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## Oxford Local Plan 2036

Sustainability Appraisal and  
Strategic Environmental Assessment

September 2018



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## Abbreviations explained

**AMR** – Annual Monitoring Report

**AAP** – Area Action Plan

**AQMA** – Air Quality Management Area

**dpa** – dwellings per annum, dwellings per year

**HELAA** – Housing and Employment Land Availability Assessment

**HMO(s)** – House(s) in Multiple Occupation

**NPPF** – National Planning Policy Framework

**OAN** – Objectively Assessed Need

**PPG** – Planning Practice Guidance

**SA** – Sustainability Appraisal

**SAC** – Special Area of Conservation

**SEA** – Strategic Environmental Assessment

**SFRA** – Strategic Flood Risk Assessment

**SHLAA** – Strategic Housing Land Availability Assessment

**SHMA** – Strategic Housing Market Assessment

**SSSI** – Site of Special Scientific Interest

# 1. Introduction

This Sustainability Appraisal (SA) / Strategic Environmental Assessment (SEA) report was prepared to accompany the Oxford Local Plan 2036 Proposed Submission Draft, and forms part of the plan's evidence base. Preparation of an SA/SEA report is a legal requirement for local plans. This report is accompanied by a non-technical summary and a video.

## Structure of this report

Chapter 2 summarises the Oxford Local Plan 2036.

Chapter 3 explains the SA/SEA process.

Chapter 4 summarises and updates the scoping report of 2016. It discusses the policy context for the plan; existing social, environmental and economic conditions; existing problems and issues; and the SA/SEA framework that is used in the rest of the report to assess different parts of the plan

Chapter 5 assesses the effects of the plan objectives.

Chapter 6 assesses the effects of the options considered during the development of the plan.

Chapter 7 assesses the effects of the plan policies and allocated sites.

Chapter 8 discusses the measures considered to minimise the plan's negative effects and maximise its positive effects.

Chapter 9 discusses how the plan's effects will be monitored.

Chapter 10 discusses how to comment on the Local Plan and this report.

## 2. Oxford Local Plan 2036

### 2.1 Background to Oxford City

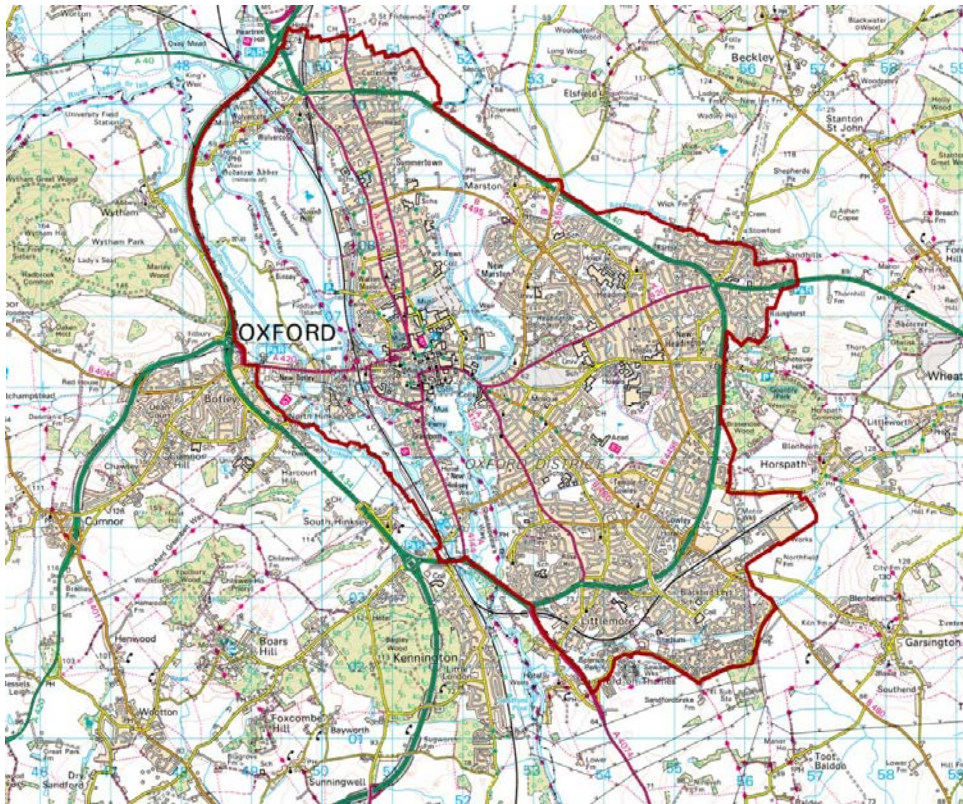
Oxford City Council is a District Council at the heart of Oxfordshire. It has a total area of about 46 km<sup>2</sup> (17.7 miles<sup>2</sup>), with parts of the urban area very densely developed. The built-up area extends to the administrative boundary around much of the eastern side of the city, but the river corridors of the Thames and Cherwell penetrate as extensive green wedges into the heart of the city. This gives Oxford a distinct physical form, with much of the residential population concentrated to the east of the city centre.

Oxford's population is approximately 160,000 (June 2016) and is set to rise to around 180,000 by 2036. One-third of Oxford's population is aged between 18 and 29. Oxford is home to 32,000 students, and 4,600 businesses provide 114,000 jobs. There is a high level of in-commuting in the City: more than 40% of the city's workforce lives outside Oxford.

Oxford is a compact city with a unique and world-renowned built heritage. Its original Saxon street pattern and some of the earliest buildings and monuments still survive. Around 27% of Oxford is within the Green Belt which, unusually, not only constrains development in the outer cordon of the city, but also through the city's centre. Oxford sits at the confluence of the Thames and Cherwell rivers and is quite flat, so it is prone to flooding. The historic city parks and nature conservation areas create pockets and corridors of green within the administrative boundary; several have national and international nature conservation designations, further constraining development (Figure 2.1).

In recent years, Oxford has experienced a booming housing market with rising house prices. The average house price in Oxford is 16 times average earnings, making Oxford the most unaffordable place to live in the country. This has led to open-market housing becoming expensive and difficult to obtain. It has also limited the supply of affordable housing, and there is now a huge need for affordable housing. There are severe pressures on the housing stock, with concentrations of Houses in Multiple Occupation, many homeless and vulnerable people, and areas of deprivation with relatively high crime rates, health deprivation and poor educational achievement.

Oxford has remained economically very successful despite the global recession of the 2000s as well as the current climate of economic uncertainty. There is pressure to expand Oxford's employment offer, particularly in the 'knowledge sector', as a means to develop the Cambridge-Oxford knowledge spine.



**Figure 2.1** Map of Oxford Map © Crown Copyright and database right 2016. Ordnance Survey 100019348.

## 2.2 The Oxford Local Plan 2036

The SEA Directive requires a description of “an outline of the contents [and] main objectives of the plan” (Annex Ia)

The Oxford Local Plan will be the planning document in Oxford. It allocates sites for housing, employment and other uses such as retail. It provides policies for the management of development in the city, including for the preservation and enhancement of the historic environment, the conservation of nature and biodiversity, urban design, and flood risk management. It will be used in determining planning applications and to guide investment decisions across the city. Table 2.1 shows the plan’s spatial objectives. Box 2.1 shows a table of contents for the plan, and Figure 2.2 shows the key diagram for the plan.

The Oxford Local Plan 2036 concentrates development on previously developed land, with development of significant greenfield sites only occurring on strategically identified sites. This will make the most efficient use of land as well as encouraging a denser city and protection of the open spaces and the ‘green’ setting of Oxford.



Table 2.1 Oxford Local Plan 2036 spatial objectives	
1. Building on Oxford's economic strengths	<ul style="list-style-type: none"> <li>• To build on Oxford's economic strengths as a global centre for research, learning and healthcare</li> <li>• To remain at the heart of the Oxfordshire economy and an important contributor to the national economy in its key strengths in the knowledge intensive businesses (such as education, health, science and technology, and as a leading environmentally sustainable city)</li> </ul>
2. Ensuring prosperity and opportunities for all	<ul style="list-style-type: none"> <li>• To reduce inequalities across Oxford, particularly in employment, health and education</li> <li>• To provide a diverse range of employment opportunities to meet the needs of the city's businesses and residents, allowing the city to function sustainably, and with a skilled workforce ready to fill the employment opportunities that arise</li> </ul>
3. A pleasant place to live, delivering housing with a mixed and balanced community	<ul style="list-style-type: none"> <li>• To deliver as much housing as possible whilst balancing other important needs of the city's residents and businesses</li> <li>• To deliver affordable housing and ensure that it meets the requirements of those in need</li> <li>• To plan for an appropriate mix of housing sizes, types and tenures to meet existing needs and future anticipated needs as far as possible</li> <li>• To ensure new homes are adaptable to the changing needs of the population and resulting from climate changes, as well as being energy efficient to help reduce further climate change</li> </ul>
4. Making wise use of our limited resources	<ul style="list-style-type: none"> <li>• To achieve high levels of energy efficiency, water conservation and recycling, maximising Oxford's potential in high tech and low carbon technologies</li> <li>• To ensure efficient use of land by seeking opportunities for facilities to be multi-functional, and by maximising efficient use of scarce land</li> <li>• To achieve significant progress towards its net zero greenhouse gas emissions aspiration across Oxford, with the City Council leading by example by continuing to reduce its own emissions and increase its use of renewable energy</li> </ul>
5. Securing a good quality local environment	<ul style="list-style-type: none"> <li>• To achieve improved air quality</li> <li>• To manage water flow and help protect people and their property from the impacts of flooding</li> </ul>
6. Protecting and enhancing Oxford's green setting, open spaces and waterways	<ul style="list-style-type: none"> <li>• To protect and enhance a network of multi-functional green spaces and ensure easy access to high quality green space</li> <li>• Enhance green spaces so they deliver multiple benefits to health and wellbeing, are rich in biodiversity, and help the city adapt to climate change</li> </ul>
7. Enhancing Oxford's unique built environment	<ul style="list-style-type: none"> <li>• To preserve and enhance Oxford's exceptional built form with its legacy of archaeology and monuments, historic buildings, modern architecture, important views and distinctive townscape characteristics</li> <li>• Ensure that all new development delivers a high quality of urban design, place making, architecture and public realm, integrating historic buildings with modern needs</li> </ul>
8. Ensuring efficient	<ul style="list-style-type: none"> <li>• To ensure growth in the proportion of people walking and cycling to access jobs and facilities</li> </ul>

<b>Table 2.1 Oxford Local Plan 2036 spatial objectives</b>	
movement into and around the city	<ul style="list-style-type: none"> <li>• To provide enhanced facilities for walking and cycling, ensuring they are the primary modes for travel around the city</li> <li>• To ensure walking and cycling routes are complemented with well managed and attractive public transport routes, and that car use is minimised</li> </ul>
9. Providing communities with facilities and services	<ul style="list-style-type: none"> <li>• Promote local centres as hubs for the local community focus and identity, with transport interchange and activity and provision of a range of social, leisure, sport, and cultural facilities appropriate to Oxford's diverse communities, alongside housing and employment opportunities</li> <li>• To ensure that new development is supported by the appropriate infrastructure and community facilities</li> </ul>
10. Ensuring Oxford is a vibrant and enjoyable city to live in and visit	<ul style="list-style-type: none"> <li>• Maintain the regional role of Oxford city centre as a primary focus for shopping, employment, leisure and cultural activities, with district centres playing an increased but complementary role</li> <li>• To ensure the potential local benefits of Oxford's role as a major tourist destination are utilised</li> </ul>

<b>Box 2.1 Table of contents for the Oxford Local Plan 2036</b>
Introduction, Strengths and Vision
1. Spatial Strategy
2. Building on Oxford's economic strengths and ensuring prosperity and opportunities for all
3. A pleasant place to live, delivering housing with a mixed and balanced community
4. Making wise use of our resources and securing a good quality local environment
5. Protecting and enhancing Oxford's green setting, open spaces, and waterways
6. Enhancing Oxford's heritage and creating high quality new development
7. Ensuring efficient movement into and around the city
8. Providing communities with facilities and services and ensuring Oxford is a vibrant and enjoyable city to live in and visit
9. Site allocations and areas of change

Oxford's affordable housing need was assumed to be 1,400 dwellings per annum, based on a policy approach of 50% delivery, in the 2014 Strategic Housing Market Assessment (SHMA). The 2018 SHMA Roll-forward to 2036 by GL Hearn confirmed this number to be 1,356 dwellings per annum. As there is a massive deficiency of available land within Oxford, a policy approach that required the amount of housing delivery to meet this need would be unsound. The Oxford Local Plan 2036 takes a capacity-based approach to planning which is far more realistic. This has included using the statutory 'duty to cooperate' with neighbouring Local Planning Authorities in order to manage Oxford's unmet housing need.

A lack of housing is currently a barrier to growth and thereby Oxford's economic vitality and security. The plan promotes both housing and employment growth, but it allocates new sites for housing whilst encouraging denser employment opportunities on existing employment



sites. This approach also aims to reduce the need to commute from outside Oxford into the city for work. The plan also encourages the 'knowledge' sector, capitalising on Oxford's global brand.

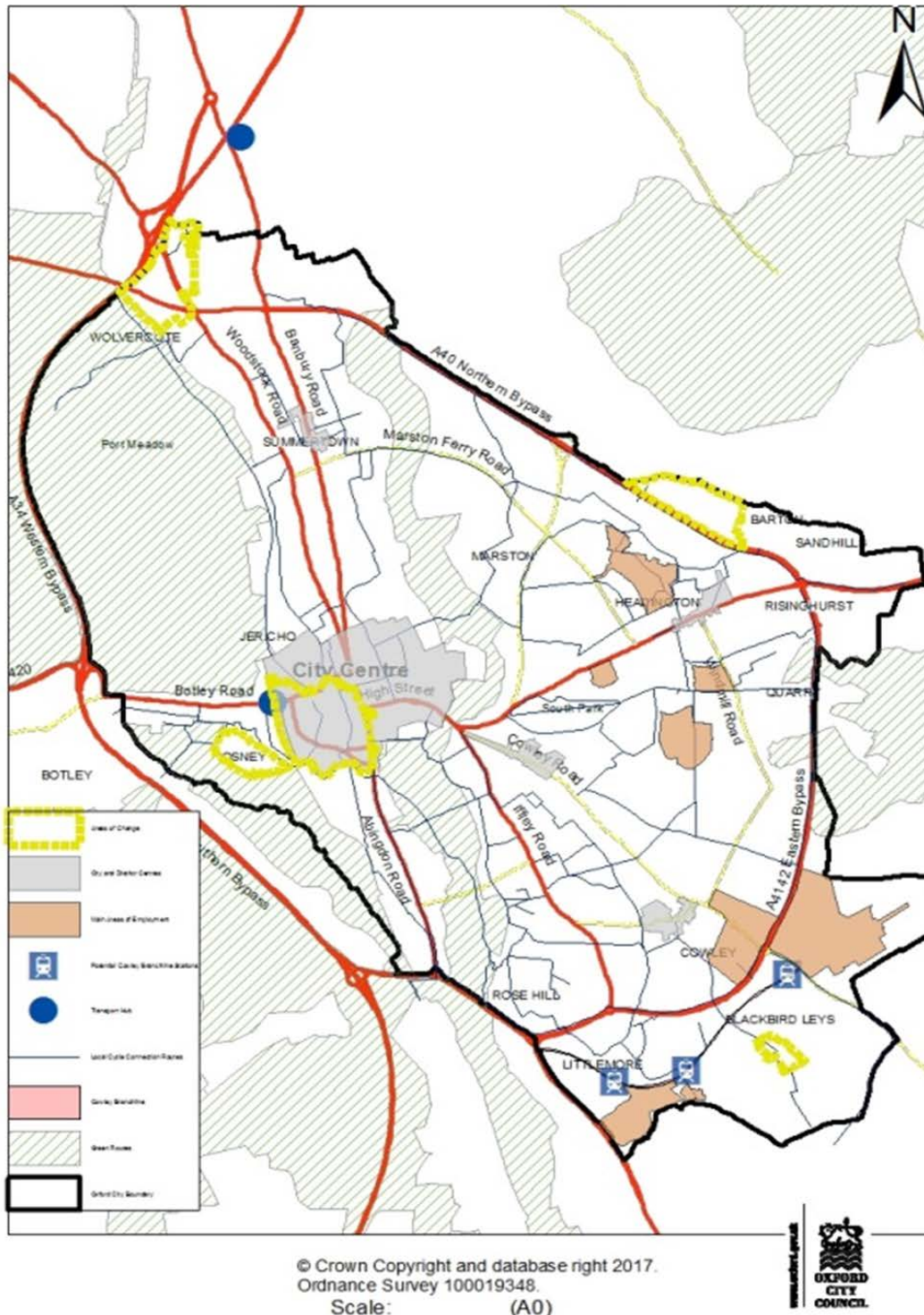


Figure 2.2 Key diagram for the Oxford Local Plan 2036

### 3. Strategic environmental assessment and sustainability appraisal

SA/SEA predicts and assesses the social, economic and environmental effects of the plan, and of other options considered while the plan was being developed. It aims to ensure that sustainable development is integrated into the plan making process. This section describes the legal requirements for SA/SEA and how this SA/SEA has been carried out.

