

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Ruskin College Campus, Dunstan Rd	Site location plan
HELAA reference	054	
Ward	Headington	
Site size	1.86ha	
Existing use	College campus with associated sports ground and student accommodation	

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	<p>In July 2022, a planning application (22/00962/FUL) was submitted for the demolition of the existing 24-bed student accommodation building (Bowen Building) and erection of a 65-bed and 30 bed student accommodation buildings. To date the application has not been determined.</p> <p>Planning applications were submitted in 2009, 2014 and 2017 for a similar proposal but these permissions have since lapsed and the current application is largely similar to what was proposed before.</p>
<p>Stage 1 conclusion: No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to Stage 2 assessment.</p>		

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	0	Site is previously developed land and occupied by the college campus, although it also consists of gardens/open space that forms part of the curtilage.
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	I	The site has the potential to deliver housing (including more than 10 new homes) depending on implementation.
Affordable housing provision	I	Can’t say at this point. Site would be subject to affordable housing policy. No viability reasons identified at this stage why affordable housing would not be provided.

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	0	Site is not in or adjacent to a regeneration area (which lies within top 20% of the most deprived areas as defined by the 2019 Indices of Multiple Deprivation)

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	I	Site is not allocated for community facilities but difficult to ascertain if there will be an increase in the provision of essential services and facilities until implementation.

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	There is the potential to increase the amount of public open space provided depending on implementation.
Ecology and biodiversity	++	Contains no nature conservation designations but has potential for significant nature conservation enhancement.

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 from a bus stop. (Nearest bus stop – Manor Surgery (Stop J6) is 650m away with frequent service into Oxford every 20 minutes.)
Sustainable transport links (rail station)	-	>1600m from Oxford Rail Station
Primary schools	-	>800m from the nearest primary school (St Andrew's C.E Primary School)

Secondary schools	-	>800m from the nearest Secondary School (Cheney School)
GP surgeries	+	<800m from nearest GP Surgery (Manor Surgery is 600m away)
Post office	-	>800m from the nearest post office (Headington Post Office is 1,000m away)
Air quality	--	Site is within an Air Quality Management Area (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	Site is not within 30m of a water body

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	-	Previously evidence for Iron Age activity and Roman pottery production has been recorded from this site so there is potential for significant archaeological importance.
Conservation Areas & Register of Parks and Gardens (RPG)	--	Site lies within the Old Headington Conservation Area
Listed Buildings	--	Site contains a Grade II Listed Building (The Rookery) and the Grade II Listed Walls of Walled Garden at Ruskin College.
View Cones	0	Site lies outside of a view cone
High Buildings Area	0	Site lies outside the City Council's locally designated 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
Employment Opportunities	I	The site has the potential to increase the number of jobs or economic floorspace in the knowledge-based economy but it will depend on implementation if there is to be a gain or no change. Given the

		location of the site on the edge of the urban area, and its semi-rural character, it may not be the most sustainable location for employment uses apart from those related to the existing college. Depending on implementation, there could also be the potential to support diversification of the employment base or provide affordable workspace, although it may not be the most sustainable location.
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Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Yes – vehicular access is currently achieved via Dunstan Road.
Can walking and cycling connections with the surrounding area be achieved?	Yes – there are existing pedestrian and cycling connections.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Gradual change in ground level. Site contains numerous mature trees, particularly within the edge of its boundary.
Are land contamination issues likely?	Unlikely given current use as college campus with landscaped grounds.
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?	Surrounding land uses are predominantly residential, built at low density.

Stage 2 conclusion
Continue to Stage 3 Assessment. The site is previously developed land and location is suitable for sustainable development. The site is also not sensitive from an ecological perspective and any heritage constraints identified are not insurmountable.

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

Is there confirmed landowner intention to develop	<p>The site is allocated in the Oxford Local Plan 2036 and as part of the Regulation 19 consultation, the landowner indicated a willingness to develop the site.</p> <p>A 2022 update has indicated that the medium and long term options for the estate are currently under review and unlikely to be decided until a decision is made with regards to the current planning application (22/00962/FUL) for the two student blocks.</p>
Does the landowner specify types of development	<p>The College has consolidated its facilities onto this site in recent years; they have a masterplan for redeveloping the site and there have been a series of planning applications for elements of this over the years.</p>

Stage 3 conclusion
<p>There is a preference for the college to make more efficient use of its land and to be able to expand its academic and student accommodation provision where appropriate.</p> <p>Preferred option: Allocate for academic institutional uses, student accommodation and residential development. Development could include open space, sports facilities and allotments.</p>