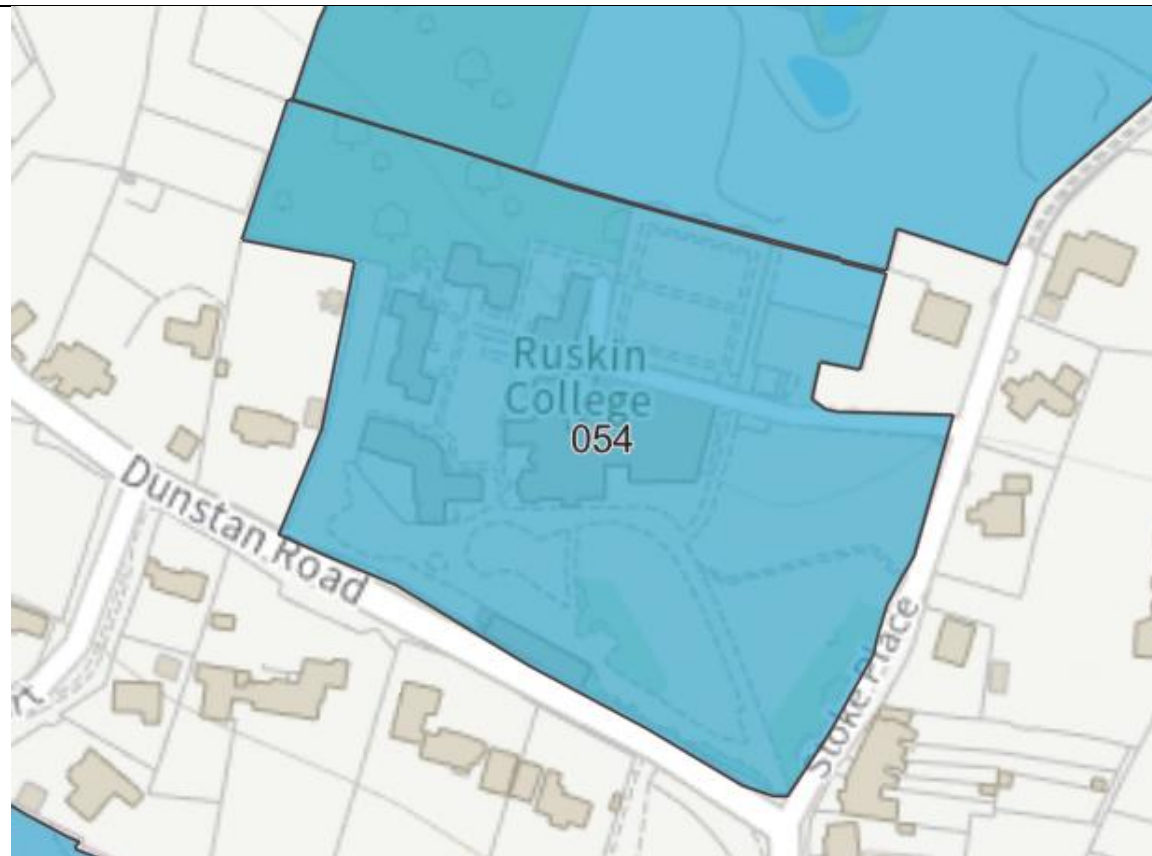


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

Site name	Ruskin College Campus
SHLAA reference (and OLP2036 Policy if applicable)	054 SP55
Ward	Headington
Total site size (ha)	1.86
Existing use(s)	HE college

Site location plan



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Stage 1a 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	Approval has been granted for student accommodation on part of site (ref 22/00962/FUL), but work has not yet commenced.

Stage 1a conclusion
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to next stage.

Stage 1b assessment – Assessment of deliverability of the site including any known intentions for development.

Is there confirmed landowner intention to develop	Yes – approval has been granted for student accommodation on part of site (ref 22/00962/FUL), but work has not yet commenced.
Does the landowner specify types of development	Approval has been granted for student accommodation on part of site (ref 22/00962/FUL), but work has not yet commenced.

Stage 1b conclusion
Landowner has set out intentions for development and potential uses and planning consent issued. Continue to next stage of assessment.

Stage 2 assessment – Further assessment of site deliverability, including consideration of sustainability impacts (using the Sustainability Appraisal framework)

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 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?

Criteria	SA rating	Comments
What flood zone(s) is the site in?	<i>0</i>	<i>Site is in Flood Zone 1 (Patches of surface water flood risk present, particularly towards eastern end of site.)</i>

Flooding of land surrounding site for access/ egress	<i>0</i>	<i>There is safe access/egress from the site – area surrounding site is Flood Zone 1</i>
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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? And will the site be on Green Belt land?