#### 3.1 Strategic environmental assessment

The European Strategic Environmental Assessment (SEA) Directive requires European Member States to carry out an environmental assessment as part of the preparation of land-use plans (e.g. Local Plans). The Directive was transposed into English law through the Environmental Assessment of Plans and Programmes Regulations 2004 SI No 1633.

The SEA regulations state that SEA must assess the likely significant effects of the plan or programme on:

- Biodiversity
- Population
- Human health
- Fauna
- Flora
- Soil
- Water
- Air
- Climatic factors
- Material assets
- Cultural heritage, including architectural and archaeological heritage
- Landscape
- The inter-relationship between the above

Table 3.1 shows the SEA process.

<b>Table 3.1 – The requirements of the SEA Directive and where they are covered in the SA/SEA for the Oxford Local Plan 2036</b>	
<b>SEA Directive Requirements</b>	<b>Where covered in SA Report</b>
a) an outline of the contents, main objectives of the plan or programme...	Sec. 2.2 of this report
... and relationship with other plans or programmes	Sec. 3 of the scoping report Updated in Sec. 4.1 of this report
b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Sec. 5 of the SA scoping report Summarised and updated in Sec. 4.2 of this report
c) the environmental characteristics of the areas likely to be affected	Site assessment report Tables 6.17 and 17.2 of this report
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	Sec. 5 of the scoping report Summarised and updated in Sec. 4.3 of this report
e) The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have	Sec. 5 of the scoping report

been taken into account during its preparation;	
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	Chapter 7 of this report
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Chapter 8 of this report
h) An outline of the reasons for selecting the alternatives dealt with...	Chapter 6 of this report
... and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Sec. 2 of the scoping report Sec. 3.4 of this report
i) a description of measures envisaged concerning monitoring in accordance with Article 10;	Chapter 9 of this report
j) a non-technical summary of the information provided under the above headings.	Separate non-technical report and video
<b>Consultation:</b> authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4)	Consultation on the scoping report took place June-August 2016. Appendix 1 of this report shows the consultation responses.
authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2).	Consultation on the Oxford Local Plan 2036 Preferred Options Document took place June-August 2017.
other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7)	Not applicable
<b>Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)</b>	
When the plan or programme is adopted, the public and any countries consulted under Art.7 shall be informed and the following made available to those so informed: <ul style="list-style-type: none"> <li>• the plan or programme as adopted;</li> <li>• a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and</li> <li>• the measures decided concerning monitoring (Art. 9 and 10)</li> </ul>	To be carried out after plan adoption
<b>Monitoring</b> of the significant environmental effects of the plan's or programme's implementation (Art. 10)	To be carried out after plan adoption

## 3.2 Sustainability appraisal

In addition, the Planning and Compulsory Purchase Act 2004 requires all local planning authorities to carry out a sustainability appraisal (SA) of their Local Plans. SA is an iterative process to assist in the development of a Local Plan. It is used to appraise emerging options against the three elements of sustainability; the social, environmental and economic dimensions. It assists in selecting the options deemed to be the most sustainable for the area, and in fine-tuning the policies in the Local Plan. Table 3.2 shows the requirements for SA.

**Table 3.2 – The Sustainability Appraisal (SA) Process**

***Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope***

Task A1: Identify other relevant policies, plans and programmes, and sustainability objectives

Task A2: Collect baseline information

Task A3: Identify key sustainability issues and problems

Task A4: Developing the SA Framework

Task A5: Consulting on the scope of the SA

***Stage B: Developing and refining alternatives and assessing effects***

Task B1: Test the Local Plan objectives against the sustainability appraisal framework

Task B2: Developing the Local Plan options including reasonable alternatives

Task B3: Evaluate the likely effects of the Local Plan and alternatives

Task B4: Consider ways of mitigating adverse effects and maximising beneficial effects

Task B5: Propose measures to monitor significant effects of implementing the Local Plan

***Stage C: Prepare the sustainability appraisal report***

***Stage D: Seek representations on the sustainability appraisal report from the consultation bodies and the public***

Current state of Oxford Local Plan 2036 SA/SEA process

***Stage E: Post adoption reporting and monitoring***

Task E1: Prepare an publish post-adoption statement

Task E2: Monitor significant effects of implementing the Local Plan

Task E3: Respond to adverse effects

The SEA requirements can be integrated into the SA process. This SA report also fulfils the legal requirements for SEA; where reference is made within this document to SA, it also implies where appropriate SEA.

### 3.3 SA/SEA reports produced to date

The SEA Directive requires “a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information” (Annex 1h)

This is the fourth SA report for the Oxford Local Plan 2036, as shown at Table 3.3. A scoping report was prepared in June 2016, which covered the requirements of Task A from Table 3.2. The scoping report was put out to consultation for six weeks between June and August 2016, at the same time as a plan Issues Consultation was carried out and drop-in sessions were held at various events. Eleven consultation events were held, and 608 responses were received in total. The SA scoping report was subsequently revised in response to the consultation comments. **Appendix 1** shows the comments on the scoping report made by the consultation bodies, and how the scoping report was modified in response to these comments.

Table 3.3 SA/SEA reports prepared to date			
SA/SEA report	Report prepared by	Dates of consultation	Web-link to report
1. SA scoping report	Oxford City Council Planning team	27 June – 5 August 2016	<a href="https://www.oxford.gov.uk/downloads/download26/sustainability_appraisal_scoping_report_local_plan_2036">https://www.oxford.gov.uk/downloads/download26/sustainability_appraisal_scoping_report_local_plan_2036</a>
2. SA of preferred options document	Oxford City Council Planning team, audited by Levett-Therivel	30 June – 25 August 2017	<a href="https://www.oxford.gov.uk/download/downloads/id/3752/draft_sustainability_appraisal-preferred_options.pdf">https://www.oxford.gov.uk/download/downloads/id/3752/draft_sustainability_appraisal-preferred_options.pdf</a>
2a. Site assessment	Oxford City Council planning team	30 June – 25 August 2017	<a href="https://www.oxford.gov.uk/downloads/file/3755/site_assessments">https://www.oxford.gov.uk/downloads/file/3755/site_assessments</a>
3. SA of publication version plan	Oxford City Council Planning team and Levett-Therivel	1 November – 13 December 2018	This report

The preferred options for the plan were then appraised, covering Tasks B1 and B2 in Table 3.2. The appraisal also included an assessment of all of the options considered for the plan. **Appendix 1A** shows the comments received at this stage and how these comments were taken into account in the production of the final SA Report. A separate report assesses the impacts of the 126 (out of 516) preferred development sites and explains how the preferred sites were chosen. Both of these reports were consulted on for six weeks between July and August 2017.

A Consultation Report has been produced that shows how comments received on the preferred options have been taken account in the formulation of the policies. The Consultation Report is published as part of the evidence base submitted to support the Local Plan as part of the Consultation Stage.

This report, which brings together the findings of the previous reports and assesses the impacts of the publication version of the plan, is being made public for six weeks, from 1 November to 13 December 2018.

### 3.4 Difficulties encountered in compiling the SA/SEA

During the scoping stage, some areas were identified where there was inadequate information. The 2011 Census, on which some of the scoping report was based, is now seven years old; that information has been updated with more recent data where available.

Further studies were carried out where information was lacking, and they have informed the development of the Local Plan. For instance, the City Council commissioned a Level 1 and Level 2 Strategic Flood Risk Assessment, which have been used to assess flood risk in the city. A Green Infrastructure study will be used to develop the city's network of green spaces.

Information concerning social, environmental and economic issues is currently reported in the City Council's Annual Monitoring Report. The new Local Plan 2036 will involve a review of these indicators. As such there could be some gaps in the data, for instance where the information is not available in a suitable form.

Oxford also faces major uncertainties as a result of Brexit. More than 12% of Oxford's population and 13% of its workforce hold non-UK European passports. Sectors with particularly high numbers of non-UK European workers, and which could be negatively affected by Brexit, include biology, mathematics, the universities, BMW Mini, the NHS and the service sector. There is already evidence of highly-trained workers returning to the Continent because of continuing uncertainties around Brexit. The promotion of the Oxford – Milton Keynes – Cambridge 'knowledge arc' is, in part, a response to concerns about an economic downturn as a result of Brexit. In contrast, tourism to Oxford could grow as a result of the weaker pound<sup>1</sup>.

### 3.5 Links to the Habitat Regulations Assessment

Oxford is home to part of the Oxford Meadows Special Area of Conservation (SAC), and internationally important nature conservation site. The SAC includes vegetation communities that are perhaps unique in reflecting the influence of long-term grazing and hay-cutting on lowland hay meadows. The site is designated as an SAC because of its lowland hay meadows (*Alopecurus pratensis*, *Sanguisorba officinalis*) and creeping marshwort (*Apium repens*). The site has benefited from the survival of traditional management, which has been undertaken for several centuries, and so exhibits good conservation of structure and function. Port Meadow is the largest of only two known sites in the UK for creeping marshwort.

The City Council has carried out a Habitat Regulations Assessment (HRA) in dialogue with Natural England to determine whether the Oxford Local Plan 2036 would be likely to have an adverse impact on this site. HRAs were already carried out for the Oxford Core Strategy, the Sites and Housing Plan, the Northern Gateway AAP, and adjacent local authorities. The HRA for the Local Plan uses relevant material from these previous HRAs and updating studies where necessary. Its findings have been taken into account in this SA/SEA and in the development of the Local Plan.

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<sup>1</sup> Oxford City Council 2017. LGA Call for Evidence: The impact of EU exit on places.



## 4. Scoping: summary and update

The aim of the SA scoping stage is to provide background evidence for use at subsequent stages of assessment. It comprises four steps:

Task A1: Identifying other relevant plans and programmes and sustainability objectives: “policy context”

Task A2: Collecting baseline information: “sustainability context”

Task A3: Identifying key sustainability issues and problems

Task A4: Developing the SA/SEA Framework

A detailed scoping report for the Oxford Local Plan 2036 was prepared in June 2016 (see Table 3.3). This chapter summarises the findings of the scoping

report, and updates them to autumn 2018 where appropriate.

### 4.1 Task A1: Policy context

The SEA Directive requires a description of “[the plan’s] relationship with other plans or programmes” and “The environmental protection objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation” (Annex Ia and e)

Oxford’s Local Plan 2036 will be influenced by a range of plans and programmes as well as external sustainability objectives. The key plans and programmes are discussed further below. The scoping report discussed sustainability objectives.

#### Oxford City Council Strategic Priorities

The City Council’s ambition, which has been developed with partners among local businesses, community organisations, unions, the health and education sectors and the County Council, is to make Oxford a world-class city for all our citizens. The Corporate Plan 2016-2020 sets out the vision and strategy for the City Council:

*Building a world-class city for everyone:* By creating successful places in which to live and work and supporting people to reach their potential we will create a strong local economy and a city in which all our residents can thrive.

*Partnership:* Building strong and effective partnerships with businesses, communities, voluntary sector, universities and the public sector joining up investments and services.

*Devolution:* Working with neighbouring councils and our partners to ensure that Oxford has greater control over decisions on investments and services.

The Corporate Plan focuses on five interlinked strategic priorities which address the key needs of the city. The new Local Plan 2036 will help to deliver these:

- A Vibrant and Sustainable Economy;
- Meeting Housing Needs;
- Strong and Active Communities
- A Clean and Green Oxford
- An Efficient and Effective Council

Particularly relevant to planning are the measures of success from the corporate plan shown at Table 4.1.

<b>Table 4.1 Oxford City Council Corporate Plan measures of success related to planning</b>	
<b>Strategic Objective</b>	<b>Measure of Success</b>
A Vibrant and Sustainable Economy	15,000m <sup>2</sup> from 2016/7 to 2019/20
Meeting Housing Needs	Planning permission granted for 400 new homes per year from 2016/17 to 2019/20
A Clean Green Oxford	Implementation of measures to reduce the City Council's carbon footprint by 5% each year

### Strategic Housing Market Assessment (SHMA)

Oxfordshire has a strong and growing knowledge economy, and is an attractive location for employers. The Strategic Housing Market Assessment<sup>2</sup> of 2014 found that, to support Oxfordshire's high economic growth potential, about 100,000 homes would need to be provided between 2011 and 2031. This is significantly in excess of local housing need, but is consistent with the Oxfordshire Local Economic Partnership's ambitions for 85,600 more jobs between 2011 and 2031.

The Oxfordshire SHMA 2014 covers the period until 2031, so a roll-forward was commissioned by the City Council to understand housing need to 2036. The SHMA roll-forward has used the same methodology as the previous SHMA, but has used the most up-to-date household forecasts and has re-calculated economic growth. The 2018 SHMA roll-forward to 2036 found that, in order to meet Oxford's affordable housing need in full, based on a policy of 50% delivery of affordable housing, 1,356 dwellings per annum would be required.

### Duty to Co-operate and Geographical Scope of the Sustainability Appraisal

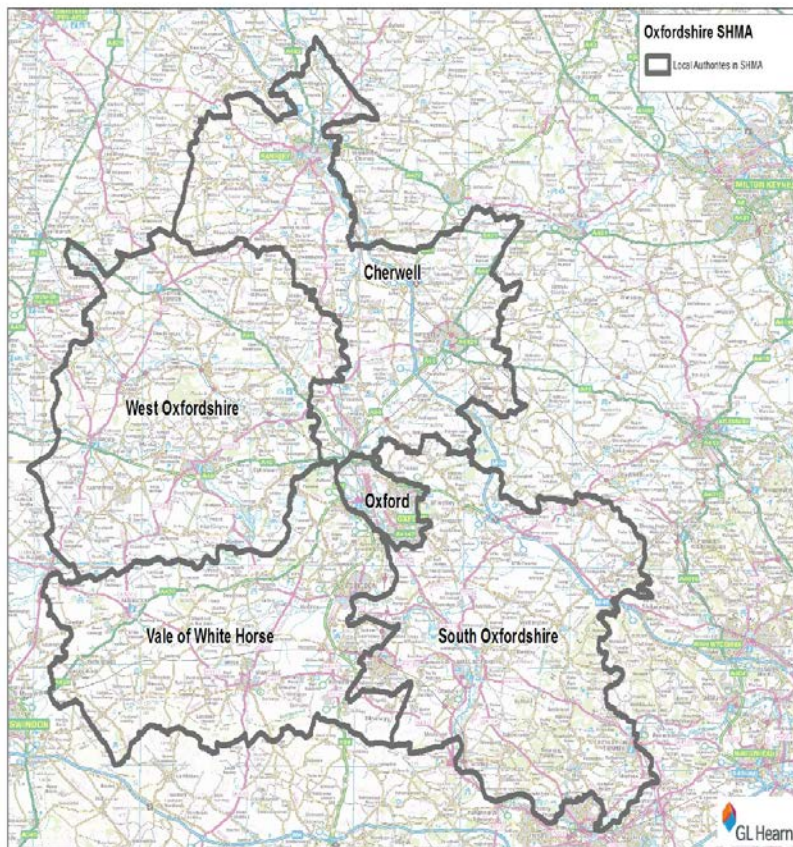
Local planning authorities and other public bodies have a legal "duty to cooperate", to engage constructively, actively and on an on-going basis to maximise the effectiveness of Local Plans in the context of strategic cross-boundary matters. The following are Oxford City Council's Duty to Co-operate partners:

- The Environment Agency
- The Historic Buildings and Monuments Commission for England (Historic England)

<sup>2</sup> GL Hearn Limited 2014. Oxfordshire Strategic Housing Market Assessment.

- Natural England
- The Homes and Communities Agency
- The Oxfordshire Primary Care Trust
- Oxfordshire County Council
- Cherwell District Council
- South Oxfordshire District Council
- Vale of White Horse District Council
- West Oxfordshire District Council
- Oxfordshire Local Enterprise Partnership (LEP)
- Oxfordshire Local Wildlife Partnership (Wild Oxfordshire)

Figure 4.1 shows the district councils adjacent to Oxford.



