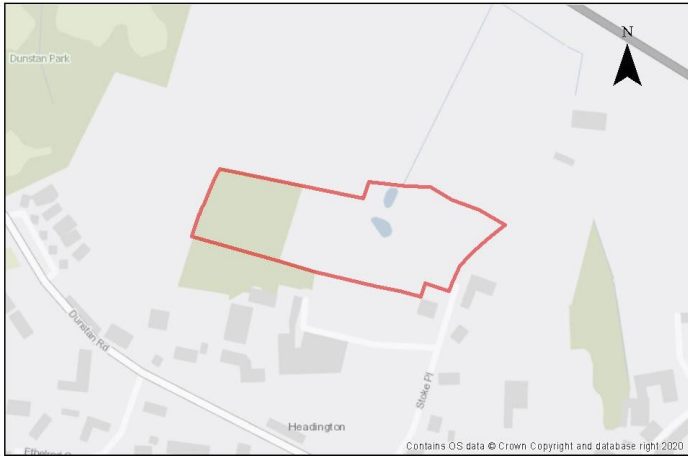


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Ruskin Field	Site location plan
HELAA reference (and OLP2036 Policy if applicable)	463 Policy SP56 (part of site)	
Ward	Headington	
Site size	1.19ha	
Existing use	Field	

Stage 1 assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?

Assessment criteria	Outcome	Comments
Is the site an SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site area less than 0.25ha?	No	
Is the site already at an advanced stage in the planning process (development commenced)?	No	
Stage 1 conclusion		
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to Stage 2 assessment.		

Stage 2 assessment – Qualitative assessment of deliverability (incorporating Sustainability Appraisal)

SA Objective 1: To achieve the city's ambition to reach net zero carbon emissions by 2040. See SA Objective 8 for decision-making criteria

SA Objective	SA Objective 2: To build resilience to climate change, including reducing risks from overheating, flooding and the resulting detriment to well-being, the economy and the environment.	
Decision-making criteria	Is the use proposed suitable given the flood zone of the site?	
	SA rating	Comments
What flood zone is the site in	0	Site is in Flood Zone 1
Flooding of land surrounding site for access/ egress	0	There is safe access/egress from the site – area surrounding site is Flood Zone 1

SA Objective	SA Objective 3: To encourage the efficient use of land through good design and layout, and minimise the use of greenfield and Green Belt land	
Decision-making criteria	Will the site make use of previously developed land/ buildings? Will the site be on Green Belt land?	
	SA rating	Comments
Previously developed land	-	Site is greenfield land. Site is unprotected open space.
Green Belt	0	Site is not on Green Belt land.

SA Objective	SA Objective 4: To meet local housing needs by ensuring that everyone has the opportunity to live in a decent affordable home	
Decision-making criteria	Will the site provide significant quantities of net new housing? Will it improve the availability of decent affordable housing?	
	SA rating	Comments
Housing provision	++	Site allocated for a minimum of 20 dwellings.
Affordable housing provision	I	How affordable housing delivered on site will depend on implementation.

SA Objective	SA Objective 5: To reduce poverty, social exclusion, and health inequalities
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Decision-making criteria	Will it improve opportunities for people in the most deprived areas?	
	SA rating	Comments
Regeneration areas	+	The site is adjacent to Barton which is one of the most deprived areas of Oxford.

SA Objective	SA Objective 6: To provide accessible essential services and facilities	
Decision-making criteria	Will it increase the provision of essential services and facilities?	
	SA rating	Comments
Community facilities	0	Site not allocated for community facilities so would remain the same.

See also SA Objective 8

SA Objective	SA Objective 7: To provide adequate green and blue infrastructure, leisure and recreation opportunities and make these readily accessible for all; and to conserve and enhance Oxford's biodiversity	
Decision-making criteria	Will it increase the provision of public open space? Will it protect and enhance existing flora, fauna and habitats?	
	SA rating	Comments
Public open space	I	Small site which may not deliver public open space however precise quantity will depend on implementation.
Ecology and biodiversity	+	<p>Contains no nature conservation designations but has potential for nature conservation interest.</p> <p>Aerial imagery indicates the site is comprised of grassland and hedgerows/tree lines. There is potentially a wetland element given the springs, seepages, and ponds in the surrounding area. This should be established through detailed botanical survey.</p> <p>Potential protected species constraints include roosting bats, foraging and commuting bats, breeding birds, reptiles, amphibians and invertebrates.</p> <p>If existing trees are removed new trees should be planted to fully mitigate the impact on tree canopy cover green infrastructure in the area. New tree planting should be appropriate to ensure that the predicted tree canopy cover (% site area) following development (25 years) delivers policy and GI TAN expectations i.e. at least no net loss. Opportunities exist to plant new trees to improve connectivity within GI network.</p>

