

City Development

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

July 2012

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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

Table 2 – Impacts of Sites section of Sites and Housing DPD

Site no.	Site	flood risk	ecology / biodiversity designation	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
SP1	Avis, Abbey Road	Orange	Green	White	Yellow	Blue	Blue	Green	Green	Yellow	Orange	Orange	Orange	Yellow	Green	Green	Green
SP2	Banbury Road University Sites	Green	Green	Green	Yellow	Yellow	Blue	Green	Green	Blue	Orange	Orange	Orange	Yellow	Green	Green	Green
SP3	Barton Road Cricket Ground	Green	Green	Green	Red	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP4	Bertie Place Rec. Ground	Orange	Green	White	Orange	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP5	Blackbird Leys Central Area	Green	Green	Green	Yellow	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP6	BT Site, Hollow Way	Green	Blue	Green	Yellow	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Orange	Green	Orange
SP7	Canalside Land, Jericho	Orange	Orange	White	Blue	Blue	Green	Green	Green	Yellow	Orange	Orange	Orange	Yellow	Green	Green	Green
SP8	Churchill Hospital Site & Ambulance Ctre	Green	Orange	Green	Yellow	Yellow	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP9	Court Place Gardens, Iffley Village	Orange	Yellow	White	Yellow	Blue	Yellow	Orange	Green	Green	Orange	Orange	Orange	Yellow	Green	Orange	Orange
SP10	Cowley Centre, Between Towns Road	Green	Green	Green	Yellow	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP11	Cowley Community Centre, Barns Road	Green	Green	Green	Blue	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP12	Cowley Marsh Depot, Marsh Rd	Green	Blue	Green	Yellow	Blue	Green	Green	Yellow	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP13	Crescent Hall, Crescent Road	Green	Green	Green	Yellow	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP14	Diamond Place and Ewert House	Green	Green	Green	Yellow	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Orange
SP15	East Minchery Farm Allotments, Priory Road	Green	Green	Green	Red	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP16	Elsfield Hall, Elsfield Way	Green	Green	Green	Yellow	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP17	Faculty of Music, St Aldate's	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Green	Green	Yellow	Orange	Orange	Orange	Yellow	Green	Green	Green
SP18	Fox & Hounds public house & petrol station	Orange	Yellow	White	Blue	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP19	Government Buildings site, Marston Road	Green	Orange	Green	Yellow	Yellow	Green	Green	Yellow	Green	Orange	Orange	Orange	Yellow	Green	Green	Orange
SP20	Harcourt House, Marston Road	Green	Blue	Green	Yellow	Blue	Yellow	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP21	Horspath Site, Land South of Oxford Road	Green	Green	Green	Orange	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Orange	Orange	Orange
SP22	Jesus College Sports Ground, Herbert Close	Green	Green	Green	Yellow	Blue	Green	Green	Yellow	Green	Orange	Orange	Orange	Yellow	Green	Green	Orange
SP23	John Radcliffe Hospital Site	Green	Green	Green	Yellow	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP24	Kassam Stadium Sites, Grenoble Road	Green	Orange	Green	Yellow	Yellow	Green	Green	Green	Green	Orange	Orange	Orange	Blue	Green	Green	Green
SP25	Land N of Littlemore Mental Health Centre	Green	Orange	Green	Orange	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP26	Land North of Roger Dudman Way	Green	Orange	Green	Yellow	Green	Green	Green	Yellow	Yellow	Orange	Orange	Orange	Yellow	Green	Green	Green
SP27	Lincoln College Sports Ground	Green	Blue	Green	Red	Blue	Yellow	Green	Yellow	Green	Orange	Orange	Orange	Yellow	Green	Green	Orange
SP28	Littlemore Mental Health Centre	Green	Orange	Green	Yellow	Yellow	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Orange
SP29	Littlemore Park, Armstrong Road	Green	Blue	Green	Orange	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP30	Longlands, Longlands Road	Green	Green	Green	Yellow	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP31	Manor Ground, London Road	Green	Green	Green	Green	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP32	Marston Court, Marston Road	Green	Yellow	Green	Yellow	Green	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Orange	Green
SP33	Marywood House, Leiden Road	Green	Orange	Green	Blue	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green