**Figure 4.1 Districts adjacent to Oxford**

One of the main cross-boundary matters in Oxford is housing provision. Housing need within the city is higher than the city can accommodate within its administrative boundary, and the Oxford Local Plan 2036 will need to locate some of Oxford’s housing outside of its boundary. This will have an impact on neighbouring districts (Figure 4.1), and means that this sustainability appraisal needs to consider impacts beyond Oxford’s boundary. In September 2016, all bar one

of the Oxfordshire local authorities signed a memorandum of cooperation<sup>3</sup> to apportion Oxford’s unmet need. The Local Plans for the other Oxfordshire districts are delivering 13,100 dwellings to meet Oxford’s unmet need as follows as shown at Table 4.3.

<b>Table 4.3 Apportionment of Oxford’s unmet housing need</b>	
Cherwell DC	4400
South Oxfordshire DC	3750
Vale of White Horse DC	2200
West Oxfordshire DC	2750
<b>Total</b>	<b>13100</b>

In Autumn 2018, the current status of the other local authorities’ Local Plans was:

*Cherwell District Council Local Plan 2031:* Cherwell District Council submitted a partial review of Part 1 of their Local Plan in March 2018. The plan allocates land for 4400 homes to address Oxford’s unmet need. Independent Examination to commence in October 2018.

*South Oxfordshire District Council Local Plan 2033:* South Oxfordshire District Council decided in July 2018 to reconsider all its housing sites. It has adopted a working assumption of 3,750 homes towards meeting Oxford’s unmet housing need.

*Vale of White Horse Local Plan 2031:* Part 1 of the Local Plan was adopted in December 2016. The Independent Examination of Part 2 of the Local Plan took place in summer 2018. Core Policy 4a of Part 2 allocates land for 2200 homes to address Oxford’s unmet need.

*West Oxfordshire District Council Local Plan 2031:* The Inspector’s report on the West Oxfordshire Local Plan 2013 suggests, as a main modification, that the district’s housing requirements are increased to 15,950, including 2750 in respect of Oxford’s housing need. This will be considered at Full Council on 27 September 2018.

### **Oxfordshire Housing and Growth Deal, Oxfordshire Strategic Economic Plan (SEP)**

In February 2018, all of the local authorities in Oxfordshire signed a Housing and Growth Deal, whereby the authorities would receive up to £215 million of central government funding in return for delivering 100,000 homes by 2031. The assumption built in to this figure was that 1,400 dwellings per annum were required in Oxford to 2031. This requires achievement of a series of milestones, with funding contingent on the achievement of each milestone, as shown at Table 4.4. These figures were promoted by the Oxfordshire Growth Board in an ambitious Strategic Economic Plan<sup>4</sup> of 2016.

<sup>3</sup> Oxfordshire Growth Board 2016. Memorandum of Co-operation between the local authorities in the Oxfordshire Housing Market Area: Meeting the Objectively Assessed Need for Housing in Oxfordshire.

<sup>4</sup> OxLEP 2016. Creating the Environment for Growth: Strategic Economic Plan for Oxfordshire 2016.

<b>Table 4.4 Milestones that need to be achieved as part of the Housing and Growth Deal</b>	
<b>Action</b>	<b>Date</b>
Statement of Common Ground	31 March 2018
All Local Plans submitted for examination	1 April 2019
Draft joint statutory spatial plan	30 October 2019
Submission of joint statutory spatial plan	31 March 2020
Adoption (subject to examination)	31 March 2021

### **The Oxfordshire Infrastructure Strategy**

The Oxfordshire Growth Board published the Oxfordshire Infrastructure Strategy in November 2017. This sets out ambitions for new and improved infrastructure to 2031 and beyond. Regionally and county-wide, the strategy supports an East-West rail link between Oxford, Bicester, Milton Keynes and Bedford; rail improvements between Oxford and Didcot; redevelopment of Oxford Station, and upgrades to the A34. In the long term, it also supports an Oxford-Cambridge expressway.

Within Oxford, proposed projects include:

- Several rapid transit lines e.g. Marston Ferry Road to Hollow Way, Blackbird Leys to city centre, Thornhill to city centre
- Super Cycle Routes along key arterial routes including the Abingdon Road and Woodstock Road
- Expansion of the Seacourt, Peartree and Redbridge P&R sites
- A range of road improvements
- A zero emission zone, first in the city centre and then city-wide
- A primary school for Barton Park, and a secondary school (Swan School)

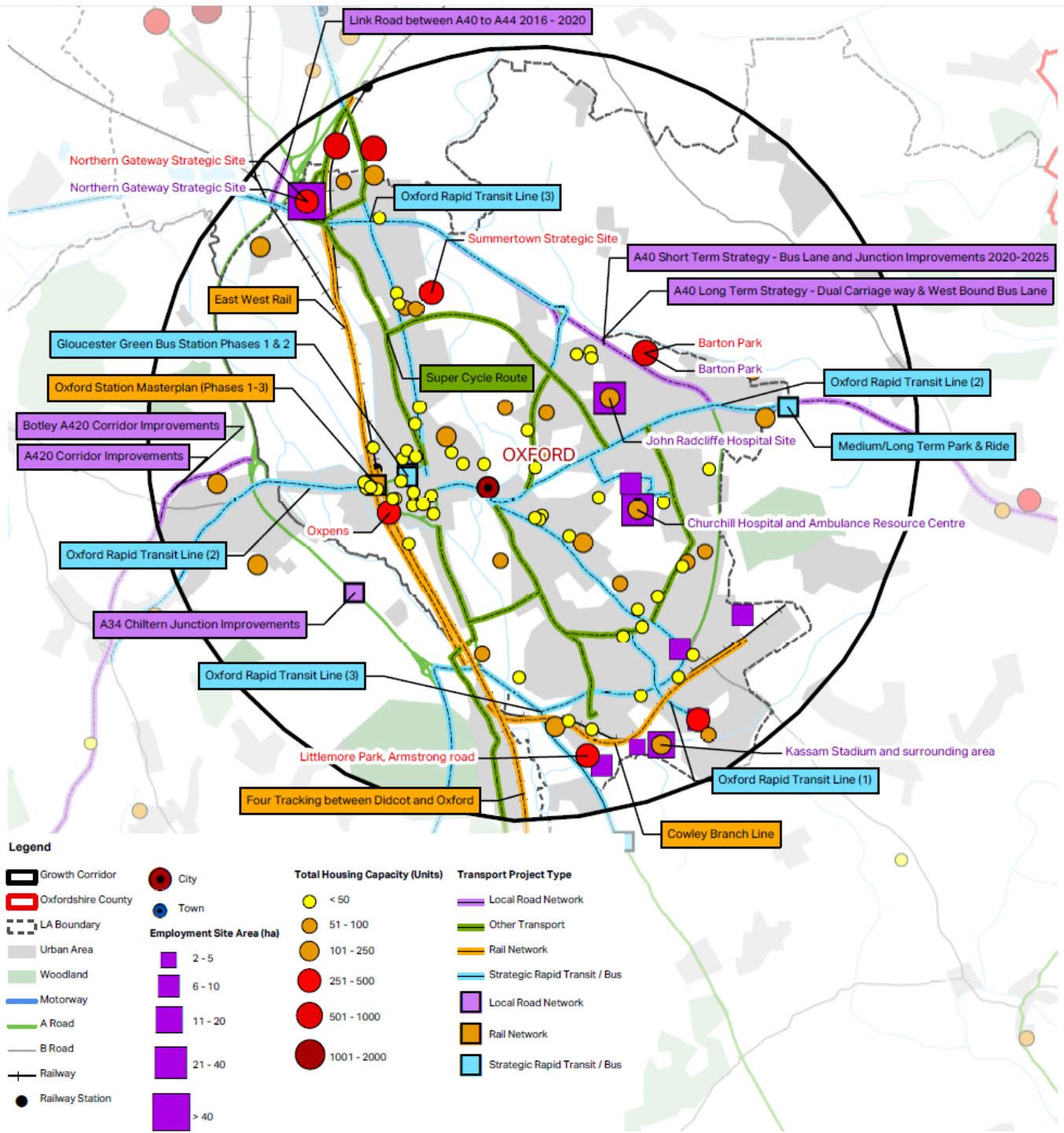
These are shown at Figure 4.2.

### **The Oxford – Milton Keynes – Cambridge ‘knowledge arc’**

The high growth planned for Oxfordshire is part of the development of a ‘knowledge arc’ between Oxford, Milton Keynes and Cambridge. The ‘knowledge arc’ is being promoted by all of the local authorities along this corridor, and by the National Infrastructure Commission. In particular, the National Infrastructure Commissioning supports the East-West rail line and an Oxford-Cambridge expressway in its 2017 report ‘Partnering for Prosperity’<sup>5</sup>. Figure 4.3 shows the proposed corridors for the Oxford-Cambridge expressway, as of September 2018.

<sup>5</sup> National Infrastructure Commission 2017. Partnering for Prosperity: a new deal for the Cambridge – Milton Keynes – Oxford Arc.

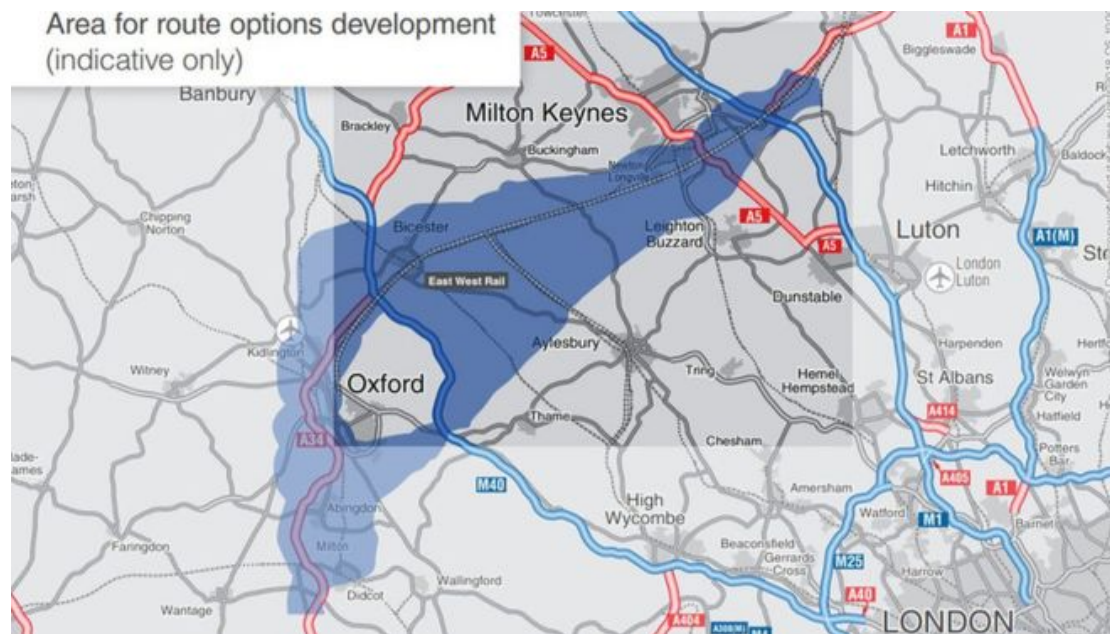




**Figure 4.2 Oxfordshire Infrastructure Strategy proposals for Oxford**

Note: The transport projects were not included in the figure in the final strategy, but are shown here for clarity





**Figure 4.3 East-West rail and Oxford-Cambridge expressway corridors, September 2018**

### Other Key Plans, Programmes and Environmental Objectives

The most influential document on sustainable development at the international level is the **Kyoto Protocol on Climate Change** which commits parties to reduce their greenhouse gas emissions. In December 2015, as part of the 'Paris Agreement', European Union Member States committed themselves to a binding target of at least 40% reduction in greenhouse gas emissions by 2030 compared to 1990.

The European Union has also produced several documents influencing planning policy in the UK, including the **Habitats Directive (92/43/EEC)**, **Air Quality Directive (2008/50/EC)** and **Water Framework Directive (2000/60/EC)**.

A revised **National Planning Policy Framework (NPPF)** was published in July 2018. It sets out the Government's planning policies for England and how these are to be applied. It is supported by online National Planning Practice Guidance. Key NPPF requirements relating to Oxford are to:

- Meet objectively assessed housing numbers using a standard methodology
- Assess the viability of affordable housing
- Provide at least 10% of housing requirements on small and medium sized sites
- Protect the Green Belt except where exceptional circumstances are fully evidenced and justified
- Promote good design and well-designed places
- Promote sustainable transport
- Promote healthy communities
- Protect designated heritage assets
- Meet the challenge of climate change and flooding
- Conserve and enhance the natural and historic environment

The **Localism Act 2011** introduced the right for communities to shape development in their areas through the production of Neighbourhood Plans, Neighbourhood Development Orders and Community Right to Build Orders. Currently Oxford has four designated Neighbourhood Forums: Headington, Littlemore, Summertown/St. Margaret's and Wolvercote. The Headington Neighbourhood Plan was 'made' in July 2017; the Summertown/St. Margaret's plan was passed to an inspector in August 2018; and the other Neighbourhood Forums are working on their own Neighbourhood Plans.

**The Oxfordshire Local Transport Plan (LTP4)** of 2015, '*Connecting Oxfordshire*', sets out Oxfordshire County Council's policy and strategy for developing the transport system in Oxfordshire to 2031. LTP4 aims to:

- support jobs and housing growth and economic vitality;
- reduce transport emissions and meet our obligations from Government;
- protect, and where possible enhance Oxfordshire's environment and improve quality of life; and
- improve public health, air quality, safety and individual well-being

LTP4 includes an area strategy for Oxford as well as other strategies, including a bus strategy which sets out how improvements will be made to the county-wide bus network as well as developing rapid transit services along the busiest routes.

## Brexit

In 2011, 11% of the city's population and 11% of its students were from elsewhere in the European Union<sup>6,7</sup>. Of Oxford's residents who voted in the EU referendum, 70% voted to remain in the EU.

Brexit may change things significantly for Oxford. A decline in students and skilled staff as a result of greater restrictions on EU nationals coming to the UK could affect the city's knowledge-related businesses, with wider effects on the Oxford-Cambridge growth arc. It could also reduce the pressure on housing in the city and adjacent local authorities. The weaker pound could attract more tourists to Oxford.

## 4.2 Task A2: Sustainability context

The SEA Directive requires a description of "the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme" (Annex Ib) and "the environmental characteristics of the areas likely to be affected" (Annex Ic).

The Scoping Report gives detailed information on the baseline conditions for Oxford, referring to relevant policies and objectives. It is organised by the background paper topics shown at Table 4.5. Table 4.5 also shows how these topics match the sustainability objectives discussed at Task A4, and the themes of the SEA Directive. This approach means that some additional

<sup>6</sup> [https://www.oxford.gov.uk/download/downloads/id/1076/country\\_of\\_birth.xls](https://www.oxford.gov.uk/download/downloads/id/1076/country_of_birth.xls)

<sup>7</sup> [https://www.oxford.gov.uk/download/downloads/id/2179/student\\_statistics\\_census\\_2011.xls](https://www.oxford.gov.uk/download/downloads/id/2179/student_statistics_census_2011.xls)

topics have been included to present information on issues such as housing, social inclusion, economy and tourism which are more directly related to the SA objectives than they are to the SEA themes.

Table 4.6 summarises the data from the Scoping Report and updates it to 2018 where appropriate. The table discusses the status Oxford-wide and, where appropriate, general areas of the city. Information on ‘areas likely to be significantly affected’ by the plan is provided in the site assessment discussed at Table 3.3.