SA Objective	SA objective 8: To reduce traffic and associated air pollution by improving travel choice, shortening journeys and reducing the need to travel by car/ lorry (also SA objective 1: To achieve the city's ambition to reach net zero carbon emissions by 2040)	
Decision-making criteria	Will it encourage walking cycling and use of public transport? Is the site within an Air Quality Management Area?	
	SA rating	Comments
Sustainable transport links (bus stop)	-	>400m to the nearest bus stop (Halliday Hill). This stop only has two services: 13 City and X3 City every 20-minutes.
Sustainable transport links (rail station)	-	>1600m to Oxford Train Station (over an hour's walk).
Primary schools	-	>800m to the nearest primary school.
Secondary schools	-	>800m to the nearest secondary school.
GP surgeries	+	<800m to the nearest GP surgery (The Manor Surgery).
Post office	-	>800m to the nearest post office.
Air quality	- -	Whole city is within an AQMA.

SA Objective	SA Objective 9: To achieve water quality targets and manage water resources	
Decision-making criteria	Does the site contain, or is it near, a water body?	
	SA rating	Comments
Water	0	The site does not contain and is not near a body of water.

SA Objective	SA Objective 10: To promote good urban design through the protection and enhancement of the historic environment and heritage assets while respecting local character and context and promoting innovation.	
Decision-making criteria	Does the site contain any historical, or archaeological features?	
	SA rating	Comments
Archaeology	-	Evidence of Iron Age activity and Roman pottery production has been recorded from this site, so it has significant archaeological potential.
Conservation Areas & Register of Parks and Gardens (RPG)	- -	The site is entirely within the Headington Hill Conservation Area.
Listed Buildings	- -	There is a Grade II listed wall on the edge of the site (Walls of Walled Garden at Ruskin College).
View Cones	0	The site does not lie within the city's view cones.
High Buildings Area	0	The site is not within the city's High Buildings Area.

SA Objective	SA Objective 11: To achieve sustainable inclusive economic growth, including the development and expansion of a diverse and knowledge-based economy and the culture/leisure/ visitor sector	
Decision-making criteria	Will it support key sectors that drive economic growth? Will it increase the quantity and quality of employment opportunities?	
	SA rating	Comments
Support the knowledge-based economy	0	No change in number of jobs.
Support diversification or affordable workspace	0	No change.

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	There is currently no vehicle access to the site. Foxwell Drive is adjacent to the site and therefore access could be created to the site from there.
Can walking and cycling connections with the surrounding area be achieved?	Improved walking and cycling connections are likely to be required.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains significant existing trees and hedgerows around boundaries of site and marking historic field boundaries, and also individual trees and groups of trees scattered within the site, which are important to public amenity in the area and will provide valuable ecosystem services. Trees are protected by location within the Old Headington Conservation Area. Hedgerows are potentially "important" under the Hedgerow Regs. Existing trees and hedgerows will influence developable area of site and its capacity. The quality of all existing trees should be assessed against the criteria in table 1 of BS5837:2012 (or its latest iteration). High quality trees must be retained unless there is a robust over-riding policy-based justification. Moderate and low quality trees should be retained where it is feasible to do so. Opportunities exist to plant new trees to benefit public amenity and to enhance the character and appearance of the Old Headington Conservation Area.
Are land contamination issues likely?	Current land use suggests that land contamination issues are unlikely.
Does the site adjoin a sensitive land use? Is there an adjoining land use that may cause disturbance or environmental issues such as noise or smells?	The A40 (Oxford ring road) is at the northern boundary of the site which may cause disturbance such as noise and pollution. Mitigation may be necessary to minimise these impacts.

Stage 2 conclusion
Overall the site scores fairly well against the criteria. No significant heritage concerns although design sensitivity likely to be required as the site is within a conservation area and there is a listed wall on the boundary of the site. Continue to Stage 3 assessment.

Stage 3 assessment – Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options

Is there confirmed landowner intention to develop	Yes. The landowner (Ruskin College) has confirmed that the site is available.
Does the landowner specify types of development	Landowner intention to develop for residential

Stage 3 conclusion
Consider further for allocation for residential