

Site capacity assessment – Local Plan 2045

Site name	Kassam Stadium
LP2045 Site Allocation	SPS7
Site size (ha)	6.52

Site location



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A) Site overview

Description of current context

- Site dominated by the Kassam Stadium, currently home to Oxford United FC. This includes parking, also used by visitors to the Ozone Leisure Park and some conference facilities with various functions. Most of the remainder of the site is surface level parking (tarmac) between the stadium and Ozone and to the east. To the south is Grenoble Road, and the agricultural fields south of that are allocated in the South Oxfordshire Local Plan 2035 for residential and employment development.*

Site photos



B) Open space, nature and flood risk

Description of current context

Green infrastructure

- Little within the site. Trees and hedges line the brook to the north. There is some thick hedge/tree line to the east. The brooks and green features are remnants of the previous rural landscape, which currently extends directly from the south of the site.
- Preliminary analysis suggests UGF under 0.3

Biodiversity and ecology

- Green corridor alongside brook to the north is likely to act as wildlife corridor.
- Littlemore and Northfield Brook OCWS.
- Near Spindleberry Park OCWS, Minchery Farm OCWS.
- Land along the northern boundary of the site is identified within the Local Nature Recovery Strategy as having the potential to become important for biodiversity.

Blue Infrastructure

- Brook of some ecological value and with potential for enhancement
- Area of flood risk alongside the brook

Land Quality

- Known peat reserves alongside brook.
- Some areas of filled ground may be unsuitable for residential without protection measures.

Analysis and urban design implications

- The site offers many opportunities to enhance biodiversity. There is little within the site, but the site is lined by trees, hedges and the brook. Therefore, Green Infrastructure within the site as public open space and to achieve the UGF has potential to link existing habitats.
- A buffer will be required alongside the brook, which should include biodiversity enhancements.
- A sequential approach to flood risk should be taken on the site, and areas of Flood Zone 3b should not be developed. The area of flood risk alongside the brook will be incorporated within the buffer.
- Proposals should have regard for the LNRS, including demonstrating that they've explored ways to deliver onsite biodiversity improvements that align with the suggested measures set out for this area, including restoring river diversity and riparian habitats and creating new, varied pond. Refer to the LNRS for more detail.

C) Historic environment, character and local context

Description of current context

Historic environment

- Within the setting of the Grade II* Minchery Farmhouse.
- Extensive multi-period remains from the area including Bronze Age, Iron and Early Saxon as well as dispersed Roman pottery manufacturing.
- Intervisibility with the historic core of the city is low.

Built environment

- The site is largely flat with few topography changes. The site is within character area 8A Littlemore Business and Science Parks, which is incremental edge of city mixed development.

- It is a surface-level car park and stadium with 3 sides of stands, open towards the car park, with a large fence. There is a hotel to the southeast and the edge of Fry's Hill Park and Spindleberry Nature Park to the east.

Analysis and urban design implications

- The design should be structured around attempting to reflect and maintain the remnants of the semi-rural landscape.
- Development of the site presents an opportunity to inject character.
- Care should be taken to enhance the setting of the Minchery Farmhouse.
- There are opportunities for height and high-density development, with slightly lower densities around the northern and eastern boundaries to maintain the remnants of the rural landscape and buffer to the brook and neighbouring parks.

D) Access, movement and layout

Description of current context

Access into the site

- Principal access into the site is from Grenoble Road. From Grenoble Road, through the car park of the site and across the bridge behind the Ozone Leisure Park provides the only vehicular access into and out of site 028b (Overflow Car Park at Kassam).
- For pedestrians and cyclists, the route west of the Ozone Leisure Park connecting to Priory Road and Minchery Road is important to the success of the whole area, especially as this will be the route to the Oxford Littlemore Station when the Cowley Branch Line reopens to passengers.

Analysis and urban design implications

Layout of the site

Alignment within 30deg. of south would help passive design.

Connectivity to wider area

- Development should contribute to improvements to the pedestrian route from Priory Road and the development should be designed to be permeable and readable, with obvious routes for pedestrians and cyclists through to Grenoble Road, the east of the site and across to site 028b and Priory Road.
- Principal access will continue to be from Grenoble Road. It is vital that the design makes a clear and obvious vehicular route to and from site 028b.

E) Other considerations

Other considerations to include in allocations?

Amenity

- The proximity of the ring road and the main arterial road of Abingdon Road should be considered for any mitigation needed for air quality and noise.

Infrastructure needs

- N/A

F) Landowner aspirations

Landowner aspiration to bring forward the site following move of Oxford United FC- for housing, but also with an aspiration for employment-generating uses, which would be contrary to the Plan's strategic approach, which is not to allocate new sites for employment use. Also landowner intention to retain the parking between the stadium and Ozone.

G) Any extra work needed to inform allocation? (won't apply to all sites)

Heritage Impact Assessment relating to Minchery Farmhouse

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

Minimum capacity for the site has been calculated with the following assumptions:

- A buffer is required alongside the brook, which is an OCWS and wildlife corridor.
- 10% public open space is required
- The extensive area of parking to the west of the stadium is assumed to be retained, as per landowner intention.
- An assumption of commercial use that replaces the conference/community facilities and replacement of the community function of the site.
- The remainder of the site to be developed at a high 'gateway site' density of 80dph.