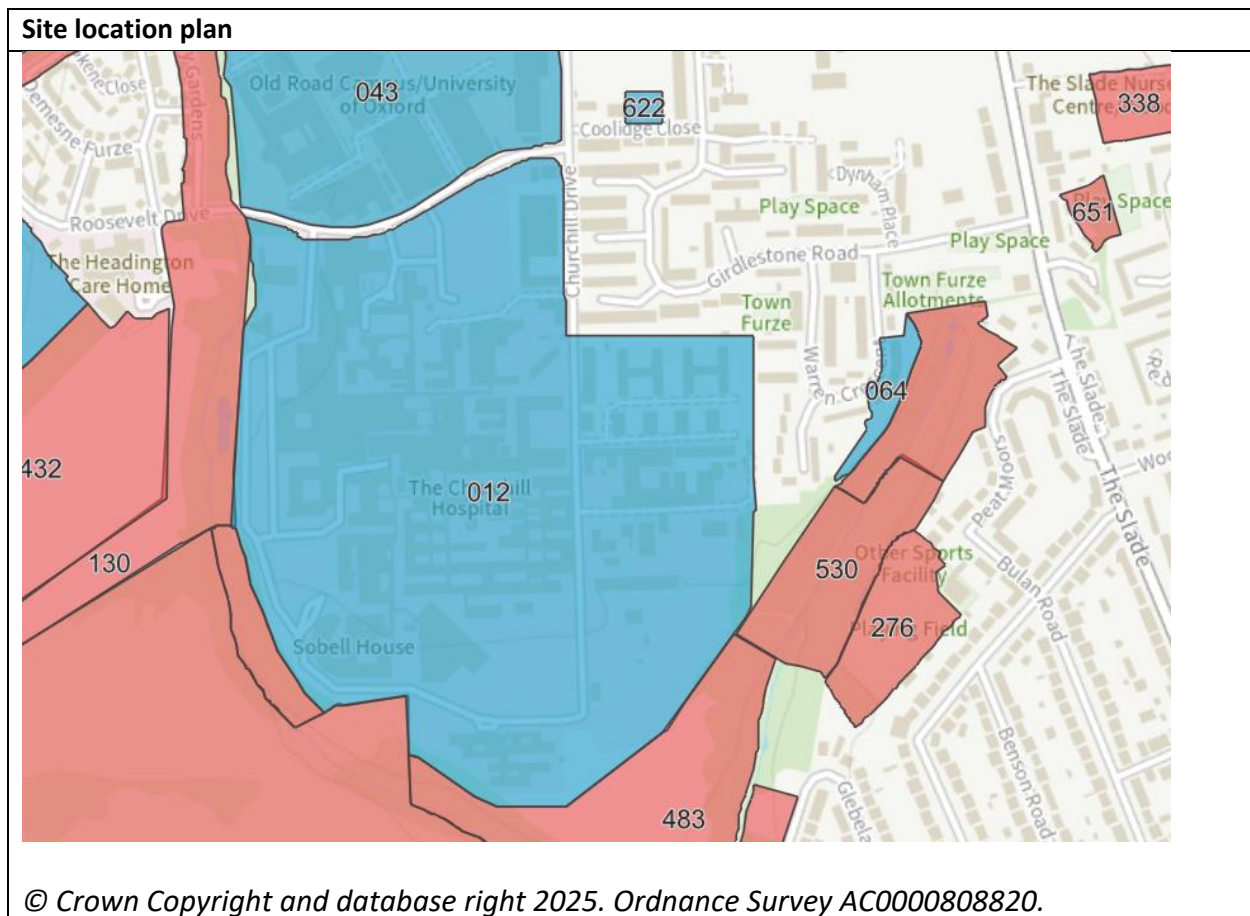


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

Site name	Churchill Hospital
SHLAA reference (and OLP2036 Policy if applicable)	012 Policy SP19
Ward	Churchill
Total site size (ha)	22.74
Existing use(s)	Hospital, student and staff 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)?	Partially	Incremental change including 2 completed permissions for housing. Still significant potential and intention for change.

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

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

Is there confirmed landowner intention to develop	Planning permission 19/01039/FUL for 19 key worker units, completed, and permission for further 32 units also completed (June 2022).
Does the landowner specify types of development	Potential interest in further development at the site, as hospital, research, and additional housing.

Stage 1b conclusion
Landowner has expressed interest in further development of the site. Continue to next stage.

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	<i>Site is in Flood Zone 1 (Several patches of surface water flood risk present within site)</i>

Flooding of land surrounding site for access/ egress	0	<i>There is safe access/egress from the site – area surrounding site is Flood Zone 1</i>
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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	<i>Site is occupied and is in use as an NHS Trust hospital.</i>
Green belt?	0	<i>Site is not on Green Belt land</i>

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	1	<i>The hospital will remain the principal use of the site, but there is already accommodation on the site and the hospital trust may propose more, but it will depend on implementation.</i>
Affordable housing provision	1	<i>If housing comes forward it is likely to be in the form of employer-linked housing, affordable to staff of the hospital trust.</i>

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
Regeneration area (within the top 20% most deprived areas IMD)	0	<i>Site is not in a regeneration area.</i>

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	/	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.

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	/	Depending on how much of the site is brought forward for residential there is the potential to require some public open space. 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)	+	<300m away from the nearest bus stop with frequent service into Oxford City Centre e.g. 15, 600, 700
Sustainable transport links (rail station)	-	> 1600m from train station (4.2km)
Primary Schools	-	>800m from Wood Farm Primary (c.1km)
Secondary Schools	+	600m from the nearest secondary school (Cheney School)
GP Surgeries	-	1,200m from nearest GP surgery (Brookes Medical Centre)
Post office	-	1,100m from the nearest post office (Wood Farm Post Office)
Air Quality	-	Whole city is within an AQMA

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>Boundary Brook runs along the southern boundary</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	-	<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>The site itself is mostly built out and dominated by buildings and hardstanding, with pockets of green space 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>

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	-	This site has known archaeological potential (Roman pottery manufacturing and further Roman archaeological remains).
Conservation Areas & Register of Parks and Gardens (RPG)	0	

Listed Buildings	0	
View Cones	0	
Historic Core Area	0	

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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Employment Opportunities in the knowledge-based economy	/	Site has potential to deliver additional jobs to support the knowledge economy and life sciences.
Diversifying the economy and employment opportunities	/	

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?	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. Peat reserves potential at northwestern corner of site.
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.
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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 insurmountable constraints.</p> <p>Site should be considered further for allocation for hospital-related uses including uses with operational links and appropriate complementary uses subject to any additional work informing Regulation 19 Local Plan.</p>