

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Nuffield Orthopaedic Centre	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	042	
Ward	Headington	
Site size	8.38 ha	
Existing use	NHS Foundation Trust 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	Site within 25m of Rock Edge SSSI
Is the site greenfield in flood zone 3b?	No	Site is developed and built out, and is not in Flood Zone 3.
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		
There are no significant physical or policy environmental constraints to development on the site. Site may be within catchment area of Lye Valley SSSI. Any proposals involving redevelopment or partial redevelopment of existing sites are expected to take opportunity to reduce water run-off in the area. Assessment of groundwater and surface water impacts needed at design stage for all sites.		

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	Surrounding area 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		Current site allocation allows for residential development and additional care accommodation.
Affordable housing provision		Current site allocation allows for employer linked housing

SA Objective	SA Objective 5: To reduce poverty, social exclusion, and health inequalities	
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		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

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		Current site allocation does not include requirement for public open space, although it allows for residential accommodation and expanded facilities. Including public open space will be dependent on implementation of development proposals.
Ecology and biodiversity	0	Site may be within catchment area of Lye Valley SSSI. Any proposals involving redevelopment or partial redevelopment of existing sites are expected to take opportunity to reduce water run-off in the area. Assessment of groundwater and surface water impacts needed at design stage for all sites.

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	

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)	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		Current site allocation allows expansion/intensification of medical and research uses.
Support diversification or affordable workspace		Depends on implementation of development schemes.

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.
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	Site is available and viable, update required from landowner on their intentions.
Does the landowner specify types of development	Current site allocation allows for residential (care accommodation, employer linked affordable housing) and expansion/intensification of medical and research uses. Update required from landowner on their intentions.

Stage 3 conclusion
Site is considered viable for development, update required from landowner on their intentions.