


OLP2040 Site assessment proforma (including Sustainability Appraisal)

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| Site name | Ruskin College Campus | Site location plan  |
| HELAA reference (and OLP2036 Policy if applicable) | 054 Policy SP55 | |
| Ward | Headington | |
| Site size | 1.86ha | |
| Existing use | College campus with associated sports ground and student accommodation | |
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Stage 1 assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?

| Assessment criteria | Outcome | Comments |
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| 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 | 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 a 30-bed student accommodation building. Application was approved in June 2023. |
| Stage 1 conclusion: | | |
| <i>No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to Stage 2 assessment.</i> | | |

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

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| 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 |

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| 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 |

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| 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 at least 28 dwellings. |
| Affordable housing provision | I | How affordable housing will be delivered will depend on implementation. |

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| 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) |

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| 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 | Unlikely to result in any change to community facilities. |

See also SA Objective 8

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| 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 however precise amount and type will depend on implementation. |
| Ecology and biodiversity | + | <p>Contains no nature conservation designations. Previous ecological assessments indicate the site is largely comprised of developed land and species-poor grassland, but with other more distinct habitats present including orchard, lowland mixed deciduous woodland, and hedgerows/tree lines. The more distinct habitats should be preserved and enhanced where possible in any development proposals. There is the opportunity to deliver ecological enhancements by improving or expanding these habitats, which potentially also serve as green corridors in the surrounding landscape. Potential protected species constraints within the site likely include roosting bats, nesting birds, reptiles, amphibians and badgers.</p> <p>If existing trees are removed new trees should be planted to fully mitigate the impact 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> |

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| 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) |

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| 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 |

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| 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 |

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| 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. |

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| 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 | 0 | No change |
| Employment diversification | 0 | No change |

| Other constraints which could affect suitability of site for development | |
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| 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 significant existing trees and hedgerows scattered across the site which are important to public amenity in the area and will provide valuable ecosystem services. Trees at the site are protected by the location within the Old Headington Conservation Area. Existing trees 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 in the area and enhance the character and appearance of the Old Headington Conservation Area. |
| Are land contamination issues likely? | Unlikely given current use as college campus with landscaped grounds. |

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| 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. |
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| Stage 2 conclusion |
| Impacts associated with heritage (archaeological potential, listed building and conservation area) so design sensitivity will be required. No insurmountable constraints to development. Continue to Stage 3 Assessment. |

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

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| Is there confirmed landowner intention to develop | Yes. Planning application (22/00962/FUL) approved in June 2023. |
| Does the landowner specify types of development | Planning application sets out student accommodation. |

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| Stage 3 conclusion |
| Consider further for allocation. Mix of uses could include academic institutional uses, student accommodation and residential development. |