

Site capacity assessment – Local Plan 2045

Site name	Littlemore Mental Health Centre, Sandford Road
LP2045 Site Allocation	SPS9
Site size (ha)	6.6

Site location



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A) Site overview

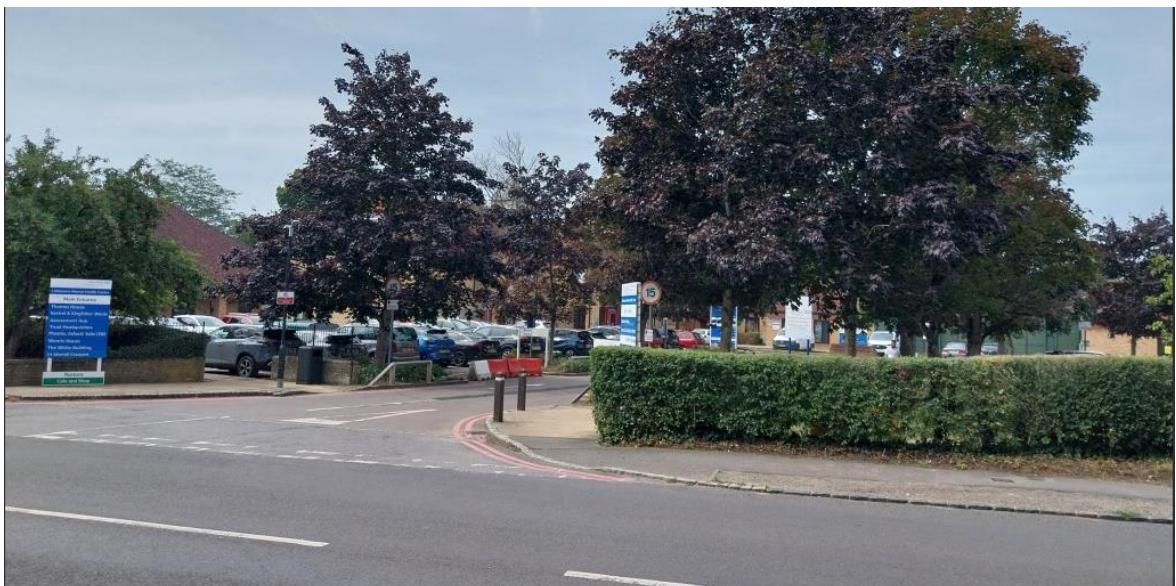
Description of current context

- *Current use is a mental health centre. Primarily a Forensics Hospital with employee linked flats (60 rooms), also an extra care facility (stepdown facility between hospital and outside independent living), also Trust's HQ, plus offices and other corporate activities.*
- *Site is adjacent to an area that falls within the top 20% most deprived areas nationally.*

Site photos



Sandford Road northern access point (Morrell Crescent)



Sandford Road southern access point.

B) Open space, nature and flood risk

Description of current context

Green infrastructure

- There are numerous trees on the northern (railway cutting) and southern (A4074) boundaries and other trees within the site. There is also a hedge line along site frontage with Sandford Road.
- No TPOs on site.
- UGF – significant number of trees throughout the site and also grassed areas but site also has lots of built development and areas of hardstanding so is likely to score **below** Policy G3 target.

Biodiversity and ecology

- Site is within 200m of a SSSI (Littlemore Railway Cutting), although this is a geological SSSI so it does not have a catchment.

- Site has tree, grassland, pond and ditch habitats. Badger and swifts <500m. s41 (Priority/ Principal species)<500m : common toad, hedgehog, grass snake, starling, dunnock, house sparrow, song thrush, reed bunting, starling.
- Earthwatch Tiny Forest: Littlemore within/ adjacent to site.

Blue Infrastructure

- There is a pond and brook on the site.
- Site is located within Flood Zone 1 with patches of surface water flooding evident across the site. Area surrounding the site is Flood Zone 1.

Land Quality

- Any re-development on this site would likely require a contamination site investigation and risk assessment.

Analysis and urban design implications

- Retention of any mature trees/hedgerows along the site boundary.
- Opportunities to support and enhance biodiversity (including that in the SSSI) through the use of green roofs, retention of existing hedgerows and trees around the site boundary and creation of wildlife corridors.
- Opportunities for use of SUDS & permeable garden areas in any new development.

C) Historic environment, character and local context

Description of current context

Historic environment

- Not located within a Conservation Area (although Littlemore CA lies to the north of the site, beyond the railway line).
- Listed buildings located to the east of the site at Littlemore Hospital and within the Littlemore Conservation Area.
- Site has archaeological potential – roman pottery has been found previously, also Iron Age and Roman remains recorded nearby.
- Site not within a view cone.

Built environment

- Site in use as a mental health centre. Primarily a Forensics Hospital with employee linked flats (60 rooms), also an extra care facility (stepdown facility between hospital and outside independent living), also Trust's HQ, plus offices and other corporate activities.
- Predominately single storey buildings on site. Google imagery indicates some temporary two storey buildings on the site (portacabins)
- Areas of the site that are undeveloped
- Areas that are in use as parking (tarmacked)
- Some areas are secured by high fencing.
- Brick buildings and tiled roofs

Analysis and urban design implications

- Site has potential for archaeology – a watching brief may be required on any development.

D) Access, movement and layout

Description of current context

Access into the site

- Two entrances to the site from Sandford Road
- Red route on site access road.

Layout of the site

- Bespoke entrances serving different parts of the site (you cannot enter from one entrance and exit from the other).
- On site parking provision including staff permit parking.

Connectivity to wider area

- Footways on both sides of Sandford Road
- Bus stop infrastructure on Sandford Road – public transport services that serve the site are 3A, 45, X40
- Cycle route OXR17 runs along the Sandford Road (a quiet route on road)

Analysis and urban design implications

- Access to residential elements will need to be carefully considered so that travel all around the hospital can be avoided.
- Circulation within the hospital should be improved, especially so pedestrians and wheelers can move around safely.
- Retention of two separate existing access points onto Sandford Road will be important.
- Given the sensitive and private use of the site, increased permeability for pedestrians, wheelers and cyclists is unlikely to be appropriate and is not expected.

E) Other considerations

Other considerations to include in allocations?

Amenity

- Traffic noise may be audible from adjacent A4074
- Internal access roads are lit
-

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

Landowner intends to keep site in existing uses (hospital and staff/student accommodation), but with potential for intensification to introduce some employer-linked housing.

G) Any extra work needed to inform allocation? (won't apply to all sites)

N/A

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

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

- No minimum housing requirement is included in the policy for this site or any of the Oxford Health Trust's main sites, because the primary function as healthcare takes priority and housing would never be required at the expense of delivering it. Within the SHLAA, the figure for housing against this site represents the total of the amount of residential the Trust thinks it can bring forward across its sites, but which site/s it is delivered on depends on exactly how the Trust rearranges its sites, which is not fully determined.