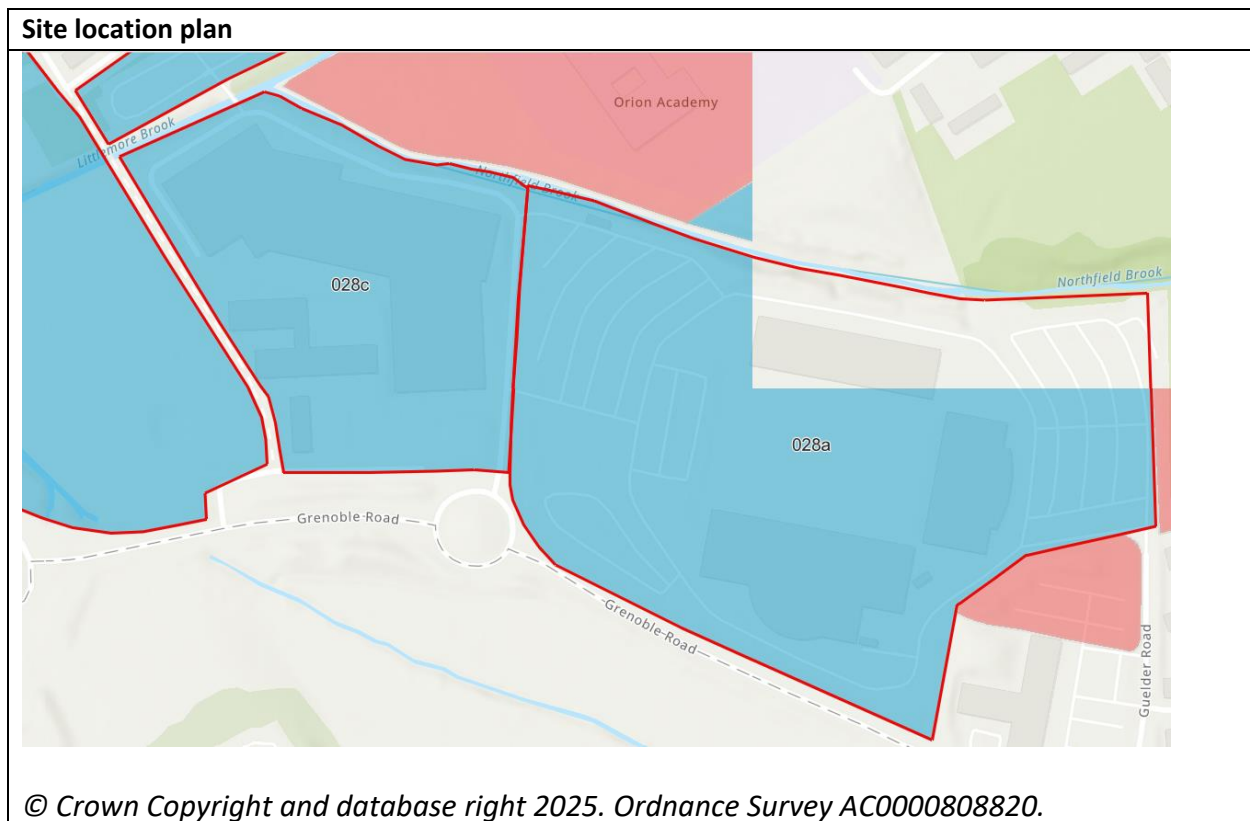


**Oxford Local Plan 2042 – Interim Regulation 18 stage site assessment form incorporating sustainability appraisal**

<b>Site name</b>	<b>Kassam Stadium and Ozone Leisure Park</b>
<b>SHLAA reference (and OLP2036 Policy if applicable)</b>	<b>028a LP2036 Policy SP14 028c</b>
<b>Ward</b>	<b>Littlemore + Northfield Brook</b>
<b>Total site size (ha)</b>	<b>9.52 ha</b>
<b>Existing use(s)</b>	<b>Kassam football Stadium with related conference facilities, car parking, cinema, bowling, other community/leisure uses</b>



**Stage 1a assessment – are there any clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints?**

<b>Assessment criteria</b>	<b>Outcome</b>	<b>Comments</b>
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	
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<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.**

<b>Is there confirmed landowner intention to develop</b>	Yes
<b>Does the landowner specify types of development</b>	Yes – mixed use development including R&D (already planning permission for part of site 23/01198/FUL)

<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>
<b>What flood zone(s) is the site in?</b>	--	Very small area of FZ3a and 3b immediately adjacent to the brook, slightly wider area of FZ2. Patches of surface water flooding, particularly south of the stadium.

<b>Flooding of land surrounding site for access/ egress</b>	0	Grenoble Road nearly all free of flood risk.
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**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	Site consists of previously developed land
<b>Green belt?</b>	0	Site lies outside the Oxford Green Belt

**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>	++	The landowner is interested in developing the site for a mix of uses including a significant amount of residential, which it is suitable for.
<b>Affordable housing provision</b>	+	The site is likely to include deliver of affordable housing (not suitable for student accommodation)

**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% most deprived areas IMD)</b>	++	Site is within a regeneration area.

**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>	I	Community function would be replaced, but whether there is additional or the form will 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>	+	Site likely to deliver additional public open space.

**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>	+	Stop outside Kassam primarily 3A every 30mins to Templars Square and 600 every 30 mins to Hospitals and Thornhill. Most of site within 800m of Pegasus Road stop with 1&5 approx every 5-6mins to city centre and station.
<b>Sustainable transport links (rail station)</b>	I	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 is delivered during the plan period.
<b>Primary Schools</b>	-	Approx.1km to Windale Primary and John Henry Newman Academy Primary.
<b>Secondary Schools</b>	-	Approx.1.5km to Oxford Academy
<b>GP Surgeries</b>	+/-	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.
<b>Post office</b>	-	Over 1km to Littlemore PO or Balfour Road PO (Dunnock Way Drop and Collect within 800m of some of the site)
<b>Air Quality</b>	-	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>
<b>Water</b>	-	Northern boundary of site within 30m of a watercourse

**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 patches of vegetation along the brook and to the east. 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>	-	Contains the Minchery Farmhouse, which formed part of Littlemore Priory

<b>Conservation Areas &amp; Register of Parks and Gardens (RPG)</b>	0	The site is outside of a conservation area.
<b>Listed Buildings</b>	-	Minchery Farmhouse (Grade II*)
<b>View Cones</b>	0	The site is outside of a locally designated view cone.
<b>Historic Core Area</b>	0	This site is outside of the locally designated high buildings 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?

<b>Criteria</b>	<b>SA rating</b>	<b>Comments</b>
<b>Employment Opportunities in the knowledge-based economy</b>	+	The redevelopment of the ozone leisure park presents an opportunity to deliver an increase in jobs to support the knowledge economy.
<b>Diversifying the economy and employment opportunities</b>	+	The Kassam Stadium is a site where affordable workspaces may be expected 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

<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. Continue to consider site further for allocation in Regulation 19 plan.