

## **Site capacity assessment – Local Plan 2045**

<b>Site name</b>	Churchill Hospital
<b>LP2045 Site Allocation</b>	SPE1
<b>Site size (ha)</b>	22.74

### **Site location**



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### **A) Site overview**

#### **Description of current context**

- The site is occupied and is in use as an NHS Trust hospital. There is some existing accommodation on site (key worker housing). A day nursery is located in the top north west corner of the site.
- The site is not within a regeneration area.
- Site is within Southfield Park and Hospital Complex (7B) Character Area and the Old Road Area of Change.
- The site is predominantly existing buildings and hardstanding including access roads and car parking, however, there are pockets of vegetation and grassed areas which surround buildings and create amenity for staff, patients and residential occupiers.

#### **Site photos**



## B) Open space, nature and flood risk

### **Description of current context**

#### Green infrastructure

- 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.
- The site itself is mostly built out and dominated by buildings and hardstanding, with pockets of green space comprising grassland, scrub and scattered trees.
- 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.
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#### Biodiversity and ecology

- Protected species constraints within the site are likely limited to roosting bats and nesting birds.

#### Blue Infrastructure

- Located in Flood Zone 1.

#### Land Quality

- Possible land contamination arising from long-standing medical use.
- Peat reserves potential at northwestern corner of site.

### **Analysis and urban design implications**

- Consideration should be given to what value different parts of the site may hold for ecological connectivity in the wider landscape.
- 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.
- There are opportunities to increase ecology and biodiversity to support the neighbouring Boundary Brook and SSSI.
- There is the potential to provide additional public open space and improve landscaping to create more meaningful areas of green space and public realm.

## C) Historic environment, character and local context

### ***Description of current context***

#### Historic environment

- This site has known archaeological potential (Roman pottery manufacturing and further Roman archaeological remains).
- Buildings from the original hospital used during the Second World War have been retained and these are non-designated heritage assets. They make a positive contribution in terms of their visual interest and in providing a historical reference to the interesting history of the site.

#### Built environment

- The highest density of built development is focussed on the hilltop in the north-east corner of the site where the original Churchill Hospital is located.
- The site takes the form of a large complex form of interconnected buildings which is rarely higher than two stories (with the exception of the hospital block), with an encircling access road (Churchill Drive).
- The central part of the site comprises of the historical temporary hospital buildings made up of low height/ flat roofed, red brick construction, around which wider complex has grown, including various cabins. The buildings are not of particular design merit, with several of the older structures in poor state of repair and even decay.
- Edges of site either have hard barriers – height difference, access road with crash barriers – or are undefined such as near Churchill Drive.

### ***Analysis and urban design implications***

- Opportunities for enhancement of non-designated heritage assets and their settings.
- Medical use is well established on site, although residential use may be expanded – either employer linked or similar.
- There is scope for densification and increased heights in order to consolidate uses and make more efficient use of land. Further study and testing would be required to determine appropriate heights and massing.
- Main opportunity is likely to be consolidation and densification of uses in order to make more efficient use of land.
- Buildings and parking should be rationalised and designed to create active frontages and greater permeability through and into/ out of the site.
- The design should take inspiration from, and respect the context of the existing non-designated heritage assets.
- Materials and design quality should be improved as poor quality buildings are replaced.
- Consideration should be given to the location of various uses to greater a greater sense of legibility on what is currently a relatively sprawling site.
- Building heights will need to be considered carefully, taking into account the surrounding context and the varying land levels across the site.
- Opportunities for increased active travel including cycle parking and EV charging.
- The landscaping of the site should be enhanced and rationalised to create a greater diversity of spaces, improvements to ecology and biodiversity, and a stronger sense of place. Hardstanding and impermeable surfaces should be reduced. The site should respond to and support the SSSI and green/blue infrastructure which surrounds it.

## D) Access, movement and layout

### ***Description of current context***

#### Access into the site

- Main access is from Old Road, via Churchill Drive and Roosevelt Drive. Churchill Drive appears to largely function as an orbital route around the site, connecting the car parks. Non-vehicular movement and circulation not well catered for, low density

development means buildings are spread across the site and there are few direct routes especially across the site.

#### Layout of the site

- Pavements along Churchill Drive are not continuous, or are only on one side at a time. Minimal legible pedestrian routes through the site. Bus route follows Roosevelt Drive.
- There is a very large amount of parking, with up to 5 separate parking zones across site taking up significant land area. Car parks appear to be well used – likely to be both staff and visitor but unclear. Staff parking is outside Ambulance station, oversubscribed and poorly managed, including parking on verges and pavement. Rationalisation of parking provision if possible and consolidation will free up more land for more effective uses. Old Road campus opposite sets precedent for consolidated parking – multistorey car park and distribution hub.

#### Connectivity to wider area

- Connections to landscape beyond are desirable, however opportunities may be limited to some parts of the southern boundary as there is a marked height differential on much of the western boundary. Southeastern edge with the playing fields is quite undefined with car parking and poor surfacing.

#### ***Analysis and urban design implications***

- Opportunities to consolidate and reduce car parking to allow for increased densification of development.
- Opportunities to rationalise transport movements and travel plans for staff and patients with other hospital sites in the city.

#### **E) Other considerations**

##### ***Other considerations to include in allocations?***

###### Amenity

- Site is not in proximity to a current air quality hotspot, although the entire city is an Air Quality Management Area.

###### Infrastructure needs

- N/A

#### **F) Landowner aspirations**

*What use(s) does landowner propose onsite – see Call for Sites, SHLAA, LP2040 reps.*

- *if residential, have they specified student, post-grad, key worker etc*
- *If non-resi – have they specified use e.g healthcare, R&D, offices etc*

The Trust's aim is to create a comprehensive, modern and vibrant hospital on the Churchill site combining care, teaching and research at high density. Potential for additional employer linked housing.

#### **G) Any extra work needed to inform allocation?**

N/A

**H) Key considerations informing the minimum number of homes for the allocation policy**

Minimum capacity for the site has been calculated with the following assumptions:

- *N/A - site allocation for employment use only*