


OLP2040 Site assessment proforma (including Sustainability Appraisal)

Site name	Kassam Stadium and Ozone Leisure Park	Site location plan 
HELAA reference (and OLP2036 Policy if applicable)	028a Policy SP14	
Ward	Littlemore + Northfield Brook	
Site size	8.48ha	
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		
<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

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	--	Site is partially within Flood Zone 3b (1% of site lies within Flood Zone 3a and 3b) (6% of site lies within Flood Zone 2) Most of the land within the flood zones lies adjacent to Littlemore Brook at the northern end of the site.
Flooding of land surrounding site for access/ egress	-	The site’s access route is largely flood free. There is a small area lying within Flood Zone 2 close to the site, however it is considered to be low hazard land.

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 consists of previously developed land
Green Belt	0	Site lies outside the Oxford 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	++	The site is allocated for a minimum of 275 residential dwellings.
Affordable housing provision	+	This site is likely to deliver policy compliant (40%) levels of affordable housing.

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	++	Site is within a regeneration area.

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	Site allocation includes reference to community facilities however how this comes forward will depend on implementation.

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	+	Site likely to delivery at least 10% public open space.
Ecology and biodiversity	+	<p>Contains no nature conservation designations but has potential for nature conservation interest. Can improve wildlife linkages or habitat continuity e.g., along brook.</p> <p>Aerial imagery indicates the site is dominated by hardstanding and the stadium, with small patches of vegetation in the northern parcel. It appears to have very limited intrinsic ecological value. However, it is bordered by the Littlemore Brook and Northfield Brook OCWSs, which provide a corridor for wildlife. A buffer should be included to support these features. There is scope to deliver significant ecological enhancements, which should include an element focused on buffering the brooks.</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>

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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)	+/-	Kassam has bus stop by site, but 3A only about every 30mins, more frequent services on 1 and 5 from Pegasus Road. Majority of main site is within 800m. Overflow car park area is over 800m at present.
Sustainable transport links (rail station)	I	Both parts of site over 3.5km walk to Oxford Station however there is potential for the site to be within walking distance of a new Cowley Branch line station if this delivered during the plan period.
Primary schools	+/-	Some parts of the site are within 800m of the nearest primary school, while other parts of the site are further way.
Secondary schools	-	1500m to Oxford Academy from stadium part of the site, slightly further from car park
GP surgeries	+/-	Some parts of the site are within 800m of the nearest GP Surgery (The Leys Health Centre) while other parts of the site are further away.
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	-	Northern boundary of site within 30m of a watercourse

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	Although the site is close to the Minchery Farmhouse which formed part of the Littlemore Priory. Limited/ uncertain potential for archaeological remains associated with the Priory.

Conservation Areas & Register of Parks and Gardens (RPG)	0	The site is outside of a conservation area.
Listed Buildings	0	Minchery Farmhouse (Grade II*) is nearby. Unclear whether the Kassam car park forms part of the setting of this listed building.
View Cones	0	The site is outside of a locally designated view cone.
High Buildings Area	0	This site is outside of the locally designated high buildings area.

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	+	The redevelopment of the ozone leisure park presents an opportunity to deliver an increase in jobs to support the knowledge economy.
Support diversification or affordable workspace	+	Policy E3 includes the Kassam Stadium as a site where affordable workspaces are likely to come forward. This site would therefore support diversification of the employment base or provide affordable workspaces.

Other constraints which could affect suitability of site for development	
Can access for vehicles be achieved?	Vehicular access exists from Grenoble Road
Can walking and cycling connections with the surrounding area be achieved?	Walking and cycling connections already exist to surrounding area (e.g., to Blackbird Leys). Potential for improvements to be made depending on use delivered.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	No significant changes in ground level. Site contains significant existing trees around the boundaries which are important to public amenity in the area and will provide valuable ecosystem services. 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.
Are land contamination issues likely?	Includes areas of filled ground which may be unsuitable for housing without mitigation.

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?	n/a
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Stage 2 conclusion
No insurmountable constraints to development. Proximity to Grade II* listed Farmhouse may require design sensitivity in a small part of the site.

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

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

Stage 3 conclusion
Consider site further for allocation for housing and other suitable and appropriate uses.