

**Addendum to the
Sustainability Appraisal for the
Sites and Housing Plan**

July 2012

Ruskin Fields Sustainability Appraisal for the Sites and Housing Plan

The sustainability appraisal for the sites section of the Sites and Housing Plan was published in February 2012. This did not include the Ruskin Fields site because that site was considered as part of the Barton Area Action Plan sustainability appraisal.

The sustainability appraisal undertaken at preferred options for the Barton AAP was dated April 2011 and the SA for sites (preferred options) was dated June 2011.

- In August 2011, Ruskin College and its agents West-Waddy provided a wide range of additional information;
- In September 2011, planning officers and councillors visited the site;
- In December 2011, the City Council made a decision to not include Ruskin Fields in the Barton AAP ; and
- In June 2012, Ruskin College and West-Waddy put forward more detailed proposals for a smaller development.

The Planning Inspector for the Barton AAP and Sites and Housing Plan requested that the additional information submitted should be more clearly documented and commented upon in the sustainability appraisal of the AAP. It was also decided that Ruskin Fields would be considered as an omissions site at the hearing sessions for the Sites and Housing Plan. Ruskin Fields site has therefore been appraised as a potential site for inclusion in the Sites and Housing Plan.

This addendum to the 2012 sustainability appraisal for the sites section of the Sites and Housing DPD ('the 2012 SA') considers the impacts of Ruskin Fields as a site for inclusion within the Sites and Housing Plan.

Filtering of sites (Pre-Options stage filtering)

The 2012 SA noted that, of an initial long list of about 200 sites initially considered, 121 sites were filtered out because of the following reasons:


- they were too small,
- they were already progressing through the planning process,
- they were in areas prone to flooding, or
- they were in biodiversity designations, Green Belt, greenfield or Green Infrastructure
- they had planning constraints such as heritage, shape of the site, trees etc
- they were undeliverable, for instance because the landowner was unknown or not interested in developing the site

Following this filtering process, had Ruskin Fields been considered in the Sites SA, it would have progressed to the next stage and been considered as part of the Preferred Options appraisal (June 2011). For the purposes of this process to demonstrate the likely SA outcomes, the site has therefore been assessed using the Sites Pro Forma (using the methodology set out in the SA for the sites section of the Sites and Housing Plan.

Appraisal of Ruskin Fields

Although the site scores positively in terms of housing, if developed (for either a small or large scheme), it would have, based on the evidence submitted, significant effects on the Old Headington Conservation Area and the biodiversity of the site. As such the SA has suggested that the preferred option for the site would be “do not allocate”.

Table 1. Site appraisal for Ruskin Fields

<u>Site Reference:</u>	<u>Map:</u> 		
<u>Location:</u>	Ruskin Fields		
<u>Assumed Capacity:</u>	3.5 ha		
Top level Assessment (sieve 1)			
Flood Risk (SFRA Zones)	Flood zone 1		
Ecology/ Biodiversity Designation	Outside ecological designation		
<u>Key Issues</u>			
Second level assessment (2 nd sieve)			
Flooding access/ egress	Outside flood plain		
Type of Land	Site is unprotected open space		
Archaeology	No Scheduled Ancient Monuments, Registered Parks and Gardens or Historic Battlefields are within or in close proximity to the site. The site (including the Ruskin College buildings) lies within a known area of Romano-British activity. It has high potential for Roman and Post-Medieval/Modern archaeological deposits.		
Conservation Areas	Within Old Headington Conservation Area. Development would affect the open nature of the site, which is important for the conservation area		
Listed Buildings	The site allows views to/from The Rookery, a Grade II listed building		
View Cones	Not within view cone		
High Buildings Area	Outside of high buildings area		
Distance from Rail Station	It is over 20 minutes to the railway station (on foot, cycle or public transport)		
Distance from Bus Stop	The nearest bus stop is in Halliday Hill which is around 400m from the site.		
Air Quality	City-wide AQMA		
Regeneration Areas	The site of Ruskin Fields is within 50m of the Northway Regeneration Area		
Schools	More than 800m from a school		
GP Surgeries	Within 800m of a GP Surgery		
Post Office	Within 800m of a Post office		
Housing	Option 1	Option 2	Option 3
Public open space	Option 1	Option 2	Option 3
Economic growth	Option 1	Option 2	Option 3
<u>Constraints:</u>			

Despite scoring neutral for being within a Conservation Area, it is worth noting that the site is within a sensitive part of the Old Headington Conservation Area. Oxford City Council's Old Headington Conservation Area Appraisal provides more detail on the particular characteristics of this Conservation Area.