<b>Table 4.5 Links between background papers, SA objectives and SEA themes</b>		
<b>Background Paper topic</b>	<b>SA Objective</b>	<b>SEA themes</b>
<b>Environmental</b>		
Flooding, water resources, water quality	1: Flooding 12: Soil, water resources, water quality	Water; climatic factors
Green spaces, biodiversity, open air sports	8: Green infrastructure 9: Biodiversity	Biodiversity; flora; fauna; landscape
Design, landscape and heritage	10: Historic environment	Material assets; cultural heritage; landscape
Transport	11: Transport and air quality	Air; climatic factors; material assets
Air quality	11: Transport and air quality	Air; climatic factors
Resources (previously developed land, soil, energy waste)	2: Vibrant communities 12: Soil, water resources, water quality 13: Resources	Soil; climatic factors
<b>Social</b>		
Housing affordability	3: Housing	Population; material assets
Housing needs and supply		
Housing types and sizes		
Students and language schools		
Health	4: Health	Human health
Poverty, social exclusion, crime, inequality	5: Poverty and social exclusion	Population
Skills and training	6: Education 14: Economic development	
Quality of essential services and facilities	7: Services and facilities	Material assets
<b>Economic</b>		
Employment and economy	14: Economic development	
Retail, district centres and city centre	14: Economic development	
Regeneration and economic revival	15: Regeneration areas	
Tourism	16: Tourism	

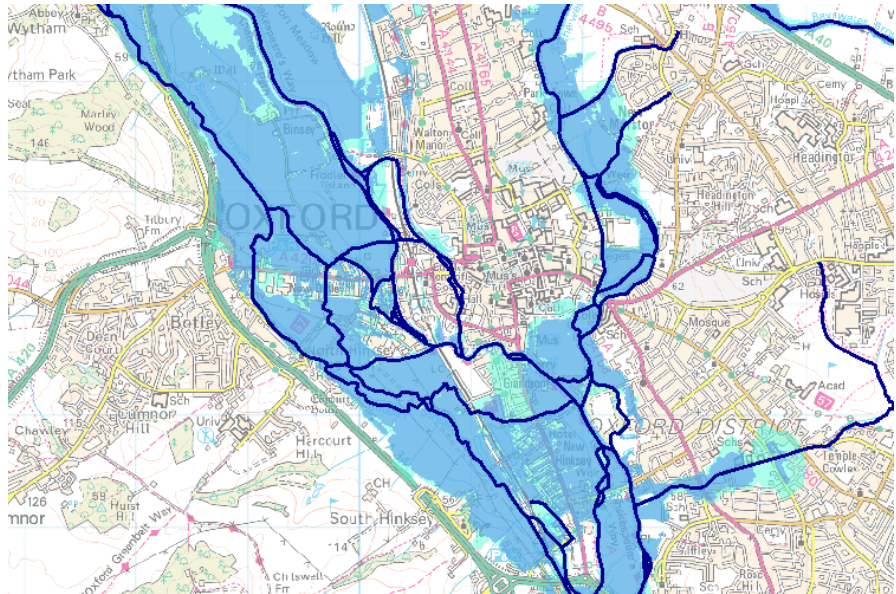
Table 4.6 Summary of scoping report information																
Topic	Current situation	Likely future without the plan														
1. Water Flooding	<p>There are around 4,500 properties at a 1% or higher risk of flooding within Oxford. The figure shows river flooding in Oxford.</p> 	<p>By 2080, without additional protection, nearly 6,000 properties could be at 1% or higher risk of flooding because of climate change. The Oxford flood alleviation scheme is expected to reduce this to about 1,800 properties.</p> <p>Climate change is also likely to result in hotter, drier summers; milder, wetter, winters; increased storm events; and more extreme weather events such as droughts or floods.</p>														
Water resources	<p>Oxford is in an area of serious water stress. Most of the water in the region comes from surface water extraction. The Swindon and Oxford (SWOX) water resource zone currently has supplies that are 27M litres/day greater than demand, but demand is expected to exceed supply by 2020:</p> <table border="1"> <thead> <tr> <th>Year</th> <th>2015</th> <th>2020</th> <th>2025</th> <th>2030</th> <th>2035</th> <th>2040</th> </tr> </thead> <tbody> <tr> <td>SWOX water resource zone, million litres/day</td> <td>27.08</td> <td>-0.14</td> <td>-12.05</td> <td>-21.30</td> <td>-26.70</td> <td>-32.66</td> </tr> </tbody> </table> <p>Average water consumption in the UK is 150 litres/person/day (lpd).</p>	Year	2015	2020	2025	2030	2035	2040	SWOX water resource zone, million litres/day	27.08	-0.14	-12.05	-21.30	-26.70	-32.66	<p>By 2040, as a result of planned growth in the SWOX area, there will be an anticipated deficit of 33M litres/day. Thames Water is proposing to build a new reservoir at Abingdon. The government aims to reduce water consumption to 130 litres/day.</p>
Year	2015	2020	2025	2030	2035	2040										
SWOX water resource zone, million litres/day	27.08	-0.14	-12.05	-21.30	-26.70	-32.66										
Water quality	<p>Water quality figures for the Oxford area do not exist. The ecological status of rivers in the Thames River Basin district as a whole are show below.</p>	<p>The Environment Agency predicts that, by 2021, water</p>														

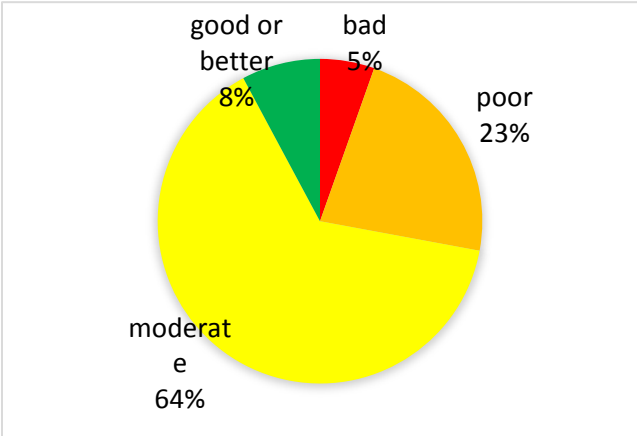
Table 4.6 Summary of scoping report information		
Topic	Current situation	Likely future without the plan
	 <p>A pie chart illustrating the current situation of Thames River Basin district quality. The chart is divided into four segments: 'moderate' (64%, yellow), 'poor' (23%, orange), 'good or better' (8%, green), and 'bad' (5%, red).</p>	<p>quality in the Thames River Basin district will have improved slightly, to bad 4%, poor 22%, moderate 64%, and good 10%.</p>
<b>2. Green spaces</b> Green Belt	<p>A Green Belt study showed that the 'green wedges' within Oxford and smaller areas close to the urban area are particularly good for preventing urban sprawl and preserving the setting and special character of Oxford; and the larger parcels on the edge of Oxford are particularly good for preventing towns from merging into each other and safeguarding the countryside from encroachment.</p>	



Table 4.6 Summary of scoping report information		
Topic	Current situation	Likely future without the plan
<p>Nature conservation areas</p>	<p>The map shows areas of importance for wildlife in Oxford. The Oxford Meadows Special Area of Conservation is internationally important. Oxford also has a range of Sites of Special Scientific Interest, whose condition ranges from favourable to unfavourable declining. See also Sec. 4.3.</p>	<p>Increasing development will put increasing pressure on Oxford's nature conservation areas and its landscape value</p>
<p>Landscape value of green spaces</p>	<p>The map summarises the landscape value of Oxford's green spaces.</p> <div style="margin-top: 20px;"> <p><b>Key to Landscape Value</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f08080; border: 1px solid black; margin-right: 5px;"></span> High (&gt; 15 points)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> Moderate (9 to 15 points)</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Low (&lt; 9 points)</li> </ul> </div>	<p>The Oxford Flood Alleviation scheme will go through the south-west part of Oxford, some of which has high landscape value.</p>

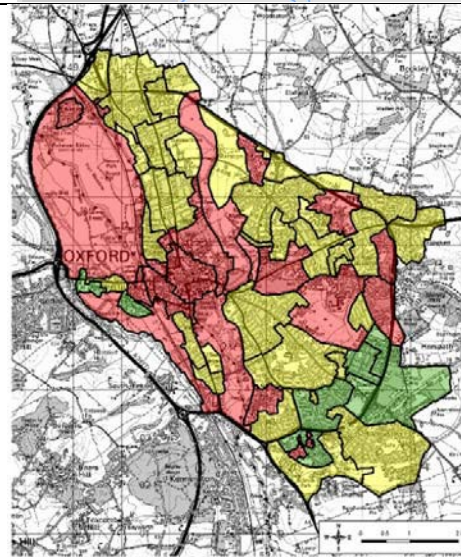
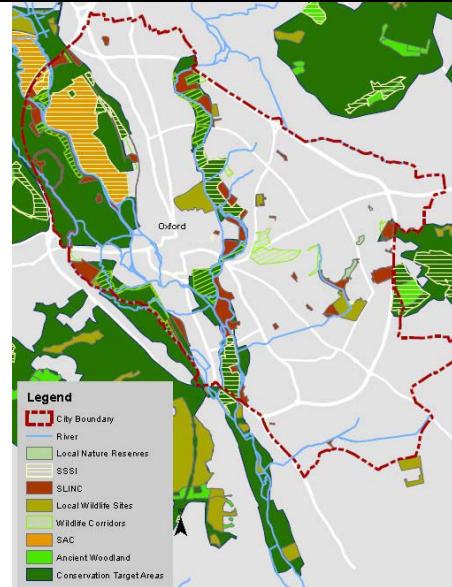


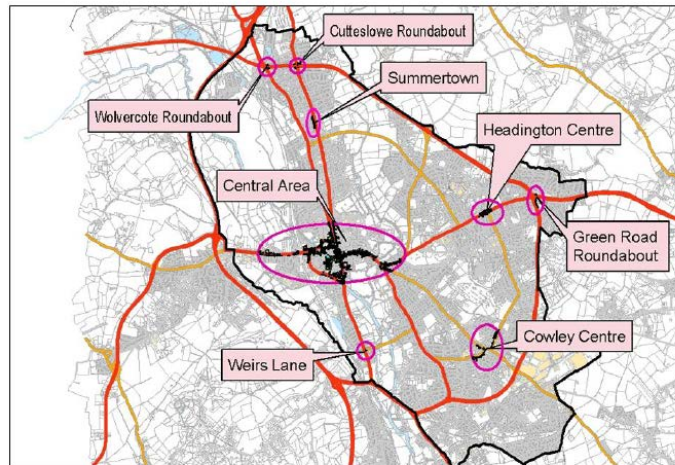


Table 4.6 Summary of scoping report information		
Topic	Current situation	Likely future without the plan
Sports and recreation provision, parks, allotments	<p>There is currently a shortage of playing pitch provision, particularly for cricket.</p> <p>Demand for allotments increased sharply between 1996 and 2010 but has levelled off since then.</p>	A growing population, and increased awareness of active lifestyles, means that there is likely to be increasing demand for outdoor sports provision, public open spaces and allotments in the long term.
<b>3. Design, landscape and townscape, and the historic environment</b>	<p>Oxford is located in a floodplain overlooked by surrounding ridges which provide an important backdrop to Oxford's cityscape. Oxford has agricultural vales to the north and south, wooded hills to the east and the west, and river valleys extending through the urban core of the city. Oxford's character is also defined by its unique built environment: the iconic skyline and architecture produced by the limestone colleges and towering spires create a world-famous urban environment.</p> <p>Oxford contains buildings from every major British architectural period from the 11<sup>th</sup> century onwards. It contains 9 scheduled monuments, 15 Historic Parks and Gardens, 17 conservation areas, and around 1,500 listed buildings, with the proportion of grade I and II* as a total of all listed buildings being more than twice the national average. The Church of St. Thomas the Martyr and the Swing Bridge are on the Heritage at Risk Register.</p>	<p>The existing Local Plan has a strong suite of historic environment policies.</p> <p>Oxford continues to develop exciting new buildings at the forefront of modern architecture. In 2018, four of the eight RIBA South award winners were in Oxford. In 2017, three of the nine winners were in Oxford.</p>

Table 4.6 Summary of scoping report information																																		
Topic	Current situation	Likely future without the plan																																
<p><b>4. Transport</b> Commuting patterns</p>	<p>73% of Oxford city residents work in the city, but almost half of Oxford’s workforce (45,900 people) commuted into the city in 2011: this was a 14% increase from 2001. The greatest number of inbound and outbound commuters are from/to the Vale of White Horse.</p> <table border="1"> <caption>Estimated data from the bar chart</caption> <thead> <tr> <th>Mode</th> <th>Year</th> <th>Oxford residents</th> <th>Non-residents</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Car/van driver</td> <td>2001</td> <td>13,000</td> <td>27,000</td> </tr> <tr> <td>2011</td> <td>10,500</td> <td>30,000</td> </tr> <tr> <td rowspan="2">Public transport</td> <td>2001</td> <td>8,500</td> <td>7,500</td> </tr> <tr> <td>2011</td> <td>8,500</td> <td>9,500</td> </tr> <tr> <td rowspan="2">Walk/cycle</td> <td>2001</td> <td>16,500</td> <td>2,000</td> </tr> <tr> <td>2011</td> <td>21,500</td> <td>3,000</td> </tr> <tr> <td rowspan="2">Other</td> <td>2001</td> <td>2,500</td> <td>3,000</td> </tr> <tr> <td>2011</td> <td>1,500</td> <td>2,500</td> </tr> </tbody> </table> <p>Oxford city residents are much less reliant on the car for journeys to work than residents of other Oxfordshire authorities (34% compared with 63%). Oxford has the second highest proportion of people cycling to work in the UK, after Cambridge. It hosts four popular dockless bike schemes. It also has a high proportion of bus users. However the car remains the dominant form of transport to all destinations other than the city centre. The highest rate of car use in the city is in the Eastern Arc.</p>	Mode	Year	Oxford residents	Non-residents	Car/van driver	2001	13,000	27,000	2011	10,500	30,000	Public transport	2001	8,500	7,500	2011	8,500	9,500	Walk/cycle	2001	16,500	2,000	2011	21,500	3,000	Other	2001	2,500	3,000	2011	1,500	2,500	<p>The Oxford Transport Strategy is promoting bus rapid transport. The rail network around Oxford will also be subject to a high level of investment over the next 15 years. Cycling levels in Oxford have remained steady or increased slightly over time. Driverless cars could save road space and have the potential for car-sharing, which in turn could reduce the need for private parking spaces.</p> <p>On the other hand, the highest number of new jobs in the city by 2031 are expected to be in North Oxford and the Eastern Arc, where car use is higher than in the rest of Oxford.</p>
Mode	Year	Oxford residents	Non-residents																															
Car/van driver	2001	13,000	27,000																															
	2011	10,500	30,000																															
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Topic	Current situation	Likely future without the plan																																				
	<p>Traffic levels have not increased significantly in the outer cordon over time, and have decreased slightly in the inner cordon.</p> <table border="1"> <caption>Traffic Levels (2006-2016)</caption> <thead> <tr> <th>Year</th> <th>Inner Cordon</th> <th>Outer Cordon</th> </tr> </thead> <tbody> <tr><td>2006</td><td>35,800</td><td>80,400</td></tr> <tr><td>2007</td><td>32,900</td><td>73,300</td></tr> <tr><td>2008</td><td>33,941</td><td>72,000</td></tr> <tr><td>2009</td><td>33,673</td><td>72,100</td></tr> <tr><td>2010</td><td>32,077</td><td>81,270</td></tr> <tr><td>2011</td><td>32,424</td><td>82,000</td></tr> <tr><td>2012</td><td>32,111</td><td>82,600</td></tr> <tr><td>2013</td><td>31,256</td><td>77,200</td></tr> <tr><td>2014</td><td>30,681</td><td>80,243</td></tr> <tr><td>2015</td><td>30,625</td><td>81,372</td></tr> <tr><td>2016</td><td>32,024</td><td>83,518</td></tr> </tbody> </table>	Year	Inner Cordon	Outer Cordon	2006	35,800	80,400	2007	32,900	73,300	2008	33,941	72,000	2009	33,673	72,100	2010	32,077	81,270	2011	32,424	82,000	2012	32,111	82,600	2013	31,256	77,200	2014	30,681	80,243	2015	30,625	81,372	2016	32,024	83,518	<p>The level of growth expected in Oxfordshire means that traffic levels and congestion are likely to worsen.</p>
Year	Inner Cordon	Outer Cordon																																				
2006	35,800	80,400																																				
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2016	32,024	83,518																																				
Traffic levels and congestion	<p>Congestion is a persistent problem in Oxford. Within the centre there is a clear conflict between cars, buses and delivery vehicles which compete for the limited space with pedestrians and cyclists. The map shows congestions hot spots in Oxford.</p> <p>Contains Ordnance Survey data © Crown copyright and database right, 2015</p>																																					

Table 4.6 Summary of scoping report information		
Topic	Current situation	Likely future without the plan
<b>5. Air quality</b>	<p>Air quality has been improving in Oxford, but still exceed legal standards. For instance NO<sub>2</sub> levels are about 52µg/m<sup>3</sup>, down from 65µg/m<sup>3</sup> in 1995, but above the national objective of 40µg/m<sup>3</sup> which needs to be met by 2020. The map shows air pollution hot spots in Oxford. All of Oxford is an Air Quality Management Area for NO<sub>2</sub>.</p> <p>Most air pollution in Oxford comes from motorised traffic. Three-quarters of the NO<sub>2</sub> comes from vehicles and, of that, almost two-thirds comes from buses and coaches. The introduction of a low emission zone in 2014 helped reduce emissions, but the improvement was not as dramatic as hoped.</p>	<p>Air pollution is unlikely to drop further without further intervention. In 2017, the City Council and Oxfordshire County Council proposed the world's first Zero Emission Zone for Oxford: this would see diesel and petrol vehicles banned in phases, from a small number of streets in 2020 to the whole of Oxford city centre in 2035.</p> <p>Electric, hybrid and lower emissions vehicles will become more widely used during the Local Plan period. However the growth in population and jobs expected to happen in Oxfordshire is likely to worsen congestion and air pollution.</p>
<b>6. Resources</b> Soil and contamination	<p>Oxford contains several wedges of agricultural land, primarily north of Binsey and in the Cherwell Valley. Almost all of the major former industrial sites have been remediated and redeveloped, but some smaller sites may still be contaminated.</p>	
Previously developed land and density	<p>Between 2010/11 and 2014/15, almost all housing completions were on previously developed or garden land. Since then, some development, notably at Barton, has been on greenfield land. Large developments of over 10 units have met the target of 40 or more dwellings per hectare.</p>	<p>As the population of Oxford continues to grow, there will be increased pressure for development, resulting in higher residential densities.</p>



