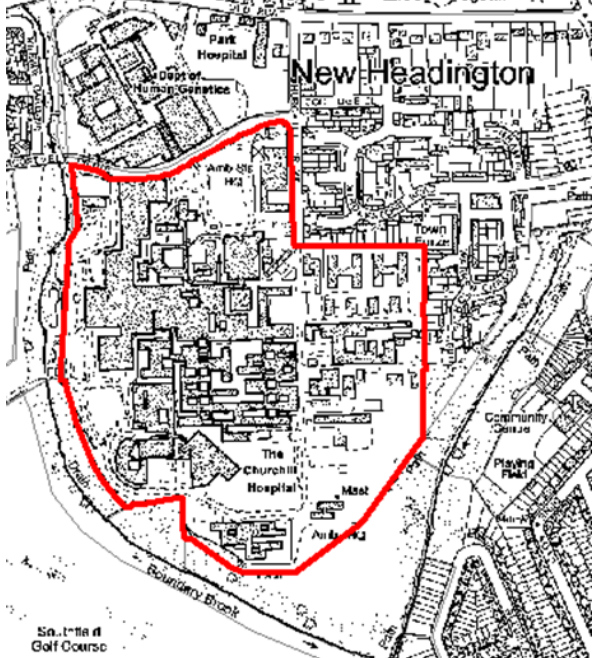


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Churchill Hospital	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	012	
Ward	Headington	
Site size	22.73 ha	
Existing use	NHS Trust Hospital and Ambulance Resource 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	
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: Proceed to Stage 2		

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 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	Current allocation allows for residential use on the site, including student accommodation
Affordable housing provision	I	Allocation allows for employer linked affordable housing, some of which is currently under construction on site

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 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		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	0	Sites' use as NHS trust hospital not likely to accommodate significant amount of public open space
Ecology and biodiversity	-	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.

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	0	Site unlikely to have archaeological potential
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		Site is primarily for medical and related use.
Support diversification or affordable workspace	0	Medical use is well established so diversification or creation of affordable workspace may not be applicable.

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, rivers/streams or changes in ground level?	No
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
Site is viable and available for development. Allocate for hospital-related uses including uses with operational links and appropriate complimentary uses.