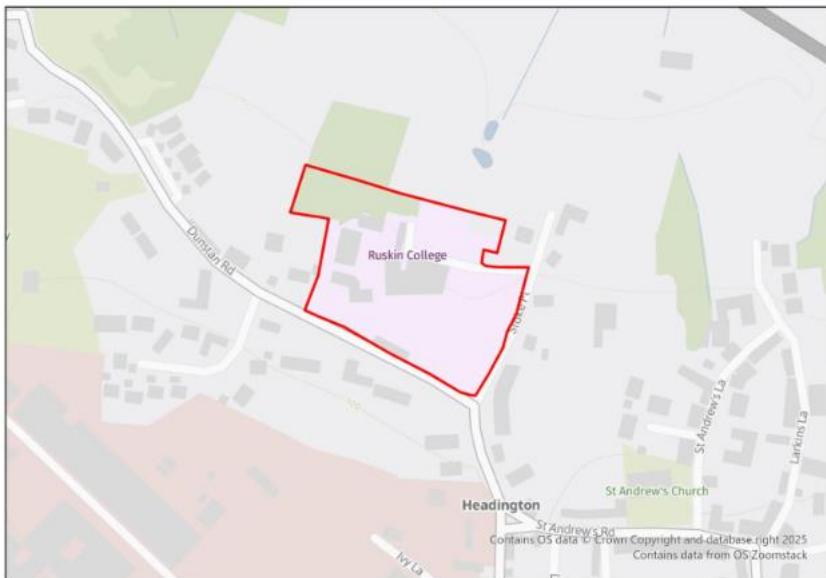


Site capacity assessment – Local Plan 2045

Site name	Ruskin Campus
LP2045 Site Allocation	SPE13
Site size (ha)	1.86

Site location



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A) Site overview

Description of current context

- Site currently a campus of the University of West London
- The site contains a number of listed buildings and is within Old Headington CA.
- Approval has been granted for student accommodation on part of the site, but work has not yet commenced (22/00962).

Site photos:



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B) Open space, nature and flood risk

Description of current context

Green infrastructure

- The campus grounds include extensive private open space with scattered trees and hedgerows.
- Trees are protected by their location within the Old Headington Conservation Area.
- There are tennis courts within the site.

Biodiversity and ecology

- There are no specific ecological designations but there is potential for linkages with adjoining greenfield and wildlife continuity.
- Trees and hedgerows within the site will provide valuable ecosystem services.
- 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 and tree lines.
- Potential protected species constraints within the site may include roosting bats, nesting birds, reptiles, amphibians and badgers.

Blue infrastructure

- Outside the site to the north is a small pond, with a ditch running to it.
- Site is in Flood Zone 1

Land quality

- Peat deposits have been recorded at Dunstan Park, so there is some potential on the undeveloped parts of the site.

Analysis and urban design implications

- The more distinct habitats should be preserved and enhanced where possible in any development proposals.
- Detailed biodiversity surveys may be required at the right times of year to ascertain what protected species are present and any mitigations that may be needed.
- There should be no overall loss of sports provision as a result of any proposals.

C) Historic environment, character and local context

Historic environment

- The site is entirely within the Old Headington Conservation Area.
- Old Headington has origins in the mid-12th Century and retains the character of a quiet rural village with an attractive green setting.
- The site is of archaeological interest with Iron Age activity and Roman pottery production having been recorded previously.
- There are listed buildings within the site: Grade II listed *Walls of Walled Garden at Ruskin College*; Grade II listed *The Rookery* (Ruskin College). Within the setting of Grade II, *Stoke House*, Grade II listed, *8 Dunstan Road*, Grade II listed, *The Manor Farmhouse* and *Garden Wall of Manor Farmhouse*, both Grade II, *Church of St Andrew*, Grade II*

Built environment

- *Old Headington has a clear village development envelope and distinct character from surrounding, later developments.*
- The site is within the Old Headington Core Character Area 3B. Old Headington is a former village. Its origins are Saxon, but a medieval church remains and most of the village retains a strong sense of its post-medieval character. Most buildings are stone or brick with slate and clay roofs. Remaining green spaces such as Ruskin Field and particularly Dunstan Park and Bury Knowle Park contribute to the generally leafy feel.

Analysis and urban design implications

- The leafy character of the site is characteristic of the conservation area and should be retained.
- Design must be sensitive to and respond to the heritage assets within the site and that the site is part of the setting of.
- Built development should continue to be interwoven with green infrastructure to retain character.

D) Access, movement and layout

Description of current context

Access into the site

- The access point to the site is from Dunstan Road.

Connectivity to wider area

- The X3 runs along Foxwell Drive every 20 minutes.

Analysis and urban design implications

- Existing access from Dunstan Road to the south of the site will remain the best location for access to the site.

E) Other considerations

Other considerations to include in allocations?

- N/A

F) Landowner aspirations

Landowner intention to keep site as an academic campus, with student accommodation (planning application 22/00962 for student accommodation on part of the site approved but not commenced).

G) Any extra work needed to inform allocation?

N/A

H) Key considerations informing the minimum number of homes for the allocation policy

Minimum capacity for the site is based on the extant planning permission.