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Table 4.6 Summary of scoping report information		
Topic	Current situation	Likely future without the plan
Energy	Per capita CO <sub>2</sub> emissions in Oxford fell by 14% from 2005 to 2013. The Core Strategy and Local Plan require large developments to meet at least 20% of their energy needs on site through renewable and low carbon technologies.	It is likely that emissions from households will fall as a result of more efficient homes.
Waste	The proportion of household waste recycled and composted increased from 38.5% in 2006/7 to over 60% in 2011/12, and has broadly stayed at that level. The proportion of household waste sent to landfill has reduced from 61.4% in 2006/7 to 38% in 2011/12. The Local Waste Partnership was closed in 2014 as a result of funding cuts, so more up to date data are not available.	Although waste per household is not expected to rise, the total amount of household waste is expected to grow from less than 300,000 tonnes/year in 2011/12 to just under 350,000 tonnes/year in 2029/30.
<b>6. Housing</b> Affordability and affordable housing	Oxford is the least affordable city in the UK, with average house prices more than 16 times the average wage in the city. Rental prices are similarly unaffordable. Many people who work in Oxford cannot afford to live here, leading to high levels of in-commuting, with associated environmental and health costs.	The affordability of housing in Oxford is likely to worsen without the plan, as the lack of land for housing and increasing land values push house prices up further. The supply of affordable housing is also likely to worsen.
Needs and supply	The 2014 Strategic Housing Market Assessment (SHMA) identified an 'objectively assessed need' for Oxford ranging between 24,000 and 32,000 additional new homes between 2011 and 2031. The 2018 SHMA roll-forward to 2036 found that, in order to meet Oxford's affordable housing need in full, based on a policy of 50% delivery of affordable housing, 1,356 dwellings per annum would be required. The Oxfordshire Housing and Growth Deal with Government, signed by all of the local authorities in Oxfordshire in February 2018, commits the Oxfordshire authorities to work together to deliver 100,000 homes in the 20 year period to 2031. The assumption built in to this overall figure was that 1,400 dwellings per annum were identified as required in	Oxford does not have the capacity to meet its 'objectively assessed need'. Oxford is collaborating with adjacent authorities to meet this need.  Affordable housing supply is expected to be boosted by future major projects including Barton Park, land north of

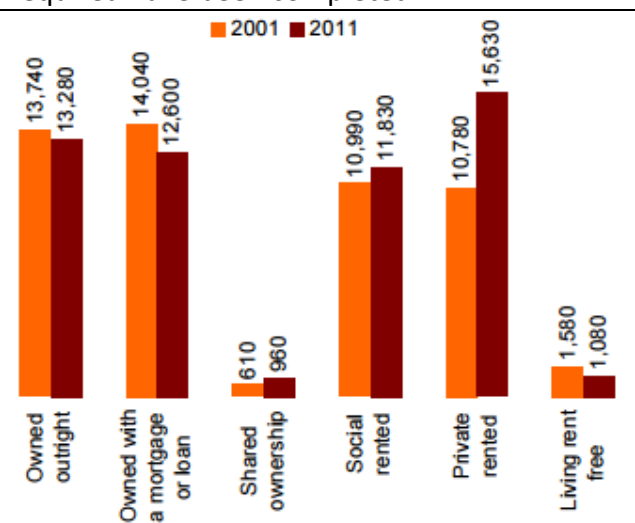
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Topic	Current situation	Likely future without the plan																					
	<p>Oxford to 2031. Therefore, the housing target remains as it was in the 2014 SHMA, namely 1,400 per annum. In late 2017 there were almost 3000 households on the Housing Register, and only about 500 properties were expected to become available to let in 2017/18.</p> <p>About 380 homes/year have been built in Oxford since 2006/07. Of these, on average 107 homes/year have been affordable since 2006/07, but this has been dropping sharply. In 2016/17, for instance, only 20 homes were affordable. This is because very few large sites where the on-site provision of affordable housing would be required have been completed.</p>	Littlemore Healthcare Trust, and Littlemore Park.																					
Types and sizes	<p>The proportion of people owning their homes has been decreasing, while the proportion of people living in private rented housing has increased sharply, as shown by the figure. This trend is likely to have significantly worsened since the 2011 figures. About 20% of the population live in Houses of Multiple Occupation.</p>  <table border="1"> <caption>Housing Tenure Comparison (2001 vs 2011)</caption> <thead> <tr> <th>Tenure Type</th> <th>2001</th> <th>2011</th> </tr> </thead> <tbody> <tr> <td>Owned outright</td> <td>13,740</td> <td>13,280</td> </tr> <tr> <td>Owned with a mortgage or loan</td> <td>14,040</td> <td>12,600</td> </tr> <tr> <td>Shared ownership</td> <td>610</td> <td>960</td> </tr> <tr> <td>Social rented</td> <td>10,990</td> <td>11,830</td> </tr> <tr> <td>Private rented</td> <td>10,780</td> <td>15,630</td> </tr> <tr> <td>Living rent free</td> <td>1,580</td> <td>1,080</td> </tr> </tbody> </table>	Tenure Type	2001	2011	Owned outright	13,740	13,280	Owned with a mortgage or loan	14,040	12,600	Shared ownership	610	960	Social rented	10,990	11,830	Private rented	10,780	15,630	Living rent free	1,580	1,080	There has been a trend towards smaller dwelling and flats in Oxford, many of which are conversions and garden land development. The trends towards increasing private rented housing and Houses of Multiple Occupation look likely to worsen.
Tenure Type	2001	2011																					
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Students and student accommodation	Core Strategy Policy CS25 requires each university to have no more than 3,000 full-time students living in Oxford outside of university-provided accommodation. The graph shows that the University of Oxford is achieving this target but Oxford Brookes University is not.	<p>Student numbers at both universities have increased over time. This may change with Brexit.</p> <p>Oxford Brookes University is</p>																					



Table 4.6 Summary of scoping report information																										
Topic	Current situation	Likely future without the plan																								
	<table border="1"> <caption>Student Numbers (Estimated from Chart)</caption> <thead> <tr> <th>Year</th> <th>Univ of Oxford</th> <th>Oxford Brookes</th> </tr> </thead> <tbody> <tr> <td>2010/11</td> <td>3200</td> <td>3500</td> </tr> <tr> <td>2011/12</td> <td>3300</td> <td>2200</td> </tr> <tr> <td>2012/13</td> <td>3400</td> <td>2800</td> </tr> <tr> <td>2013/14</td> <td>3000</td> <td>3000</td> </tr> <tr> <td>2014/15</td> <td>2900</td> <td>3400</td> </tr> <tr> <td>2015/16</td> <td>2900</td> <td>3700</td> </tr> <tr> <td>2016/17</td> <td>2800</td> <td>4100</td> </tr> </tbody> </table>	Year	Univ of Oxford	Oxford Brookes	2010/11	3200	3500	2011/12	3300	2200	2012/13	3400	2800	2013/14	3000	3000	2014/15	2900	3400	2015/16	2900	3700	2016/17	2800	4100	<p>revising its student accommodation strategy.</p>
Year	Univ of Oxford	Oxford Brookes																								
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<p><b>7. Health</b> General health</p>	<p>More than 80% of Oxford's resident say that they are in good or very good health, higher than the UK average. Oxford is also above average in most indicators of general health. Summertown has the lowest level of health deprivation and Greater Leys the highest, as shown in the figure.</p> <p>The colours on the map show ID 2010 Health domain score</p> <p>Showing all areas at MSOA level</p> <ul style="list-style-type: none"> <li><span style="color: green;">■</span> -2.7 to -0.7</li> <li><span style="color: yellow;">■</span> -0.7 to -0.2</li> <li><span style="color: orange;">■</span> -0.2 to 0.2</li> <li><span style="color: red;">■</span> 0.2 to 0.7</li> <li><span style="color: darkred;">■</span> 0.7 to 2.7</li> </ul> <p>Oxford's adults are generally more active, less likely to be overweight, and less likely to smoke than the national average. The mental health of Oxfordshire</p>	<p>Nationally, people are living longer and life expectancy at birth in Oxford is increasing in line with the national average.</p> <p>Nationally, obesity rates are increasing over time.</p>																								

Table 4.6 Summary of scoping report information		
Topic	Current situation	Likely future without the plan
	residents is similar to that in the UK as a whole, but referrals to mental health services are increasing.	
Housing and health	<p>In 2011, 38.5% of people in Oxford lived in households with more than one person per bedroom, and 12.4% of people lived in fuel poverty, higher than the national average.</p> <p>Homelessness is associated with poor health. The number of homeless people in Oxford has risen sharply: rough sleeper counts, which are known to underestimate the actual number of homeless people, rose from 19 in 2013/14 to 61 in 2017.</p>	On current trends, overcrowding and homelessness are likely to increase in Oxford.
<p><b>8. Poverty, social exclusion, crime and inequality</b></p> <p>Deprivation and wellbeing</p>	<p>Overall, Oxford ranks in the middle of national deprivation figures. However, as shown by the figure, this average ranking conceals large variations across the city. Ten of Oxford's 83 small areas are within the 20% most deprived in England, whilst 17 are in the 20% least deprived. The most deprived areas are Northfield Brook and Rose Hill and Iffley.</p> <p>Life satisfaction (wellbeing) scores are similar to those of</p>	<p>Blackbird Leys, Northfield Brook, and Barton and Sandhills have consistently scored poorly on indices of deprivation, particularly in relation to income (particularly child poverty) and educational attainment. The new Barton Park development may change this.</p>

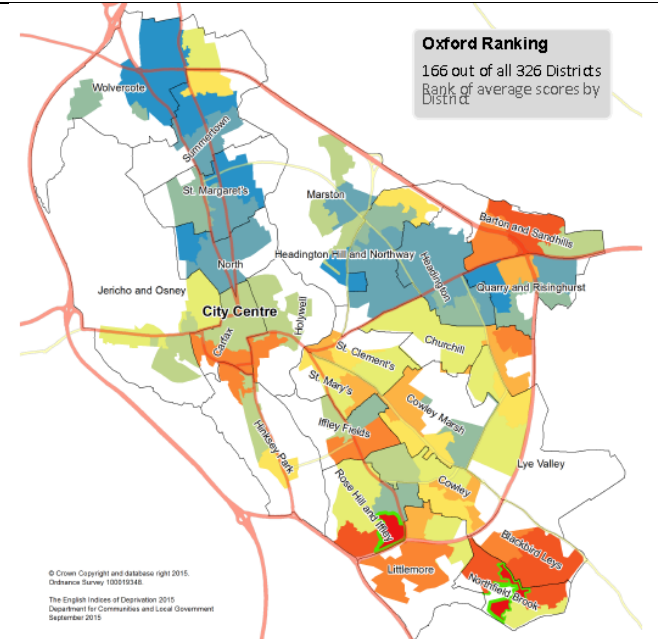


Table 4.6 Summary of scoping report information		
Topic	Current situation	Likely future without the plan
	<p>deprivation.</p> <p>1= most deprived, 10= least deprived</p>	
	<p>Housing and services deprivation is high across most of the city, reflecting the disparity between income and house prices. The figure shows spatial distribution of barriers to housing and services.</p> <p>© Crown Copyright and database right 2015. Ordnance Survey 100019348. The English Index of Deprivation 2010. Department for Communities and Local Government September 2015</p>	
Crime	<p>Crime levels in Oxford are relatively high. Theft (bicycle theft and theft from person) and possession of weapons in Oxford is significantly higher than the national average. Areas in the most 10% most deprived areas in England in relation to crime include Carfax/Holywell, Hinksey Park, Rose Hill and Iffley, St.</p>	

Table 4.6 Summary of scoping report information		
Topic	Current situation	Likely future without the plan
	<p>Clement's and St. Mary's.</p> <p>More than 90% of Oxford residents feel safe in their local areas and the city centre during the day. At night, 69% feel safe in their local areas and 55% in the city centre.</p>	
Social cohesion	Almost three-quarters of Oxford residents feel that people from ethnic backgrounds get on well together in their neighbourhood. People in the south east of Oxford are the least likely to say this.	Oxford's population is likely to continue to grow and become more diverse.
Deprivation and health	Average life expectancy in Oxford is similar to the national average, but men in the least deprived areas of Oxford have a life expectancy 8.8 years longer than those in the most deprived parts of the city. For females, the gap is 3.7 years.	
<b>9. Education, skills and employability/training</b>	<p>Oxford is, in general, a well-educated city. In 2016, 61% of Oxford's population had a degree, compared to an England average of 38%. However, GCSE attainment overall is poorer than the England average, with 22% of people aged 16 or over having no qualifications or fewer than 5 GCSEs at C or above. Education and skills deprivation, shown in the figure, is concentrated in the east and south-east of the city.</p>	<p>Oxford has an increasingly polarised labour market with many high-wage, high-skill and low-wage, low-skill jobs, but fewer jobs at intermediary level. Growth is most likely in education, bioscience, health care and retail. These jobs may not be accessible to local people unless the skills and training gap is addressed. There is also an increasing divide to those who have access to good quality housing and those who do not: this has knock-on effects for those wishing to access jobs.</p>
<b>10. Quality of essential</b>	The table below lists show many services and facilities are available in each of the Oxford postcodes.	Over time, GP practices are tending to combine or co-

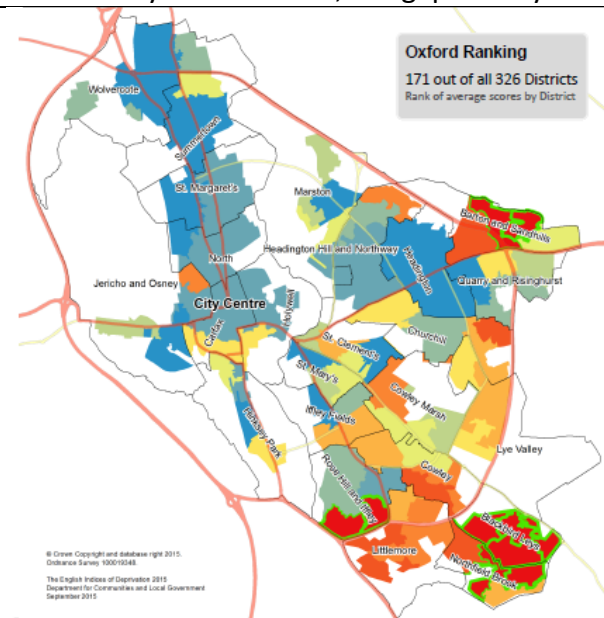


Table 4.6 Summary of scoping report information										
Topic	Current situation								Likely future without the plan	
<b>services and facilities</b>		<b>OX1</b>		<b>OX2</b>		<b>OX3</b>		<b>OX4</b>		locate to serve wider areas. Oxfordshire is providing new schools, all of which will be academies or free schools in line with government policy. The City Council is investing in its community centres and leisure centres. Children's centres throughout Oxfordshire have been closing as a result of funding cuts. Nationally, pubs are closing rapidly. The Post Office has started to move away from providing services in their own premises and towards co-locating services within shops or other premises.
	Population	17730		31201		39060		63915		
	<b>Facility/service</b>	<b>Total</b>	<b>People/facility</b>	<b>Total</b>	<b>People/facility</b>	<b>Total</b>	<b>People/facility</b>	<b>Total</b>	<b>People/facility</b>	
	GP practice	6	2955	5	6240	7	5580	8	7989	
	Dental practice	5	3546	2	15601	10	3906	9	7102	
	Pharmacy	3	5910	7	4457	8	4883	16	3995	
	Primary school	2	8865	7	4457	9	4340	14	4565	
	Secondary school	0		2		1		2		
	Community Centre	2	8865	5	6240	8	4883	13	4917	
	Leisure centre	2		1		1		1		
	Children's centre	1	17730	2	15601	3	13020	4	15979	
	Pub	49	362	27	1156	22	1775	46	1389	
Post office	2	8865	5	6240	5	7812	6	10653		
<b>11. Employment and economy</b> Employment	<p>Oxford has a high proportion of students and young people. Oxford's population increased by 12% between 2001 and 2011, to 151,900. The proportion of economically active residents is comparable to other areas. The contribution of Oxford's workforce to the national economy (GVA per worker) is ranked 7<sup>th</sup> of 55 cities in England for gross value added (£58,150).</p> <p>A high proportion (61%) of the workforce is employed in managerial, professional and associate professional jobs; this is much higher than England as a whole. Employment is dominated by the public sector and in particular education and health (48%). Oxford has seen a strong growth in private sector jobs over the past decade. This emphasizes the importance of the 'knowledge sector', with about two-thirds of the workforce working within this sector.</p>								Oxford's population is forecast to rise to 186,000 by 2031, with another 24,300 new jobs in that period. The growth is expected to be in university-related education, bioscience, healthcare and retail.	
									Public sector jobs are particularly vulnerable in times of austerity.	

