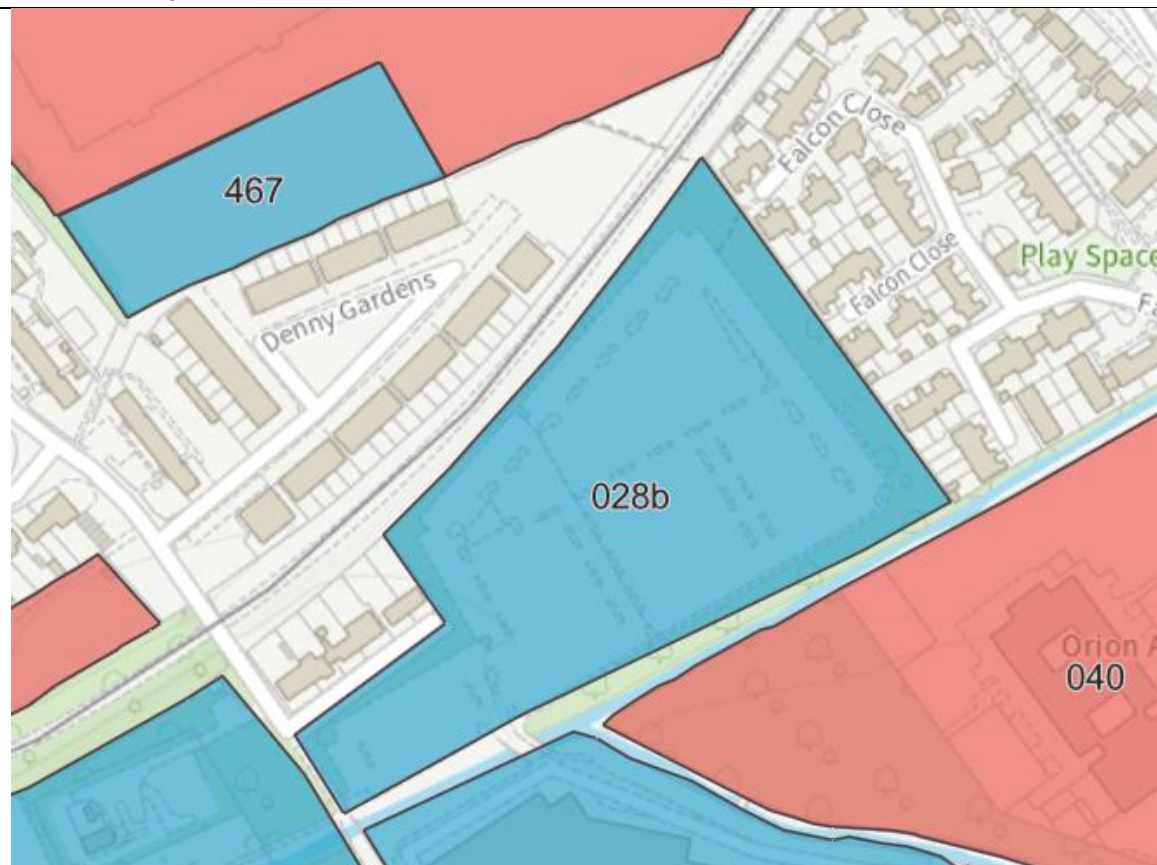


**Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal**

Site name	Overflow carpark at Kassam Stadium site (formerly within #28)
SHLAA reference (and OLP2036 Policy if applicable)	028b Policy SP14
Ward	Northfield Brook
Total site size (ha)	2.29
Existing use(s)	Surface level overflow car park

**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
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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	

<b>Stage 1a conclusion</b>
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
Does the landowner specify types of development	Yes

<b>Stage 1b conclusion</b>
Landowner has set out intentions for development and potential uses. 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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
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<b>What flood zone(s) is the site in?</b>	--	<i>Site is partially in Flood Zone 3b (south-western corner of car park and partly along south-eastern perimeter).  (Patch of surface water flood risk towards far eastern corner of site)</i>
<b>Flooding of land surrounding site for access/ egress</b>	-	<i>A very small part of the initial access route is within Flood Zones 2 and 3a, although most of the route lies within Flood Zone 1.</i>

**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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Previously developed land?</b>	0	<i>Site consists of previously developed land</i>
<b>Green belt?</b>	0	<i>Site lies outside the Oxford Green Belt</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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Housing provision</b>	++	<i>Landowner interest in developing the site for housing, which is a suitable use.</i>
<b>Affordable housing provision</b>	+	<i>Site likely to delivery affordable housing.</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.*

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Regeneration area (within the top 20%)</b>	++	<i>Site is within a regeneration area</i>

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>
<b>Community facilities</b>	/	There is potential for community facilities to be delivered on site however this would depend on implementation.

**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>
<b>Public open space</b>	+	<i>Site likely to deliver additional open space.</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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Sustainable transport links (bus stop)</b>	-	<i>600m to Littlemore 5A every 30 mins, just over 800m to Pegasus Road stop with buses ever 5-6mins to the city centre</i>
<b>Sustainable transport links (rail station)</b>	/	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.
<b>Primary Schools</b>	-	<i>Just over 800m to John Henry Newman Academy primary</i>
<b>Secondary Schools</b>	-	<i>1.4km to Oxford Academy</i>
<b>GP Surgeries</b>	-	<i>1.4km to The Leys Health Centre</i>
<b>Post office</b>	-	Over 1km to Littlemore PO or Balfour Road PO
<b>Air Quality</b>	-	<i>Whole city is within an AQMA</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?

<i>Criteria</i>	<i>SA rating</i>	<i>Comments</i>
<b>Water</b>	-	<i>Southern boundary of site within 30m of a watercourse</i>

**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>
<b>Ecology and Biodiversity</b>	+	<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>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>

**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>
<b>Archaeology</b>	0	
<b>Conservation Areas &amp; Register of</b>	0	

<b>Parks and Gardens (RPG)</b>		
<b>Listed Buildings</b>	0	
<b>View Cones</b>	0	
<b>Historic Core Area</b>	0	

**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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	0	<i>Not expected to lead to a change in the number of jobs or amount of floorspace in knowledge-based economy.</i>
<b>Diversifying the economy and employment opportunities</b>	0	<i>No change in employment base or access to affordable workspaces expected.</i>

#### **Other constraints which could affect suitability of site for development**

Can access for vehicles be achieved?	Vehicular access exists from Grenoble Road, through the main Kassam site and across the bridge into the site.
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 and Littlemore, but improvements would be needed.
Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	Vegetation around the edges of the site. Brook to the south is a wildlife corridor which can be enhanced.
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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<b>Stage 2 conclusion</b>
No insurmountable constraints to development. Proximity to Grade II* listed Farmhouse may require design sensitivity in a small part of the site. Consider site further for allocation in Regulation 19 plan.