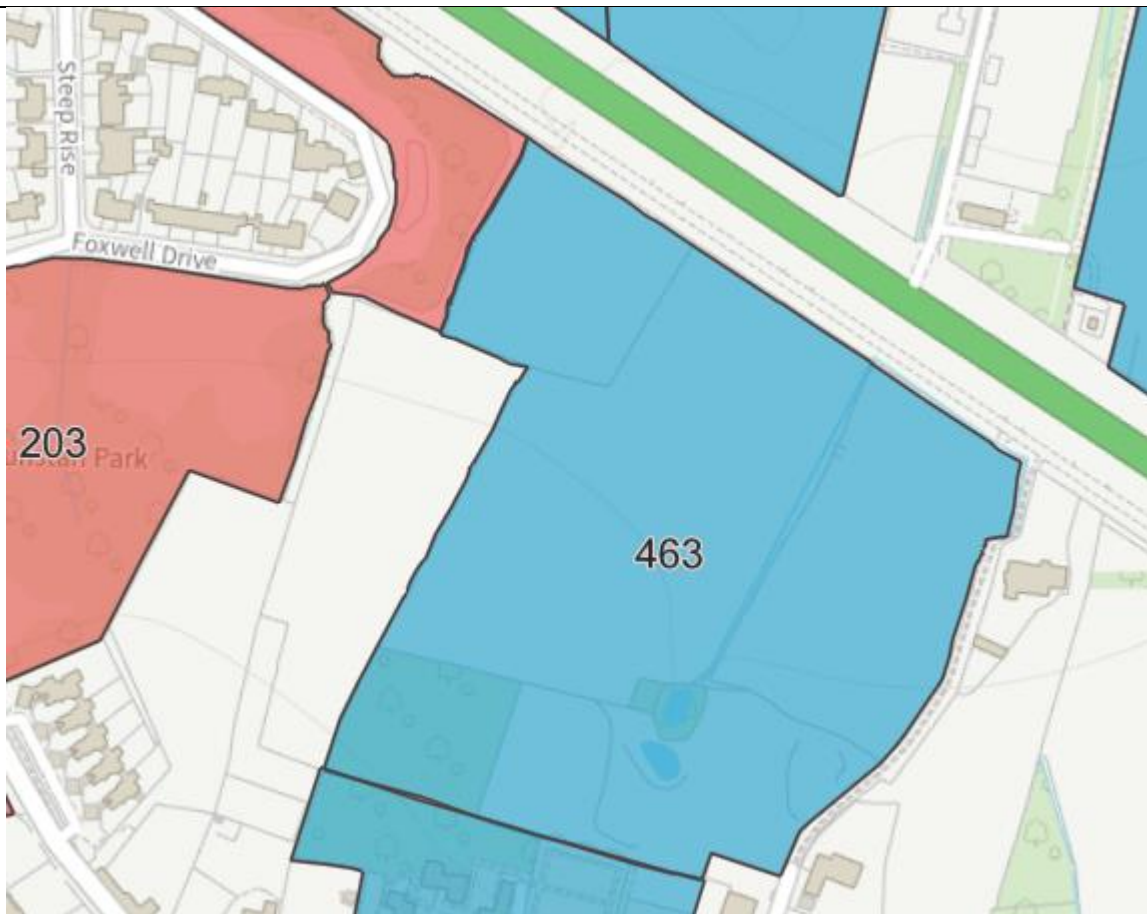


Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal

Site name	Ruskin Field
SHLAA reference (and OLP2036 Policy if applicable)	463 SP56 (part of site)
Ward	Headington
Total site size (ha)	4.69ha
Existing use(s)	Field

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	

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

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

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 1b conclusion
Developer has expressed intention to develop. Consider further for allocation for residential use, 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
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What flood zone(s) is the site in?	0	Site is in Flood Zone 1 <i>(Patches of surface water flood risk present in close proximity to watercourse)</i>
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 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?	-	Site is greenfield land. Site is unprotected open space.
Green belt?	0	Site is not on Green Belt land.

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	Depends upon implementation.
Affordable housing provision	I	How affordable housing delivered on site will depend on implementation.

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 site is adjacent to Barton which is one of the most deprived areas of Oxford.

the top 20% most deprived areas IMD)		
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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.*

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Community facilities	0	Site not allocated for community facilities so would remain the same.

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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Public open space	+	10% open space on site likely achievable as housing allocation

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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Sustainable transport links (bus stop)	-	>400m to the nearest bus stop (Halliday Hill). This stop only has one service – 14.
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 9. To achieve **water** quality targets and manage water resources.

Decision-making criteria: Does the site contain, or is it near, a water body?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
Water	0	The site does not contain and is not near a body of water.

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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
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 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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
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 is not within the city's view cones.
Historic Core Area	0	Not within historic core area

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-based economy	0	No change in number of jobs.
Diversifying the economy and employment opportunities	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.
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. Consider further for allocation.