Table 4.6 Summary of scoping report information		
Topic	Current situation	Likely future without the plan
Unemployment	Unemployment in Oxford has fallen from about 5,000 (6%) in 2012 to about 3,000 (3.2%) in early 2018. Unemployment in Oxford is much lower than the English average. About one third of those unemployed claimed Job Seekers Allowance. Pockets of unemployment coincide with the most deprived areas of the city. One of the impacts of the recession in the UK has been to further exacerbate existing regional and local disparities, with areas such as Oxford suffering less than areas that were already struggling before the recession.	
<b>12. Retail, district centres and city centre</b>	In early 2016, 3-4% of units in the city centre were vacant, and 6-7% in the district centres, lower than the national average is 10%. This will have changed with the opening of the Westgate Centre in late 2017.  Oxford has fewer jobs in wholesale and retail than the UK average: 10% compared to 16%; and about the same proportion of jobs in accommodation at food services as the UK average, at about 7%.	The continued growth of Internet sales and out of town shopping may affect city centre shopping.
Retail units	Although government has allowed the conversion of some retail units to residential accommodation since 2014, this has not significantly affected Oxford's frontages. Oxford currently has a target of at least 75% of city centre primary shopping frontage, 50% of city centre secondary frontage and 65% of district shopping frontages being retail units: these targets are exceeded everywhere other than on the Cowley Road which has a high proportion of food and drink premises.	The City Council intends to bring forward developments in George Street.



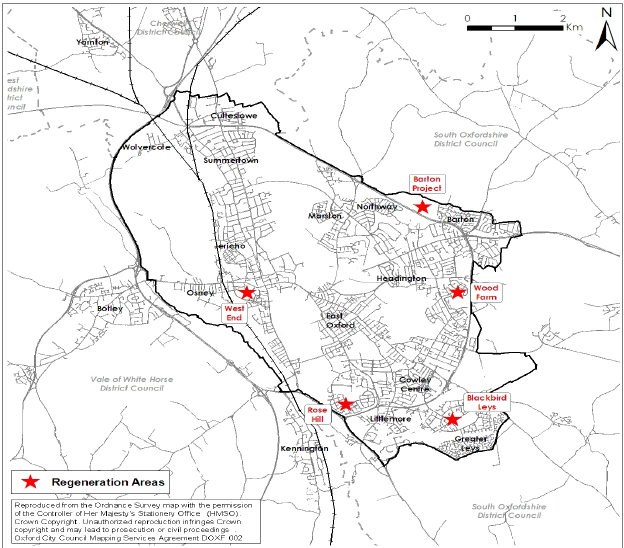
Table 4.6 Summary of scoping report information		
Topic	Current situation	Likely future without the plan
<p><b>13. Regeneration and economic revival</b></p>	<p>Oxford currently has regeneration areas in the West End, Barton, Blackbird Leys, Northway, Rose Hill and Wood Farm.</p>  <p>The map displays the city of Oxford with several regeneration areas highlighted by red stars. These areas are labeled as West End, Barton, Blackbird Leys, Rose Hill, and Wood Farm. Other districts shown include Headington, Cowley, Littlemore, and Kennington. A scale bar at the top right indicates a distance of 0 to 2 kilometers. A legend at the bottom left identifies the red stars as 'Regeneration Areas'. A small text box at the bottom left of the map area contains the following text: 'Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office (HM/SO). Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Oxford City Council Mapping Services Agreement DOXF 012'.</p>	<p>Likely future without the plan</p> <p>Key planned projects are:</p> <ul style="list-style-type: none"> <li>• West End: homes and jobs at Oxpens, and redevelopment of the Oxford railway station (see the SPD for station and Oxpens)</li> <li>• Barton and Northway: 800 new homes, community facilities, access improvements (ongoing)</li> <li>• Blackbird Leys: redevelopment of the district centre, general physical redevelopment and social improvements (ongoing)</li> <li>• Wood Farm: improvements to Foresters tower block (ongoing)</li> </ul>
<p><b>14. Sustainable tourism</b></p> <p>Number of visitors</p>	<p>The number of staying visits by overseas visitors in Oxford has steadily risen, from 390,000/year in 1999 to 586,000 in 2016. Oxford is the 7<sup>th</sup> most visited city in the UK. More than half of visitors come from western Europe.</p>	<p>Tourist numbers have risen consistently for the past 20 years, as has spending by tourists. Oxford has consistently been between the 6<sup>th</sup> and the 8<sup>th</sup> most visited city in the UK. These trends are expected to continue in the future.</p> <p>It also seems likely that Oxford will continue to be an</p>

Table 4.6 Summary of scoping report information		
Topic	Current situation	Likely future without the plan
	<p>In terms of domestic visits, in 2012-14 on average there were 5.6 million day visits/year and a total of 6.2 million visits/year, with a total expenditure of £310 million.</p>	Likely future without the plan attractive destination for hotel operators.
Tourism jobs	A 2014 study found that almost 10,000 full-time equivalent jobs (12.7% of the total workforce) were supported by tourism spending in Oxford.	
Tourism attractions	The Ashmolean Museum, Museum of Natural History, Pitt Rivers Museum and Museum of the History of Science all rank in the top 20 most visited free attractions in the South East.	

### 4.3 Task A3: Identifying key sustainability issues and problems

The SEA Directive requires a description of “Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC” (Annex Id)

The policy context of Task A1 and sustainability context of Task A2 identified a range of issues and problems that could inform and affect the development of the Oxford Local Plan 2036. Table 4.7 summarises these.

Table 4.7 Sustainability problems and issues in Oxford			
Topic	Current situation	Likely future without plan	Sustainability problems and issues
<b>1. Water</b>			
Flooding	Red	Yellow	4500 homes are currently at flood risk, decreasing to about 1800 with the flood alleviation channel. Increased likelihood of flooding with climate change. Increased pressure to locate development in areas of higher flood risk.
Water resources	Yellow	Red	Oxford is in an area of serious water stress. This will be exacerbated with increased demand for water from a growing population.
Water quality	Yellow	Yellow	Water quality in the Thames catchment is mostly moderate. Run-off from increased development could worsen this.
<b>2. Green spaces</b>			
Green Belt	Green	Yellow	Oxford has a wide range of green spaces which are generally of good quality. However as Oxford’s population increases there will be more demand for outdoor sports and recreation, and increasing pressure on Oxford’s green spaces. Some green spaces may be needed to provide new homes.
Nature conservation areas	Green	Yellow	
Biodiversity	Yellow	Red	
Landscape value of green spaces	Green	Yellow	
Sports/recreation, parks, allotments	Yellow	Yellow	
			Biodiversity is plummeting worldwide.
			Green spaces will need to respond to climate change, providing long term flood protection and adaptable habitats.
<b>3. Design, landscape and townscape, and the historic environment</b>	Green	Green	Oxford has a high quality landscape and historic environment. High levels of development and tourism continue to put a strain on natural and historic sites and Oxford’s landscape and townscape.
<b>4. Transport</b>			
Commuting patterns	Green	Green	Oxford has much higher levels of cycling and public transport use than elsewhere, but congestion levels are high and growing. With the population and job growth envisaged for Oxfordshire, a continuation of existing levels of car use would threaten to overburden the transport network. Housing development must be delivered in locations that allow sustainable travel choices, and barriers to walking and cycling need to be overcome.
Traffic levels and congestion	Yellow	Red	
<b>5. Air quality</b>	Yellow	Yellow	All of Oxford is an Air Quality Management Area for NO <sub>2</sub> , and there

**Table 4.7 Sustainability problems and issues in Oxford**

Topic	Current situation	Likely future without plan	Sustainability problems and issues
			are air quality 'hot spots' at many major road junctions. Most of the city centre air pollution comes from buses. Tackling congestion, for example by reducing journeys to and within Oxford by motorised traffic, and greater use of low and zero emission vehicles, would help improve air quality.
<b>6. Resources</b> Soil and contamination			Soil quality, development density and protection of undeveloped land have been good to date. Higher costs associated with dealing with any remaining contaminated sites could increase pressure to develop greenfield sites.
Previously developed land and density			Increased housing pressure means that there will be more pressure on undeveloped land. Housing densities are likely to grow further.
Energy			The attractiveness of renewable energy technologies is likely to grow as costs fall.
Waste			Although waste levels per household are not predicted to grow, the total amount of waste will increase as the number of households increases.
<b>6. Housing</b> Affordability and affordable housing			House prices in Oxford are already very high, and likely to rise further with increasing demand. Housing to rent on the open market is also unaffordable to a significant proportion of people. This affects employers' ability to attract and retain workers.
Needs and supply			In 2016 the Oxfordshire Growth Board confirmed that Oxford was unable to meet its housing need due to the constrained nature of Oxford. Oxford only has the capacity to accommodate around 8,500 dwellings: the rest will be met outside the city. This will affect commuting flows into Oxford. Without further large development sites being identified, the number of small infill sites is likely to increase, and could increase pressure on the existing infrastructure.
Types and sizes			High house prices in Oxford have led to a reduction in home ownership and a sharp increase in the proportion of private renting, including in Houses in Multiple Occupation (HMOs). This trend is likely to increase with further population growth. Provision of family-sized homes is challenging: with high land values and competition from HMOs, developers seek to maximise the number of units on each site.
Students and student accommodation			Oxford University is meeting the council's target on students living outside of purpose-built student accommodation, but Oxford Brookes University is not: this is being worked on. Adequate provision of student accommodation can help free up properties for other people, and encourage vibrancy in communities.

**Table 4.7 Sustainability problems and issues in Oxford**

Topic	Current situation	Likely future without plan	Sustainability problems and issues
<b>7. Health</b> General health	Green	Green	The health of Oxford’s residents is generally good, but there is great variation: for instance, men in wealthier parts of the city live more than 8 years longer than men in more deprived parts of the city. This disparity needs to be reduced. Oxford residents’ higher-than-average levels of activity and healthy weight need to be maintained and increased. The Local Plan can help to address wellbeing and mental health by improving housing quality, access to open spaces and building communities.
Housing and health	Yellow	Red	The health of Oxford’s residents is generally good, but there is great variation: for instance, men in wealthier parts of the city live more than 8 years longer than men in more deprived parts of the city. This disparity needs to be reduced. Oxford residents’ higher-than-average levels of activity and healthy weight need to be maintained and increased. The Local Plan can help to address wellbeing and mental health by improving housing quality, access to open spaces and building communities.
<b>8. Poverty, social exclusion, crime and inequality</b> Deprivation and wellbeing	Red	Red	There are sharp inequalities across the city in terms of opportunities, wellbeing and health. Action needs to be taken to address these inequalities to enable all parts of Oxford’s communities to experience a good quality of life.
Crime	Yellow	Yellow	Oxford’s population is becoming increasingly diverse. Crime levels in Oxford are slightly higher than in similar areas, and perceptions of safety after dark are much lower than in daytime.
Social cohesion	Green	Green	Oxford’s population is becoming increasingly diverse. Crime levels in Oxford are slightly higher than in similar areas, and perceptions of safety after dark are much lower than in daytime.
<b>9. Education, skills and employability/training</b>	Green	Yellow	Oxford’s population overall is highly skilled, but 22% of people of working age have low or no qualifications. This disparity is strongest in the most deprived areas of the city. State schools across Oxford, and particularly in deprived areas, generally under-perform compared to regional and national averages. Skills mismatches increase in-commuting, exacerbating congestion problems. Employment growth in Oxford is likely to be in high-skill sectors: without appropriate skills and training, these jobs will not be accessible to local people.
<b>10. Quality of essential services and facilities</b>	Yellow	Yellow	Availability of services and facilities plays a key role in quality of life. With an increase in population, it will become even more important to protect and enhance these facilities, and ensure that they are easy to access by walking, cycling and public transport. Opportunities should be sought for co-location of facilities.
<b>11. Employment and economy</b> Employment	Green	Green	Oxford has a very strong economy, with high employment, low unemployment and high Gross Value Added. The Oxfordshire Housing and Growth Deal, and the Oxford - Milton Keynes – Cambridge ‘knowledge arc’ will further strengthen this.
Unemployment	Green	Green	It is unlikely that significant new employment sites will be identified in Oxford: the focus is on redevelopment and renewal of existing sites. Ensuring the right balance of employment and housing growth is fundamental to ensuring sustainable growth.
<b>12. Retail, district centres and city centre</b>	Green	Green	Retail in Oxford has been consistently strong, and has been strengthened with the opening of the Westgate Centre. The city and district centres will need to continue to have a wide range of uses and an attractive public realm to ensure long dwell times and attract people way from online shopping.
<b>13. Regeneration</b>	Yellow	Yellow	The diverse nature of Oxford’s economic base has helped the city

Table 4.7 Sustainability problems and issues in Oxford			
Topic	Current situation	Likely future without plan	Sustainability problems and issues
and economic revival			to be resilient in the face of recession, but Oxford's overall prosperity masks localized areas of deprivation. There are plans for improving the existing areas of regeneration in the city. Physical regeneration interventions need to be supplemented with social, economic and environmental changes.
<b>14. Sustainable tourism</b>			Tourist numbers to Oxford are high and growing. This has implications for congestion and air quality. The quality of the visitor experience will become more important as competition between destinations increases. Hotel operators are in competition for limited sites.
Number of visitors			
Tourism jobs			
Tourism attractions			

### Problems at areas of particular environmental importance

The SEA Directive requires an analysis of existing problems at areas of particular environmental importance, including Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). SPAs and SACs are internationally important nature conservation sites designated for, respectively, birds and habitats/species. They are discussed further in the Habitats Regulations Assessment (see Section 3.5).

There are no SPAs in or near Oxford, but there are three SACs within 20km of Oxford:

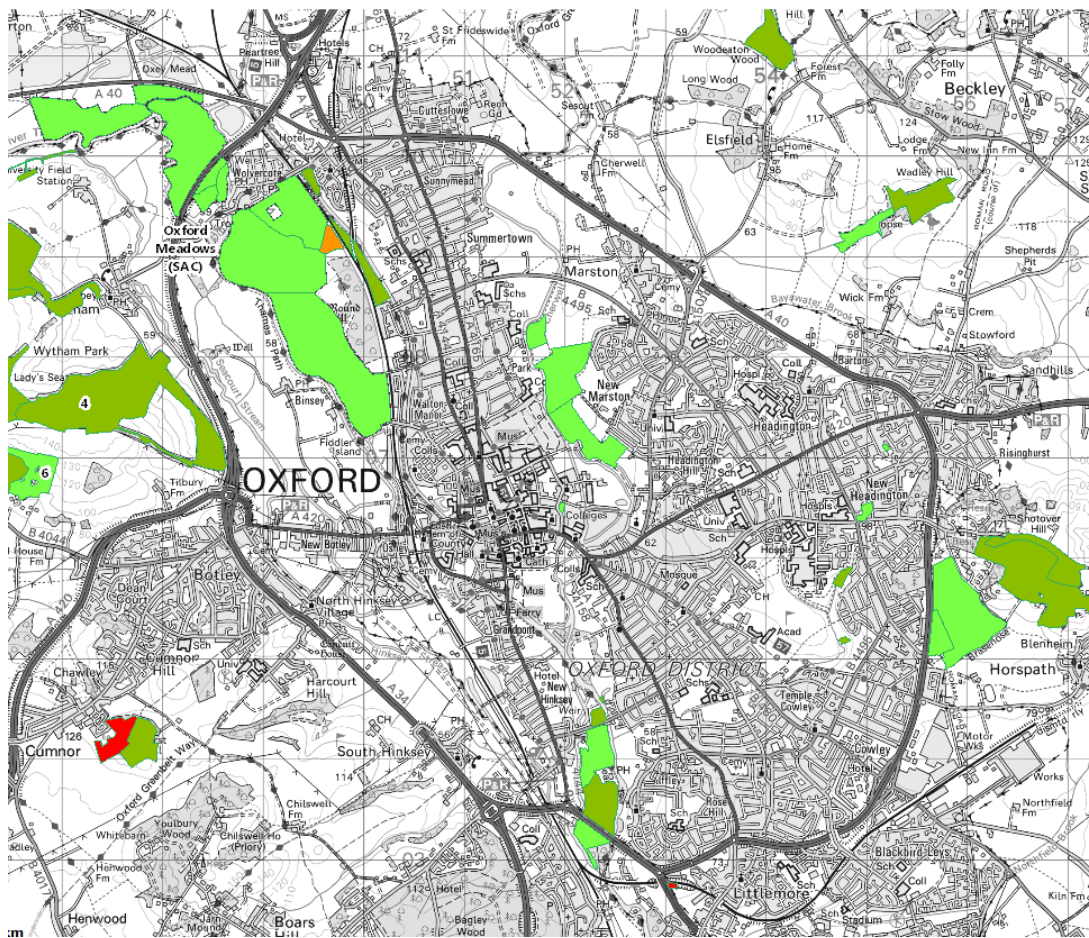
**Oxford Meadows SAC** is a 267ha site which lies within the city boundary. It is designated because of its lowland hay meadow and creeping marshwort *Apium repens*. In December 2015, the last year of analysis by Natural England, it had excellent overall ('global') value for its hay meadow and creeping marshwort. However it is highly threatened by human induced changes in hydraulic conditions, pollution to surface water and invasive non-native species.