Site no.	Site	flood risk	ecology / biodiversity designation	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	Green	Green	Green	Yellow	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Orange	Green
SP35	Northfield Hostel, Sandy Lane West	Green	Green	Green	Yellow	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP36	Northfield School, Knights Road	Green	Orange	Green	Yellow	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP37	Northway Centre, Maltfield Rd	Green	Orange	Green	Yellow	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP38	Nuffield Orthopaedic Centre	Green	Orange	Green	Yellow	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP39	Old Road Campus	Green	Orange	Green	Yellow	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Orange
SP40	Oriel College site, King Edward St & High St	Green	Green	Green	Yellow	Blue	Green	Orange	Green	Yellow	Blue	Green	Orange	Yellow	Green	Green	Green
SP41	Oxford Brookes Gipsy Lane Campus	Green	Yellow	Green	Yellow	Blue	Green	Orange	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Orange
SP42	Oxford Business Park	Green	Blue	Green	Orange	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP43	Oxford Science Park at Littlemore	Green	Orange	Green	Red	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP44	Oxford Science Park at Minchery Farm	Green	Orange	Green	Red	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Orange
SP45	Oxford University Press Sports Ground	Green	Blue	Green	Red	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Orange	Green	Orange
SP46	Park Hospital, Old Road	Green	Blue	Green	Yellow	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Orange
SP47	Paul Kent Hall, James Wolfe Rd	Green	Yellow	Green	Yellow	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Orange
SP48	Radcliffe Observatory Quarter, Jericho	Green	Green	Green	Yellow	Blue	Green	Orange	Green	Yellow	Blue	Green	Orange	Yellow	Green	Green	Green
SP49	Railway Lane, Littlemore	Green	Yellow	Green	Yellow	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP50	Rover Sports and Social Club, Roman Way	Green	Green	Green	Red	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Orange	Green	Orange
SP51	Ruskin College Campus, Dunstan Road	Green	Green	Green	Yellow	Blue	Green	Orange	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP52	St Clements Car Park	Yellow	Green	Yellow	Yellow	Blue	Green	Green	Green	Yellow	Orange	Orange	Orange	Yellow	Green	Green	Green
SP53	St Cross College Annex, Manor Place	Orange	Orange	White	Orange	Blue	Green	Yellow	Green	Yellow	Orange	Orange	Orange	Yellow	Green	Green	Green
SP54	South Parks Depot, Cheney Lane	Green	Blue	Green	Yellow	Blue	Green	Orange	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Orange
SP55	Summertown House, Apsley Rd	Green	Green	Green	Yellow	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP56	Temple Cowley Pools, Temple Road	Green	Green	Green	Yellow	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP57	Townsend House, Bayswater Road	Green	Green	Green	Yellow	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP58	Travis Perkins, Chapel Street	Green	Green	Green	Yellow	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP59	Union Street Car Park	Green	Blue	Green	Yellow	Blue	Green	Green	Yellow	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP60	Univ. Science area & Keble Rd Triangle	Green	Blue	Green	Yellow	Blue	Green	Orange	Green	Yellow	Orange	Orange	Orange	Yellow	Green	Green	Green
SP61	Warneford Hospital, Warneford Lane	Green	Orange	Green	Yellow	Blue	Green	Orange	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Orange
SP62	Warren Crescent	Green	Orange	Green	Orange	Blue	Green	Green	Yellow	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP63	West Wellington Square	Green	Green	Green	Yellow	Blue	Green	Green	Green	Yellow	Blue	Green	Orange	Yellow	Green	Green	Green
SP64	Windale House, Field Avenue	Yellow	Green	Green	Yellow	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Green	Green	Green
SP65	Wolvercote Paper Mill, Mill Road	Yellow	Yellow	White	Green	Blue	Green	Green	Green	Green	Orange	Orange	Orange	Yellow	Orange	Green	Green
	Ruskin Fields	Green	Green	Green	Orange	Blue	Green	Yellow	Green	Green	Orange	Orange	Orange	Blue	Orange	Green	Green