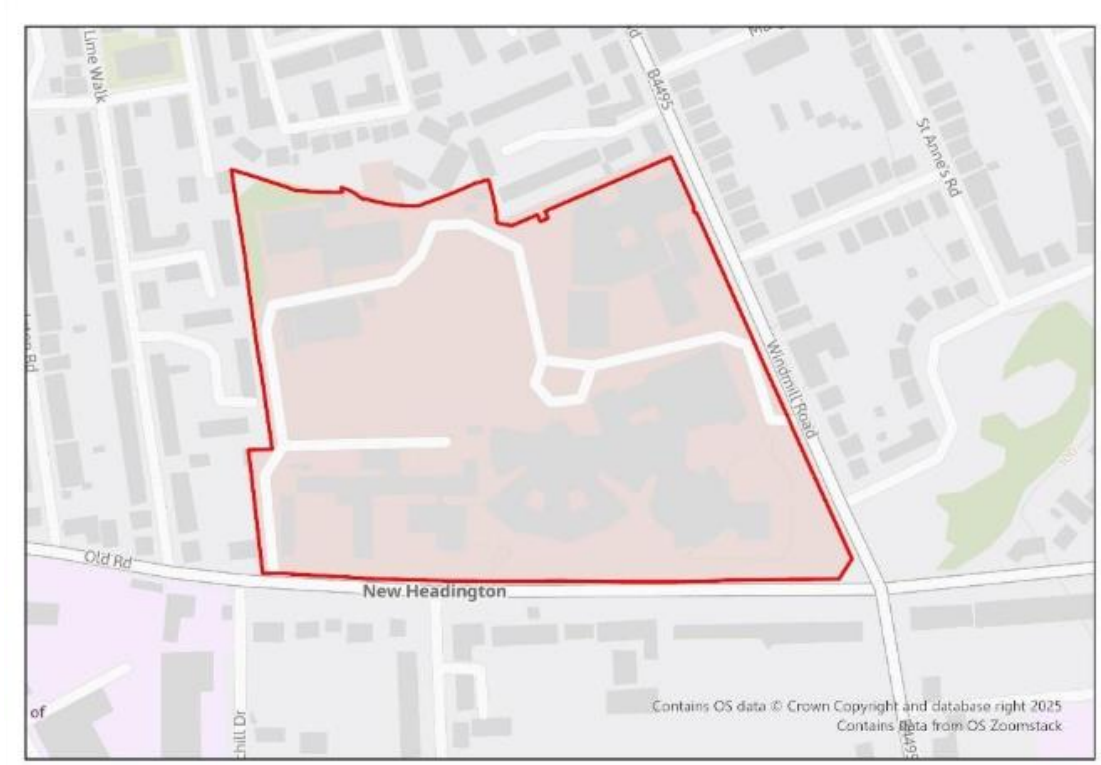
Site capacity assessment – Local Plan 2045

Site name	Nuffield Orthopaedic Centre (NOC)
LP2045 Site Allocation	SPE10
Site size (ha)	8.38

Site location



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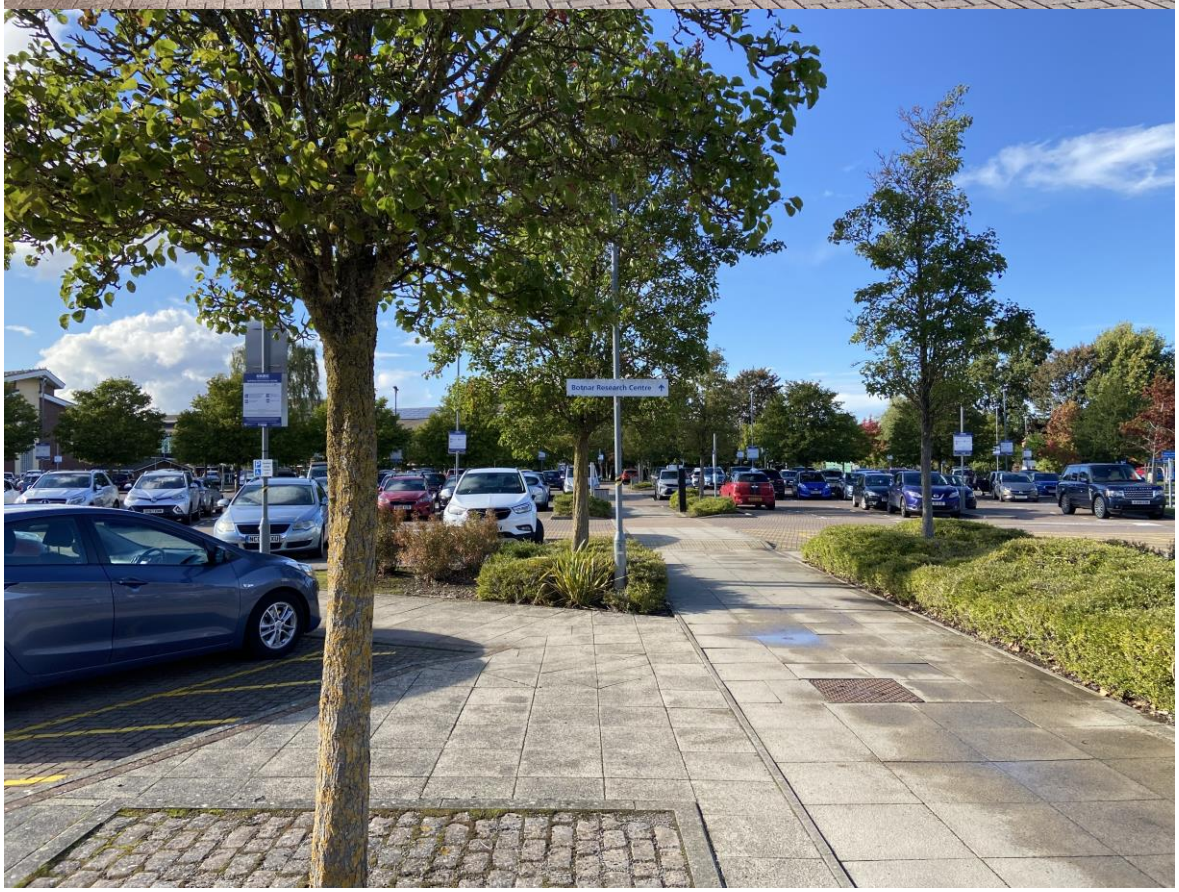
A) Site overview