**Cothill Fen SAC** is a 43ha site located 7km from the city boundary. It is designated for its lowland valley mire, which contains one of the largest surviving examples of alkaline fen vegetation in central England. In 2015 the alkaline fens were of good overall value, and the alluvial forests were of significant global value. It is highly threatened by pollution to groundwater and human-induced change in hydraulic conditions.

**Little Wittenham SAC** is a 69ha site located 19km from the city boundary. It is designated because it contains one of the best-studied great crested newt sites in the UK. In 2015 it was of good overall value, but it is highly threatened by non-native invasive species.

Oxford also has several Sites of Special Scientific Importance (SSSIs). Their condition is shown at Table 4.8 and Figure 4.4. The information on SSSI condition is normally 5-10 years old, so their condition may have changed since it was assessed.





**Figure 4.4 Condition of SSSIs in and near Oxford**



<b>Table 4.8 SSSIs in Oxford</b>		
<b>Site of Special Scientific Interest</b>	<b>Size (ha)</b>	<b>Condition</b>
Cassington Meadows	6.9	Favourable
Hook Meadow and the Trap Grounds	11.3	Unfavourable, Unfavourable Recovering
Iffley Meadows	36.1	Favourable, Unfavourable Recovering
Littlemore Railway Cutting	0.5	Unfavourable Declining
Lye Valley	2.3	Unfavourable Recovering
Magdalen Grove	0.4	Favourable
Magdalen Quarry	0.4	Favourable
New Marston Meadows	44.7	Favourable
Pixey and Yarnton Mead	86.4	Favourable
Port Meadow with Wolvercote Common and Green	167.1	Favourable, Unfavourable Recovering
Rock Edge	1.7	Favourable
Wolvercote Meadows	7.1	Favourable

## 4.4 Task A4: Developing the SA framework

The Sustainability Appraisal (SA) Framework provides a method by which the sustainability effects of a plan can be identified, described, analysed and compared. Development of the Local Plan 2036 involved two types of decisions: on policies (general directions for the plan) and on sites (specific locations for development). Assessing the impacts of policies is quite different from assessing the impacts of sites, and two different appraisal frameworks have been used.

### SA framework for plan policies

The SA Framework of Table 4.9 consists of SA objectives and decision-making criteria.

The **SA objectives** provide a method by which to test whether the Local Plan will yield the best possible outcomes in terms of sustainability. Essentially they are used to test the sustainability of the plan – its environmental, social and economic effects. The SA objectives therefore cover a full cross-section of sustainability issues.

The **decision-making criteria** consist of a series of questions which help expand the focus of the SA Objectives. The questions are used to ensure that all the issues are considered as part of the assessment process and to address any ambiguities that may arise. They are not considered as a definitive list when conducting the SA.

The following colour coding system was used to assess the impacts of each of the strategies. The success of the Local Plan 2036 in meeting the SA objectives will be monitored through a series of **indicators** that are shown at Chapter 9.

Very positive	++	Negative	-	No direct link	
Positive	+	Very negative	--	Depends on implementation	I
Neutral	0	Unclear	?		

Table 4.9 Sustainability appraisal (SA) framework		
SA topic	Sustainability objective	Decision-making criteria – will the option/proposal help to...
1. Flooding, water	To reduce the risk of flooding and the resulting detriment to the public well-being, the economy and the environment	Sustainably manage water run-off, ensure that the risk of flooding is not increased (either on site or downstream) and where possible reduce flood risk
2. Vibrant communities	To encourage urban renaissance by improving efficiency in land-use, design and layout and to create and sustain vibrant communities	Met the day to day needs of residents near to where they live Respect, maintain and strengthen local distinctiveness and sense of place, and promote high quality urban design
3. Housing	To meet local housing needs by ensuring that everyone has the opportunity to live in a decent affordable home	Deliver affordable housing to meet local needs Provide a mix of dwelling sizes and types to support the local housing market Meet the needs of specific groups (e.g. elderly, disabled, young, families, etc.) Provide housing that is designed and constructed sustainably Provide housing that is adaptable to meet changing family

**Table 4.9 Sustainability appraisal (SA) framework**

SA topic	Sustainability objective	Decision-making criteria – will the option/proposal help to...
		needs and the changing climate
4. Human health	To improve the health and wellbeing of the population and reduce inequalities in health	Provide accessible and appropriate healthcare services and facilities for all residents Provide opportunities to gain access to locally-produced fresh food Improve Health ranking on the indices of multiple deprivation
5. Poverty, social exclusion, crime, inequality	To reduce poverty and social exclusion; reduce crime and the fear of crime	Minimise opportunities for criminal and anti-social behaviour and the fear of crime Reduce social exclusion and reduce the number of wards in the most deprived 20% Reduce disparities in wellbeing across Oxford
6. Education	To raise the educational attainment and develop the opportunities for everyone to acquire the skills needed to find and remain in work	Provide suitable education for those who require it Facilitate skills and education enhancement Reduce disparities in education
7. Essential services and facilities	To provide accessible essential services and facilities	Increase the provision of essential services and facilities
8. Green spaces, open air sports and leisure	To provide adequate green infrastructure, leisure and recreation opportunities and make these readily accessible for all	Provide an appropriate range of formal and informal sports and recreation facilities that are accessible to all Provide a range of cultural, leisure and community facilities that are accessible by all
9. Biodiversity	To conserve and enhance Oxford's biodiversity	Protect and enhance internationally, nationally and locally designated habitats Protect and enhance priority habitats, and the habitat of priority species Achieve a net gain in biodiversity Enhance biodiversity through the restoration and creation of well-connected and multifunctional green infrastructure
10. Urban design and heritage	To protect and enhance the historic environment and heritage assets	Assess, record and plan archaeological features Preserve and enhance buildings and structures of architectural or historic interest Preserve and enhance the setting of cultural heritage assets Support access to, interpretation and understanding of the historic environment Protect and enhance important views into and out of the city Protect and enhance the setting of Oxford
11. Transport, air	To reduce traffic congestion and associated air pollution by improving travel choice, shortening journeys and reducing the need to travel by car/lorry	Actively encourage 'smarter choices' including public transport, cycling and walking Provide appropriate travel choices for all residents including the needs of specific groups Improve air quality
12. Water quality, water	To maintain and improve water quality; and manage	Protect groundwater, especially in the most sensitive areas (i.e. source protection zones)

**Table 4.9 Sustainability appraisal (SA) framework**

SA topic	Sustainability objective	Decision-making criteria – will the option/proposal help to...
quantity and soil	water resources	Maintain and where possible improve water quality Minimise water consumption and support sustainable levels of water abstraction Use land efficiently and minimise the loss of best and most versatile agricultural land
13. Efficient use of resources (including energy, waste)	To increase energy and resource efficiency (including minimising waste) and renewable energy, with the aim of mitigating climate change	Reduce energy consumption from non-renewable resources Generate energy from low or zero carbon sources Minimise carbon and other greenhouse gas emissions Increase supply of renewable and low-carbon energy Encourage recycling of household waste Encourage recycling of materials and minimise consumption of resources during construction
14. Economy and employment	To achieve sustainable economic growth (including the development and expansion of a diverse and knowledge-based economy)	Provide accessible jobs Ensure an appropriate balance between jobs and housing is delivered Provide a range of jobs and premises Contribute to a low-carbon economy Support the vitality and viability of nearby existing and proposed centres
15. Sustainable tourism	To encourage the development of a buoyant, sustainable tourism sector	Increase the number of jobs in the tourism sector Increase the number of visitors staying overnight Increase the total number of visitors and spend

The Strategic Environmental Assessment Directive requires the Environmental Report to include information on the likely significant effects on a specified list of environmental factors. Table 4.10 shows how the SA objectives relate to these factors.

**Table 4.10 Links between SEA Directive issues and SA objectives**

SEA Directive issue	SA objectives
Biodiversity	1, 8, 9, 11, 12
Population	1-16
Human health	4, 5, 6, 11, 14
Flora	1, 8, 9, 10, 11
Fauna	1, 8, 9, 10, 11
Soil	1, 8, 9, 11, 12
Water	1, 8, 9, 11, 12
Air	11, 13
Climatic factors	1, 11, 13
Material assets	1, 2, 3, 7, 8, 10, 12, 13
Cultural heritage (incl. architectural and archaeological heritage)	1, 2, 8, 10, 15
Landscape	1, 2, 8, 9, 10

**SA framework for sites**

More site-specific appraisal criteria were used to assess the impact of proposed development site. The detailed criteria are shown at **Appendix 2**. They are summarized at Table 4.11, which also shows how the site-specific criteria link with the policy appraisal framework of Table 4.9. The same colour coding scheme was used for site appraisal as for policy appraisal.

**Table 4.11 Site assessment criteria v. SA objectives**

Site assessment criteria	Sustainability objectives														
	1. Flooding	2. Vibrant communities	3. Housing	4. Human health	5. Poverty & soc. exclusion	6. Education	7. Services & facilities	8. Green spaces, sports	9. Biodiversity	10. Urban design & heritage	11. Transport & air	12. Water & soil	13. Efficient use of resources	14. Economy, employment	15. Sustainable tourism
Accessibility: vehicle access							✓				✓				
Accessibility: walking and cycling		✓		✓							✓				
Accessibility: public transport (bus)		✓		✓							✓				
Accessibility: public transport (train)		✓		✓							✓				
Flood risk	✓												✓		
Topography									✓	✓		✓			
Contamination				✓								✓			
Air quality				✓							✓				
Neighbouring land uses				✓						✓					
Distance to nearest primary school		✓	✓		✓	✓	✓				✓				
Distance to nearest GP surgery		✓	✓		✓		✓				✓				
Regeneration		✓			✓									✓	
Land type		✓								✓					
Townscape/Landscape Character		✓						✓		✓					✓
Heritage Assets		✓								✓					✓
Biological/geological importance								✓	✓			✓			
Green Infrastructure	✓	✓		✓				✓	✓	✓	✓	✓			✓

## 5. Assessing the Local Plan objectives

### Task B1. Testing the Local Plan 2036 Objectives against the SA Objectives

The Local Plan 2036 objectives were generated from the sustainability issues identified at the scoping stage and through the issues stage consultation process that took place in summer 2016. Officer level workshops were organised in order to consider the outcomes of both of these aspects and in order to discuss the most appropriate plan objectives for the City. Table 2.1 shows the Local Plan 2036 objectives.

The Local Plan objectives were assessed against the SA objectives to see whether there are any potential conflicts. The assessment is shown at Table 5.1.

Table 5.1 – Local Plan and SA Compatibility Mix															
Local Plan spatial objective	SA objective														
	1. Flooding	2. Vibrant communities	3. Housing	4. Human health	5. Poverty & soc. exclusion	6. Education	7. Services & facilities	8. Green spaces, sports	9. Biodiversity	10. Urban design & heritage	11. Transport & air	12. Water & soil	13. Efficient use of resources	14. Economy, employment	15. Sustainable tourism
1. Building on Oxford's economic strengths	x		x	✓		✓		x	x		x			✓	
2. Ensuring prosperity and opportunities for all		✓	x	✓	✓	✓		x	x		x			✓	
3. A pleasant place to live, delivering housing with a mixed and balanced community	✓	✓	✓		✓			x	x		x				
4. Making wise use of our limited resources	✓						✓	✓	✓			✓	✓		
5. Securing a good quality local environment	✓							✓	✓		✓				
6. Protecting and enhancing Oxford's green setting, open spaces and waterways	✓		x	✓				✓	✓					x	✓
7. Enhancing Oxford's unique built environment			x							✓					✓
8. Ensuring efficient movement into and around the city				✓							✓				
9. Providing communities with facilities and services		x					✓	✓	x		✓				
10. Ensuring Oxford is a vibrant and enjoyable city to live in and visit							✓				x		✓		

✓	Generally compatible	x	Potentially incompatible		No significant link / neutral
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Table 5.1 shows 18 potentially conflicting interactions. Table 5.2 briefly explains the rationale behind their identification. These possible conflicts have been taken into account in the development of the preferred options for the new Local Plan.

<b>Table 5.2 Possible conflicting interactions between the Local Plan Objectives and the SA Framework</b>		
<b>SA Objective</b>	<b>Local Plan Objectives</b>	<b>Rationale</b>
1	1	In order for Oxford to retain its economic significance and its high job offer, it must continue to expand its employment sites which will increase the amount of impermeable land in Oxford which could increase water run-off and the resulting flood risk. This can be managed through sustainable urban design models.
2	9	Delivering the diverse community facilities required to meet Oxford's needs could be problematic in terms of achieving a high degree of land efficiency. Careful consideration in allocating community sites could limit these problems.
3	1, 2, 6, 7	<p>Providing employment opportunities, if not properly managed alongside other considerations, has the potential to be at the expense of adequate housing provision, which would cause continued problems of housing shortages and unaffordability.</p> <p>Preserving Oxford's natural environment will mean less land is available for housing development which will limit Oxford's potential to address its unmet housing need. Protection of the historic environment could also impact on housing provision as the resulting lower or less dense developments may fit best into the surrounding built form.</p>
8	1, 2, 3	Careful consideration will be required in order to ensure the development of housing and employment areas do not adversely affect leisure and recreational opportunities by causing a net loss in green space through development.
9	1, 2, 3, 9	New employment, community, and housing developments will need careful consideration in order to not have a detrimental effect on the biodiversity of Oxford, either through direct or indirect damage to the fauna and flora of the area.
11	1, 2, 3, 10	<p>New housing and employment developments have a strong potential to increase the amount of congestion and resultant air pollution in Oxford. They will require careful management and comprehensive travel plans to mitigate these effects.</p> <p>Promoting the regional role of Oxford entails a strong possibility of increased traffic and air pollution at the outer cordon. This can be largely mitigated through offering alternative modes of travel into Oxford itself, such as through the creation further Park &amp; Ride facilities on arterial routes into the city.</p>
14	6	Protecting Oxford's green setting and character contributes to its brand and make it an attractive city for investment. However it can also damage Oxford's capability to provide additional employment space by limiting available land.

# 6. Assessing the Local Plan options

## Task B2. Developing the Local Plan options

The SEA Directive requires that “the likely significant effects on the environment of implementing the plan... and reasonable alternatives taking into account the objectives and the geographical scope of the plan, are identified, described and evaluated” (Article 5.1). It also requires “an outline of the reasons for selecting the alternatives dealt with” (Annex 1h).

There is more than one way of meeting the needs of residents, workers and visitors to Oxford. The options (or alternatives) stage of the SA aims to ensure that the choice of options to consider, and the choice of the preferred options, takes sustainability issues into account. The SA requirements are to

1. identify reasonable options,
2. assess the options’ effects using the SA framework from Table 4.9, and
3. explain why the preferred options were chosen.

Sections 6.1 and 6.2 discuss the main strategic policy options for the future growth of Oxford that were considered for the Local Plan 2036. The policy SA framework of Table 4.9 is used to assess the policy options. Section 6.1 mostly summarises and updates the findings of the SA of the preferred options document.

Section 6.3 discusses site allocation options. The sites SA framework of Table 4.11 is used to assess each site. It summarises and updates the findings of the site assessment report.

