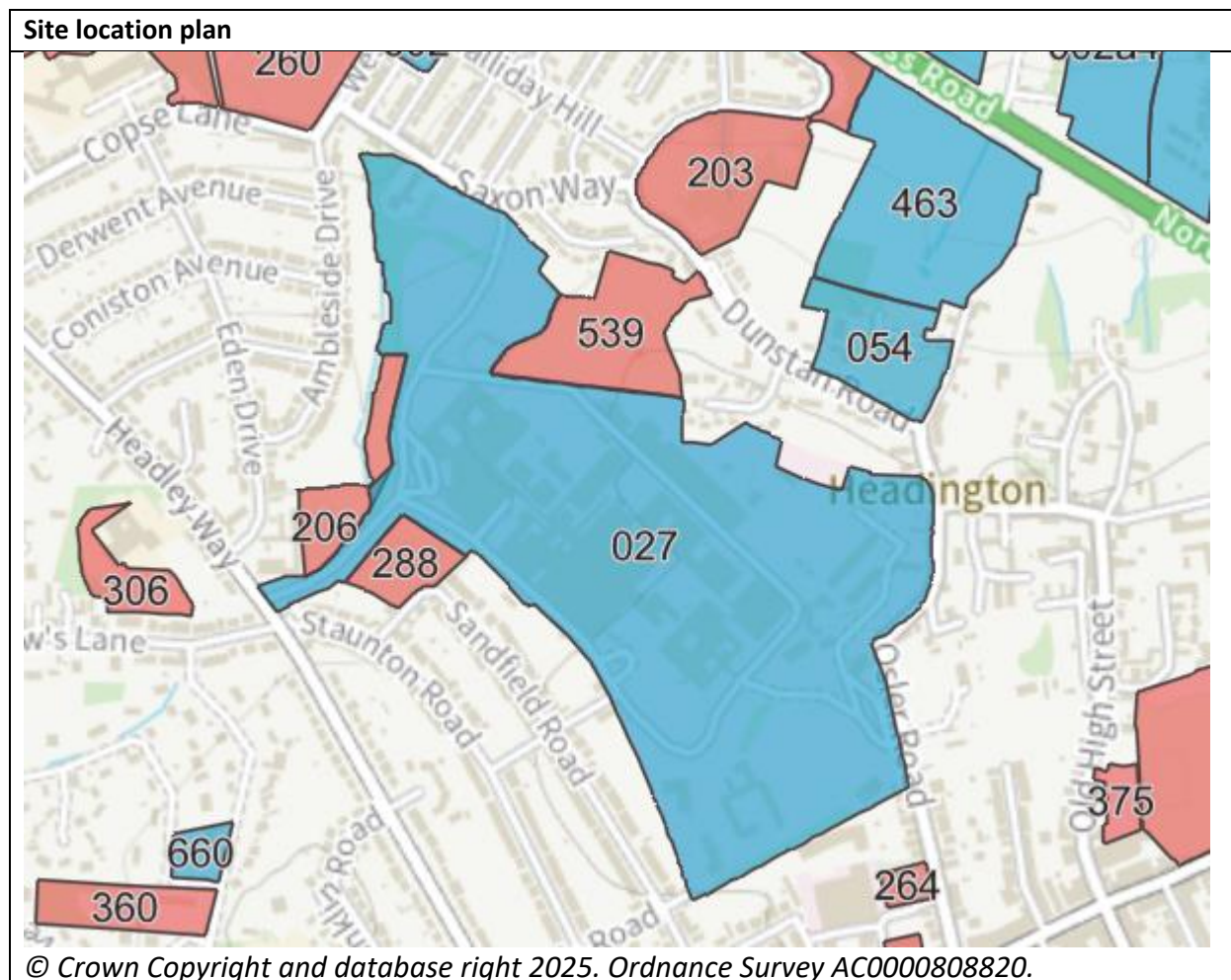


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

Site name	John Radcliffe Hospital
SHLAA reference (and OLP2036 Policy if applicable)	027, OLP2036 SP41
Ward	Headington Hill and Northway
Total site size (ha)	27.75
Existing use(s)	Hospital including A&E & associated uses, key worker accommodation



Stage 1a 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 1a conclusion
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to stage 1b assessment.

Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.

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 1b conclusion
Landowner has set out intentions for development and potential uses. Continue to next stage of assessment.

Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)

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 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?

Criteria	SA rating	Comments
What flood zone(s) is the site in?	0	Site is in Flood Zone 1 <i>(Patches of surface water flood risk present throughout site, with noticeably larger patches around the hospital buildings to the north west and south east.)</i>
Flooding of land surrounding site for access/ egress	0	There is safe access/egress from the site – area surrounding site is Flood Zone 1

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? And will the site be on Green Belt land?

Criteria	SA rating	Comments
Previously developed land?	0	Site is currently in use.
Green belt?	0	Site is not on Green Belt land

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 net new housing? And will it improve the availability of decent affordable housing?

Criteria	SA rating	Comments
Housing provision	/	
Affordable housing provision	/	

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? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

Criteria	SA rating	Comments
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Regeneration area (within the top 20% most deprived areas IMD)	0	The site is not in a regeneration area.
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SA objective 6. To provide accessible essential **services and facilities**.

Decision-making criteria: Will it increase the provision of essential services and facilities? *See also SA Objective 8.*

Criteria	SA rating	Comments
Community facilities	0	It is unlikely that the amount of community facilities will change.

SA objective 7. To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

Decision-making criteria: Will it increase the provision of public open space?

Criteria	SA rating	Comments
Public open space	1	Depends on implementation

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? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

Criteria	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

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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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Water	--	<i>Watercourse (brook between car parks) on site</i>

SA objective 10. To conserve and enhance Oxford's **biodiversity**.

Decision-making criteria: Will development of the site be able to protect and enhance existing flora, fauna and habitats?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Ecology and Biodiversity	+	<i>Contains no nature conservation designations but has potential for nature conservation interest. Can improve wildlife linkages or habitat continuity</i>

SA objective 11. 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: Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Archaeology	0	<i>No archaeological features likely to be present</i>
Conservation Areas & Register of Parks and Gardens (RPG)	--	<i>Outer comparatively less developed edge of site within Old Headington CA, with most of site directly adjacent.</i>
Listed Buildings	--	<i>Grade II listed Manor House, annex and boundary wall within site boundary on outer edge</i>
View Cones	0	<i>Not within view cones</i>
Historic Core Area	0	<i>Not within high buildings area</i>

SA objective 12. 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? And will it increase the quantity and quality of employment opportunities?

Criteria	SA rating	Comments
Employment Opportunities in the knowledge-based economy	0	
Diversifying the economy and employment opportunities	0	

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?	There are some mature hedges on site. Site contains many significant existing trees. Some of the trees are protected by location within the Old Headington Conservation Area.
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
Site to be considered further for allocation for a range of hospital-related uses. 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.