Description of current context

- *The Nuffield Orthopaedic Centre is in use for healthcare and medical research. It is located in the Headington ward.*
- *Site not located within a Regen Area.*

Site photos

Windmill Road entrance:



Old Road entrance:

B) Open space, nature and flood risk

Description of current context

Green infrastructure

- *Significant existing trees and hedgerows along site boundaries with Windmill Road and Old Road.*
- *Existing trees along western and northern site boundaries.*
- *Trees located within the site and grassed areas.* 2no. poplar trees within the site are protected by the OCC - Old Road/NOC (No.1) TPO, 1998.
- *Urban Greening Factor - Site likely to score below the target for non residential development.*

Biodiversity and ecology

- *SSSI adjacent to the site on Windmill Road. - Rock Edge.*
- *Within 350m to Lye Valley SSSI.*

Blue Infrastructure

- *South-east quarter of site has a large area of surface water flood risk, with smaller patches interspersed across rest of site.*
- *Site is located within the boundary of the Lye Valley Impact Risk Zone which means there could be potential for impacts on the Lye Valley because of changes to surface water or groundwater flows/recharge.*

Land Quality

- *Site in close proximity to recorded peat reserves.*
- *Potential for land contamination because of the use of the site as a hospital.*

Analysis and urban design implications

- *Existing hedgerows and trees to be retained – opportunity to reinforce tree line and hedging at sensitive boundaries to improve privacy within and reduce overlooking.*
- *Potential to improve tree coverage around the site to create more wildlife corridors.*
- *Potential for green roofs on buildings that are flat.*
- *Opportunity to reduce hard surfacing and replace with GI.*
- *Opportunity to introduce SUDS to improve amenity and assist surface water run-off.*
- *Site layout to be designed to protect and mitigate any harm to identified peat deposits on the site.*
- *Site investigation required for potential land contamination.*

C) Historic environment, character and local context

Description of current context

Historic environment

- *Not within a conservation area*
- *No heritage assets on site but All Saints Vicarage outside the site on the SW corner is on the OHAR.*
- *Site has potential for archaeological interest as Roman remains have been found in the area.*
- *Site lies outside a view cone*

Built environment

- *Site in use for healthcare and medical research. It is set within spacious grounds, with development at low density resulting in buildings spread across the site. There are some parts of the site that are of a low quality/ currently vacant and may have development potential.*
- *The hospital access from Windmill Road, is a tarmac road with concrete kerbs, mown grass verges and street lights.*
- *There are a number of red brick buildings on the site. Main hospital building has a predominantly flat roof.*
- *To the north and west, the site is bordered by rear gardens and garage blocks.*
- *To the east of the site is Windmill Road, separated from the site by a low stone boundary wall. The predominant character of Windmill Road is red brick and render semi-detached residential.*
- *Old Road to the south of the site is a wide road bordered by limestone boundary walls and overhanging mature vegetation. Larger plots are evident on Old Road, with a mix of residential and institutional buildings.*
- *Site is within Southfield Park and Hospital Complex (7B) Character Area. The area is dominated by open space within which large scale, grand residential and institutional buildings are located.*

Analysis and urban design implications

- *Potential for infill development and redevelopment of low density buildings.*
- *Sensitive residential edges – the use of pitched roofs can help in the transition in scale from institutional buildings to the residential edge.*
- *Materials could draw inspiration from their context (e.g. current buildings on site are red brick and boundary walls are stone)*

D) Access, movement and layout

Description of current context

Access into the site

- *Main access off Windmill Road winds across the site to the main entrance on the north elevation.*
- *There is a further vehicle access from Old Road to research buildings and back of house servicing.*
- *Pedestrian access to the site via Windmill Road and Old Road.*

Layout of the site

- *Large areas of surface level car parking on the site.*
- *Pavement through the site that cater to pedestrians.*
- *There is limited cycle infrastructure.*

Connectivity to wider area

- *There are bus stops on Windmill Road and Old Road.*
- *Existing pedestrian and cycle infrastructure on Windmill Road and Old Road.*

Analysis and urban design implications

- Retain existing access points and seek opportunities to enhance these to take advantage of existing sustainable transport links and pedestrian and cycle infrastructure.
- Potential for car parking to be repurposed for other uses or rationalisation which could free up more land for other uses.

E) Other considerations

Other considerations to include in allocations?

Amenity

- *Traffic noise may be audible from Windmill Road and Old Road.*
- *Neighbouring residential properties.*

Infrastructure needs

- *None*

F) Landowner aspirations

Some scope for intensification of the site for hospital uses but this is unlikely during the plan period as landowner is focusing on other sites within their ownership.

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

- *Potential for archaeology remains.*
- *Proximity to SSSI.*

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 healthcare facilities and medical research*