


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	John Radcliffe Hosptial	Site location plan
HELAA reference (and OLP2036 Policy if applicable)	027 Policy SP41	
Ward	Headington	
Site size	27.75 ha	
Existing use	Hospital and associated uses	

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)?	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	 	Site allocation allows for a range of uses including certain types of residential development such as student accommodation and extra care accommodation. Policy does not provide a minimum number as the precise amount will depend on implementation.
Affordable housing provision	 	Site allocation allows for the provision affordable housing and in particular makes reference to employer-linked affordable housing. Precise level of affordable housing to be delivered 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	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	0	The site is not allocated for community facilities. It is unlikely that the amount of community facilities will change as a result of this allocation.

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 amount and type of public open space delivered at this site will be dependent on implementation.
Ecology and biodiversity	+	<p>No nature conservation designations on site or immediately adjacent.</p> <p>Aerial imagery indicates the site is dominated by hardstanding and buildings with very limited patches of semi-natural habitat remaining. Potential protected species constraints for building redevelopment may include roosting bats and nesting birds. Limited scope for delivering ecological enhancements; these would be focused more on the buildings (e.g., provision of green roofs).</p> <p>If existing trees are removed new trees should be planted to fully mitigate the impact 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>

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
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	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	--	Watercourse (brook between car parks) on site

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	
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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	Current site allocation allows expansion/intensification of employment uses related to the hospital. Depends on implementation.
Support diversification or affordable workspace	I	Depends on implementation.

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Vehicular 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?	<p>There are some mature hedges on site.</p> <p>Site contains many significant existing trees which are important to public amenity in the area and will provide valuable ecosystem services. Some of the trees are protected by location within the Old Headington Conservation Area. 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.</p>
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
<p>Site is within the setting of a conservation area and contains a number of listed buildings on its outer edge. Design sensitivity will be needed to mitigate potential impacts on heritage assets at certain parts of the site. No insurmountable constraints to development.</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	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	Landowner has expressed an interest in delivering some employer-linked affordable housing on site in addition to maintaining hospital-related uses. Site likely to be developed in phases as part of hospital restructuring within the Local Plan time period.

Stage 3 conclusion
Consider further for allocation for a range of hospital-related uses.