

OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Kassam Stadium and surrounding area	Site location plan
HELAA reference and GB OLP2036 Policy (if applicable)	028	
Ward	Littlemore + Northfield Brook	
Site size		
Existing use	Kassam football Stadium with related conference facilities, car parking	

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	
Stage 1 conclusion		
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to stage 2 assessment.		

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	-	A very small amount of FZ2 and FZ3 is in the corner of the overflow car park part of the site
Flooding of land surrounding site for access/ egress	0	

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	Kassam stadium still in use. Overflow car park does not have buildings on site but is in use.
Green Belt	0	Not Green Belt

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	1	
Affordable housing provision	1	

SA Objective	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?	
	SA rating	Comments

Regeneration areas	++	
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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	I	Some community use of the facilities at the Kassam

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	Depending on the policy approach- any allocation of housing on a site this large will include on-site public open space (which is not present now).
Ecology and biodiversity	+	Potential, particularly along brook.

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)	-	Kassam has bus stop by site, but 3A only about every 30mins, more frequent services on 1 and 5 from Pegasus Road still under 800m from both sites, although walking route not great
Sustainable transport links (rail station)	-	Both parts of site over 3.5km walk to Oxford Station
Primary schools	-	Kassam 600m to Windale Primary, car park part c.800m walk to John Henry Newman Academy
Secondary schools	-	1500m to Oxford Academy from stadium part of the site, slightly further from car park
GP surgeries	-	The Leys Health Centre 750m from Stadium part of site, further from car park part

Post office	-	Over 1km to Littlemore PO or Balfour Road PO
Air quality	--	Whole city is within an 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	

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	0	
Conservation Areas & Register of Parks and Gardens (RPG)	0	
Listed Buildings	0	
View Cones	0	
High Buildings Area	0	

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
Support the knowledge-based economy	0	
Support diversification or affordable workspace	0	

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	

Can walking and cycling connections with the surrounding area be achieved?	
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	
Are land contamination issues likely?	
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?	

Stage 2 conclusion
<p>Given the existing pressures in the Gas Network and the increases that the new development proposed would create, upgrades to the network may be required. As such early discussion with the Gas Network is recommended to ensure that the timely delivery of infrastructure takes place to support development.</p>

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

Is there confirmed landowner intention to develop	
Does the landowner specify types of development	

Stage 3 conclusion
Allocate