Criteria	SA rating	Comments
Previously developed land?	<i>0</i>	<i>Land is occupied by College buildings that are currently in use.</i>
Green belt?	<i>0</i>	<i>Site is not on green belt land</i>

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 net new housing? And will it improve the availability of decent affordable housing?

Criteria	SA rating	Comments
Housing provision	<i>0</i>	<i>Proposed development is for student accommodation</i>
Affordable housing provision	<i>0</i>	<i>Affordable housing is not included in proposed development</i>

SA objective 5. To reduce poverty, social exclusion, and health **inequalities**.

Decision-making criteria: Will it improve opportunities for people in the most deprived areas? *For the purposes of this assessment, a regeneration area is defined as an area that falls within the top 20% most deprived areas nationally according to the Indices of Multiple Deprivation.*

Criteria	SA rating	Comments
Regeneration area (within the top 20% most deprived areas IMD)	<i>0</i>	<i>Headington Ward is not within a regeneration area.</i>

SA objective 6. To provide accessible essential **services and facilities**.

Decision-making criteria: Will it increase the provision of essential services and facilities? *See also SA Objective 8.*

Criteria	SA rating	Comments
Community facilities	0	<i>Approved scheme does not include community facilities provision that is open to wider public</i>

SA objective 7. To provide adequate **green infrastructure, leisure and recreation** opportunities and make these readily accessible for all.

Decision-making criteria: Will it increase the provision of public open space?

Criteria	SA rating	Comments
Public open space	0	<i>Amount and accessibility of open space in development may be dependent on implementation</i>

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? And is the site within an Air Quality Management Area or in proximity to an Air Quality hotspot?

Criteria	SA rating	Comments
Sustainable transport links (bus stop)	-	<i>Several bus stops in the vicinity, although they are not directly adjacent to site.</i>
Sustainable transport links (rail station)	-	<i>Rail station is 5km away</i>
Primary Schools	-	<i>Nearest primary school is 1100m away, although there is a special needs school nearer.</i>
Secondary Schools	-	<i>Nearest secondary school is 2000m away</i>
GP Surgeries	+	<i>Site is in proximity of JR Hospital</i>
Post office	-	<i>Approx 900m away from nearest Post Office.</i>
Air Quality	-	<i>Entire city is within an Air Quality Management Area.</i>

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?

Criteria	SA rating	Comments
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Water	<i>0</i>	<i>Site is over 30m away from nearest watercourse.</i>
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SA objective 10. To conserve and enhance Oxford's **biodiversity**.

Decision-making criteria: Will development of the site be able to protect and enhance existing flora, fauna and habitats?

Criteria	SA rating	Comments
Ecology and Biodiversity	+	<i>The grounds comprise of extensive private open space, no specific ecological designations although with the location there is potential for linkages with adjoining greenfield and wildlife continuity.</i>

SA objective 11. 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: Is the development of the site likely to affect the significance (including the setting) of one or more heritage assets, including any associated historic, archaeological, artistic and/or architectural features?

Criteria	SA rating	Comments
Archaeology	<i>0</i>	<i>No known archaeological deposits.</i>
Conservation Areas & Register of Parks and Gardens (RPG)	--	<i>Entire site is within Old Headington CA.</i>
Listed Buildings	--	<i>Site contains Grade II listed Rookery (Ruskin College) and is in the setting of Grade II listed walled garden.</i>
View Cones	<i>0</i>	<i>Site is not within any view cones.</i>
Historic Core Area	<i>0</i>	<i>Site is outside of Historic Core Area.</i>

SA objective 12. 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? And will it increase the quantity and quality of employment opportunities?

Criteria	SA rating	Comments
Employment Opportunities in the knowledge-	<i>0</i>	<i>Current and proposed uses are for higher education with no significant research activity expected.</i>

based economy		
Diversifying the economy and employment opportunities	0	Current and proposed uses are for higher education with no significant research activity expected.

Other constraints which could affect suitability of site for development

Can access for vehicles be achieved?	Yes
Can walking and cycling connections with the surrounding area be achieved?	Yes
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Site contains several mature trees, and changes in level at various points.
Are land contamination issues likely?	No
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?	No ecological designations, but the site contains Grade II listed heritage assets within the site boundary.

Stage 2 conclusion
There are a number of physical and policy constraints, however these are not considered to be insurmountable. Site should be considered further for allocation subject to additional work informing Regulation 19 Local Plan.