Analysis

This site is Greenfield. It is accessible by public transport and has some local services nearby. There are three options for this site:

Option 1 (non-allocation of the site) would not lead to the provision of affordable housing or the opening up of the site to public access. However it would protect the views into and out of the Old Headington Conservation Area and protect the biodiversity of the site.

Option 2 (allocate for 150-193 dwellings): This option would promote the efficient use of the site. It would be likely to deliver 50% affordable housing, and could also deliver some public open space. However it would have significant effects on the Old Headington Conservation Area and the biodiversity of the site. The site is not particularly well connected to local services, and would offer no new services.

Option 3: (allocate for 69-70 dwellings): This option would result in lower levels of housing and affordable housing, but larger amounts of publicly accessible open space. It would have the same limitations as Option 2 in terms of the conservation area, biodiversity and access to / provision of local services.

Option 1 is therefore the preferred option.

Site Carried forward: ~~Yes~~ / No

Specific considerations for new policy

Site no.	Site	flood risk	ecology / biodiversity	flooding access/ egress	type of land* (ha)	archaeology**	conservation areas	listed buildings	view cones	high buildings area	distance from rail station	distance from bus stop	air quality	regeneration area	schools	GP surgeries	post office
SP34	Nielsen, London Road												orange	yellow			green
SP35	Northfield Hostel, Sandy Lane West				yellow							orange					green
SP36	Northfield School, Knights Road		orange		yellow	blue					orange		orange	green			green
SP37	Northway Centre, Maltfield Rd		orange		yellow												green
SP38	Nuffield Orthopaedic Centre		orange		yellow												green
SP39	Old Road Campus		orange		yellow						orange			yellow			orange
SP40	Oriel College site, King Edward St & High St		green					orange		yellow	blue						green
SP41	Oxford Brookes Gipsy Lane Campus		yellow				yellow				orange						orange
SP42	Oxford Business Park		blue		orange	blue					orange			yellow			green
SP43	Oxford Science Park at Littlemore		orange		red	yellow					orange			yellow			green
SP44	Oxford Science Park at Minchery Farm		orange		red	blue											orange
SP45	Oxford University Press Sports Ground				red										orange		green
SP46	Park Hospital, Old Road		blue														green
SP47	Paul Kent Hall, James Wolfe Rd		yellow		yellow	blue					orange			yellow			orange
SP48	Raddcliffe Observatory Quarter, Jericho		green		green			orange		yellow	blue						green
SP49	Railway Lane, Littlemore		yellow														green
SP50	Rover Sports and Social Club, Roman Way				red	yellow	green				orange			yellow	orange	orange	green
SP51	Ruskin College Campus, Dunstan Road				yellow			orange									green
SP52	St Clements Car Park		yellow														green
SP53	St Cross College Annex, Manor Place		orange	white	orange					yellow		orange					green
SP54	South Parks Depot, Cheney Lane		blue		yellow	blue	yellow	orange			orange		orange	yellow			orange
SP55	Summertown House, Apsley Rd																green
SP56	Temple Cowley Pools, Temple Road				yellow	blue											green
SP57	Townsend House, Bayswater Road				yellow	blue								green			green
SP58	Travis Perkins, Chapel Street				yellow												green
SP59	Union Street Car Park		blue								orange			yellow			green
SP60	Univ. Science area & Keble Rd Triangle		blue					orange									green
SP61	Warneford Hospital, Warneford Lane		orange		yellow	blue	orange	orange			orange		orange	yellow			orange
SP62	Warren Crescent		orange		orange						orange		orange	yellow			green
SP63	West Wellington Square				yellow		yellow				blue						green
SP64	Windale House, Field Avenue				green	blue					orange		orange	green			green
SP65	Wolvercote Paper Mill, Mill Road		yellow	white	green		yellow				orange			yellow	orange		green
	Ruskin Fields				orange	yellow	yellow	yellow					orange	blue	orange		green