value different parts of the site may hold for ecological connectivity in the wider landscape.</p> <p>Any planning application will need to demonstrate how a reduction in the quantity or quality of groundwater recharge, or an increase in surface water run-off, will be avoided to ensure there are no significant effects on the Lye Valley SSSI.</p>

		<p>Any planning applications near the Boundary Brook or Lye Valley will also need to assess the potential for additional indirect impacts on the flora and fauna of those areas, including (but not limited to) potential impacts from lighting, noise, and dust.</p> <p>Development should adequately buffer these areas and seek to deliver ecological enhancements on adjacent land through the creation of new areas of semi-natural habitat managed for the benefit of wildlife.</p> <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.</p>
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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)	+	>300m away from the nearest bus stop with frequent service into Oxford City Centre e.g. 15, 700
Sustainable transport links (rail station)	-	>4km Oxford Rail Station
Primary schools	-	>1,600m from the nearest primary school (Wood Farm Primary School)
Secondary schools	+	>600m from the nearest secondary school (Cheney School)
GP surgeries	-	>1,300m from the nearest GP surgery (Wood Farm Health Centre)
Post office	-	>1,100m from the nearest post office (Wood Farm Post Office)
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	-	Boundary Brooks runs along the southern boundary

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	-	This site has known archaeological potential (Roman pottery manufacturing and further Roman archaeological remains).
Conservation Areas & Register of Parks and Gardens (RPG)	0	Site is not within a CA
Listed Buildings	0	Site does not include any listed buildings.
View Cones	0	Site is not within View Cones.
High Buildings Area	0	Site is 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	Site has potential to deliver jobs to support the knowledge economy as other suitable uses listed for the site include employment and academic and institutional research which must have an operational and research link to the hospital.
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?	Existing connections and routes to site are established, although movement within the site can be improved by making more pedestrian and cyclist friendly and more legible.
Does the site include any significant physical features such as trees,	Site has significant existing trees scattered within it and near to the western boundary growing along Boundary Brook which are important to public amenity in the area and will provide valuable ecosystem services. Existing trees will influence developable area of site and its capacity. The

rivers/streams or changes in ground level?	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?	Long established continuous medical use onsite so it may be possible.
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?	Site adjoins SSSI.

Stage 2 conclusion
<p>Site does not have significant constraints to development. The site's proximity to the Lye Valley SSSI means that any development that does take place will need to be fully mitigated to ensure that development does not adversely impact the SSSI. No other insurmountable constraints.</p> <p>Site to be progressed to the next stage of the assessment process.</p>

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

Is there confirmed landowner intention to develop	Allocation is for hospital related use including uses with operational links, complimentary uses. Planning permission for part of site for employer linked housing is under construction. Rest of site currently in use but likely to be developed within the plan period.
Does the landowner specify types of development	Available as part of mixed-use development.

Stage 3 conclusion

Consider further for allocation for hospital-related uses including uses with operational links and appropriate complementary uses