### 6.1 Early strategic policy options

#### Housing v. employment growth

Early discussions about the Local Plan considered whether to focus on new housing, new employment or both. This was due to Oxford’s pressure for development, combined with existing environmental and physical constraints. There is insufficient land within Oxford to meet all of Oxford’s development needs; the lack of affordable housing within Oxford is a barrier to economic growth; and there is an undersupply of employment premises and land to meet the forecast demand in Oxford to 2036. Given these issues, the right strategy needed to be developed to ensure that the housing supply can be maximised. It is also important to ensure that economic growth is supported so that Oxford can maintain its contribution to the local, regional and national economy. Table 6.1 compares, in broad terms, an employment-focused strategy, a housing-focused strategy or a strategy balancing the needs of both.

A housing-growth focused approach would mean that Oxford’s housing need was addressed as far as possible in terms of the available land. It would have a positive impact on housing, and could reduce in-commuting as more new houses were provided in the city. Depending on the scale of this, there could be improvements in air-quality and congestion. Following this approach could result in the loss of employment sites. Without mitigation, employment sites which support Oxford’s key strengths could be lost which could be ultimately detrimental to the economy.

Table 6.1 Housing v. employment growth			
SA Objective	Option 1: Strategy to be housing-focused	Option 2: Address housing need and employment growth	Option 3: Strategy to be focused on employment growth
1. Flooding			
2. Vibrant communities	++	+	-
3. Housing	++	+	--
4. Human health	0	0	0
5. Poverty & soc. exclusion			
6. Education	?	?	?
7. Services and facilities			
8. Green spaces & sport			
9. Biodiversity			
10. Urban design & heritage			
11. Transport & air	+	0	-
12. Water & soil			
13. Efficient use of resources			
14. Economy & employment	--		
15. Sustainable tourism	0	0	0

An employment-growth focused strategic approach would mean that housing need would be less of a priority than employment growth. As such, it is likely that less housing would be delivered during the plan period. It is also likely that in-commuting would increase as opportunities for employment growth were realised (potentially at the expense of opportunities for housing growth). The concern that lack of housing is a major barrier to economic growth would not be addressed.

Following a strategy which seeks to address both housing need and employment growth, would be likely to address some of the city's housing need and would also continue to bring new sites forward for employment development. Given Oxford's existing levels of in-commuting, it would not necessarily make this situation worse, but neither would matters improve. It is likely that a combination of greenfield land and brownfield land would be needed to meet the development needs under all the options.

The preferred option is therefore to focus on a housing-growth, while ensuring that the loss of important employment sites is resisted. This is most likely to lessen the barriers to economic growth. In-commuting is most likely to lessen in this scenario.

### Approaches to housing and employment

Different options for providing housing and employment growth – see Table 6.2 - were then considered.

An early consideration was whether to allocate new employment land or to focus development on existing sites, allowing employment growth through modernisation and intensification of employment uses at existing sites. The Oxford Employment Land Assessment 2016 found that demand for employment land is currently in excess of supply so new land for employment is required during the plan period. Instead, intensification of employment uses on existing employment sites, and some relaxation of key employment sites to allow other types of uses were favoured.

<b>Table 6.2 Strategic options for housing and employment growth</b>	
<b>Topic</b>	<b>Options</b>
Housing Growth	1. Further infill development and subdivision, and allow a higher percentage of HMOs across the city
	2. Identify certain areas across the city where higher density housing growth can take place
	3. Allow some existing employment sites to be redeveloped for housing
	4. Allow some greenfield land to be used for housing within the city
	5. Allocate housing land within the Oxford Green Belt (inside the city boundary)
Employment Growth	1. Relax existing protection of key employment sites to promote other uses
	2. Focus new employment development ('smart growth') within the City and District Centres
	3. Allow some greenfield land to be used for employment within the city
	4. Allocate new employment land within the Oxford Green Belt (inside the city boundary)

Note: Preferred options are shaded in blue

In terms of housing, maximising the availability of housing sites was favoured, including some development on the Green Belt and greenfield sites, some housing on employment sites, and some sites with higher density. There is already a high proportion of Housing in of Multiple Occupation (HMOs) in the city, so increasing this was not favoured.

The combinations of options provide a series of strategies in terms of future housing and employment land within Oxford over the plan period.

## 6.2 Early strategic policy options

The Local Plan 2036 Preferred Options Document contains a wide range of options, which were derived from ideas raised in the Issues Stage public consultation, research studies and suggestions from key stakeholders and City Council officers. The Issues Stage consultation identified the main issues likely to affect the city until 2036:

- Living and housing: where housing will go and what kind of housing is it going to be;
- A strong and mixed economy with a well-trained workforce;
- Making the best use of our limited resources;
- Moving around the city;
- Strong communities, health and wellbeing;
- Network of green and open spaces;
- Design and the historic environment; and
- Centres, shopping, evening entertainment and leisure.

Following an initial SA appraisal and the Issues Stage consultation stage in summer 2016, more detailed options were developed, assessed and refined across the full range of topics to be covered in the Local Plan 2036. The SA was an integral part of the development of the preferred options.

The discussion below is for the key options consulted on in 2017 – those that were felt to be the most controversial and complex - but the SA for the preferred options document assessed all of

the options considered. In some cases, the SA of the preferred options suggested additional options that arose as a result of undertaking the assessment. The options are organised by the sequence in which they appeared in the preferred options document and in the Local Plan.

## Economic growth

**Protecting employment sites: Category 1 sites** (important nationally and regionally, to knowledge economy eg Oxford Science Park, Oxford Business Park, medical research sites like Old Road Campus)

It is widely recognised that the shortage of housing in Oxford is a barrier to economic growth. However, the Oxford Employment Land Assessment (2016) also identifies the need to provide for additional employment development to meet the forecast demand to 2036. Coupled with the huge housing need, this presents a challenge for this Local Plan. Oxford needs to find an approach so that the barriers to economic growth (e.g. shortage of housing) and the drivers of economic growth (e.g. employment growth) can both be addressed appropriately and without detriment to one another.

Option 1 (preferred option): Protect all category 1 sites for employment uses only, allowing modernisation and intensification

Option 2: Allow residential uses to be introduced on category 1 sites, as long as no net loss of employment floorspace

Option 3: Allow a range of other uses to be introduced on category 1 sites, as long as no net loss of employment

Option 4: Do not protect category 1 sites for employment uses

Option 5: Set out site-specific requirements eg uses, types of employment, infrastructure requirements, parking, access, onsite facilities)

**Table 6.3 Category 1 employment sites assessment**

SA Objective	Option				
	1	2	3	4	5
1. Flooding					
2. Vibrant communities	+	+			+
3. Housing	0	++	+	++	0
4. Human health	0		+		0
5. Poverty & soc. exclusion	+	+	+		
6. Education					
7. Services and facilities	0	-			
8. Green spaces & sport	0	0	0	0	0
9. Biodiversity					
10. Urban design & heritage					
11. Transport & air	+/-	+	+	+	0
12. Water & soil					
13. Efficient use of resources					
14. Economy & employment	++	+	0	--	+
15. Sustainable tourism					

The influence of Oxford's employment is fundamental not only to the Oxford economy, but also to the wider Oxfordshire, and in some cases national economy. This is difficult to fully capture in sustainability appraisal because the SA objectives relate primarily to the local context, so the options need to be considered in the context of other options in the plan.

Protecting all category sites for employment uses only (Option 1) would provide the strongest policy protection for the highest tier of employment sites. It would ensure that important sites underpinning the knowledge economy and significant employers in Oxford are not lost. It also helps to reduce commuting to work, as well as improving access to local jobs for different sectors of the community. Protecting these sites helps to encourage opportunities for a diverse range of different businesses and employment, but consideration should be given to opportunities to allow some to be developed for housing where strict criteria are met. As employment growth is allowed to continue through modernisation and intensification of sites, other land in the city can be used to address barriers to economic growth (e.g. lack of housing).

Allowing residential uses to be introduced on category 1 sites (Option 2) could erode Oxford's supply of employment land during the plan period; the loss of floorspace is only one aspect of the need to support economic success now and in the future. This option could potentially deliver more housing (albeit not necessarily in the best locations for general housing), but it would significantly reduce opportunities for economic growth of these key businesses and sectors. Provision of staff accommodation on the sites for these key employers could assist in recruitment and retention and be an appropriate ancillary activity where it is clearly and formally linked to the employer.

Not protecting category 1 sites for employment uses (Option 4) would mean that the market would control the future supply of land to meet Oxford's employment demand. There would be no certainty about the city's ability to meet future demand and it would entail the risk that these vital sites would be lost to non-employment uses through redevelopment.

**Protecting employment sites: Category 2 sites** (important nationally and regionally, not directly part of the knowledge economy but significant employers or sectors in Oxford, primarily B1 and B2 uses, e.g. BMW-Mini, Unipart)

Option 1 (preferred option): Protect category 2 sites for employment uses only (including modernisation)

Option 2: Protect employment on category 2 sites, but permit residential uses as long as there is no net loss of employment

Option 3: Protect employment on category 2 sites, but permit other uses as long as there is no net loss of employment

Option 4: Do not protect category 2 sites for employment uses

Retaining the Category 2 employment sites for employment-generating uses serves to reduce commuting to work, as well as improving access to local jobs for different sectors of the community. It is important to protect these sites to encourage opportunities for a diverse range of different businesses and employment but consideration should be given to opportunities to allow some to be developed for housing where strict criteria are met. Option 1 is the preferred option for the same reasons as for the Category 1 sites.



Table 6.4 Category 2 employment sites assessment				
SA Objective	Option			
	1	2	3	4
1. Flooding				
2. Vibrant communities	+	+	I	I
3. Housing	0	+	+	+
4. Human health	0	-	+	I
5. Poverty & soc. exclusion	+	0	0	-
6. Education	+	0	0	-
7. Services and facilities	0	-	I	I
8. Green spaces & sport	0	0	0	0
9. Biodiversity	I	I	I	I
10. Urban design & heritage				
11. Transport & air	+	+	+	+
12. Water & soil	0	0	0	0
13. Efficient use of resources	I	I	I	I
14. Economy & employment	++	0	0	--
15. Sustainable tourism	0	0	0	0

## Housing growth and types of housing

### Overall housing for the plan period

Option 1: Aim to meet Objectively Assessed Housing Need (OAHN) for Oxford within Oxford (1600 dwellings per annum (dpa), 32,000 total by 2031) by significantly boosting housing supply and prioritising housing over other policy aims.

Option 2 (preferred option): Set a target based on capacity, aimed at meeting as much of the OAHN as possible by boosting housing supply with appropriate consideration of other policy aims. Continue to work with adjoining authorities to deliver sustainable urban extensions to meet housing need that cannot be met within Oxford.

Option 3: Continue current level of provision (400dpa, 8,000 total). Continue to work with adjoining authorities to deliver sustainable urban extensions to meet housing need that cannot be met within Oxford (Business as Usual, current Local Plan 2001-16 policy, and average provision).

The evidence presented in this section has moved forward since its publication in summer 2017. However, given that this was the argument made at the time, and that it is important to tell the “story” of what happened in the Sustainability Appraisal, a decision has been made to maintain this as a historic account of how the decisions were made. This is, in particular, with reference to the 2014 SHMA findings used which were used in the formulation of this option. Since this option was originally assessed in 2017, the findings of the 2018 SHMA roll-forward have been received. The SHMA 2018 roll-forward found that in order to meet Oxford’s affordable housing need in full, based on a 50% delivery of affordable housing, would require the delivery of 1,356 dwellings per year. The broad conclusions that can be drawn from the 2018 SHMA roll-forward is that the ultimate housing target remains as it was in the 2014 SHMA (i.e., 1,400 dwellings per year – the mid-point of the range). If this assessment was undertaken now, using the current evidence, while there is a slight discrepancy in the numbers used Option 1 (1,600 dwellings per year (upper

range) as set out in Option 1 vs. 1,400 dwellings per year in 2018), the overall conclusions from the assessment of this option would remain unchanged.

The evidence base, in particular the Housing and Economic Land Availability Assessment (HELAA), and before that the Strategic Housing Land Availability Assessment (SHLAA), indicates that meeting an OAHN (**Option 1**) would be undeliverable. It would involve setting a housing target of around 1600 dwellings per year or 32,000 in total (as identified in the Strategic Housing Market Assessment) over the plan period. Such a target is highly unlikely to be realistic or deliverable without allocating multiple major strategic scale housing sites, of which there are very few if any in Oxford because of the tight city boundary and environmental constraints. Housing completions over the last 10 years have averaged just under-400 dwellings per year, which reflects that the majority of housing in Oxford is delivered on small brownfield sites of less than 10 units, and even at the highest rates of delivery have only reached 821 dwellings per year. Furthermore the capacity calculations are nowhere near 32,000 homes, they are closer to 8,000 homes for the plan period.

Table 6.5 Housing growth assessment			
Sustainability Objective	Option		
	1	2	3
1. Flooding	--		
2. Vibrant communities	-		
3. Housing	++	+	+
4. Human health		+	
5. Poverty & soc. exclusion	++		
6. Education			
7. Services and facilities	-	0	0
8. Green spaces & sport	--	+	+/-
9. Biodiversity	--	+	-
10. Urban design & heritage	-	+	+/-
11. Transport & air	+		
12. Water & soil	-	0	-
13. Efficient use of resources	-	0	0
14. Economy & employment	+/-	+	-
15. Sustainable tourism			

National policy aims to meet OAHN in full; however this is balanced with other sustainability considerations. To proceed with an option for 1,600 dwellings per year would be unrealistic within the environmental constraints and physical capacity of Oxford.

Setting such a high target is also likely to result in a focus on the number of units rather than the quality or whether the homes are meeting needs or for proper place-making in the city (e.g. are they the right size or tenure for local people's needs). Pursuing the full total at all costs is likely to result in a disproportionate amount of 1-2 bed flats, and fewer family homes. This would make it more difficult to deliver mixed and balanced communities, or to meet the identified needs. It would also mean that very few, or potentially no sites, would be available for other uses including supporting uses that are needed alongside housing to create a sustainable city such as employment, retail, community uses.

Current evidence around a capacity-based target (**Option 2**) indicates a capacity of 8,620 homes (HELAA, 2018) and previously in the 20 year period to 2036. The number that was originally assessed was taken from the HELAA (2016), which included optimistic assumptions about some sites. This (HELAA, 2016) needs further testing to consider the sites in more detail to ensure an appropriate housing land supply could be maintained through the plan period.

It may be possible that the sites and capacity identified in the HELAA can be further boosted through various policy adjustments, which are being explored through the local plan review, such as increasing densities, and reviewing Green Belt and the protection of open spaces. The target is therefore likely to be adjusted and refined as further evidence emerges and to reflect policy decisions in other elements of this emerging plan.

This option also takes into account the on-going work with adjoining authorities within the strategic housing market area, to positively address needs that cannot be met in Oxford. At the time of the options analysis, this was based on a working assumption that around 15,000 homes need to be met outside of Oxford by 2031, agreed by Oxfordshire Growth Board (September 2016). Further work has subsequently been undertaken to understand what this need would look like through to 2036. The more detailed assessment of sites and capacity through the local plan process has helped to refine what the true unmet need figure is that needs to be met outside of Oxford.

Continuing the current level of provision (**Option 3**) is similar to the average level of completions in recent years. The evidence at the time about capacity for the plan period indicated that this level of provision is likely to be deliverable. To be compliant with the objectives of national policy, all policy options should be explored to see if housing land supply could be boosted further to meet a greater proportion of Oxford's needs in a sustainable manner, for example increasing density, release of greenfield sites, and Green Belt sites. Other policy options in this Preferred Options document address this point

It was therefore proposed to continue with a capacity-based approach to planning for homes in Oxford, which sets a target but which should be seen as a minimum to plan for but that can be exceeded in the event that windfall opportunities arise to deliver additional homes in Oxford, for example if a major landowner changes their intentions for a site. With this preferred approach, there is always going to be a proportion of housing needs that cannot be met within Oxford. The City Council has worked in partnership with the other Oxfordshire authorities through the Oxfordshire Growth Board to address its unmet housing needs.

### **Level of affordable housing requirement and priority types of affordable housing**

These options consider two aspects of affordable housing provision: how much affordable housing the plan is seeking to deliver as a proportion of total homes secured from developer contributions; and which type of affordable housing is the priority i.e. whose housing needs are the focus of the policy.

Option 1 (preferred option): Continue with current approach to prioritise delivery of affordable housing, requiring a proportion of affordable housing to be as high as viability will allow. Continue with current approach to significantly prioritise social rent over intermediate housing ("business as usual" is currently 50% affordable housing requirements and an 80/20 split in favour of social rented over intermediate housing).

Option 2: Reduce the overall proportion of affordable housing required from 50%, which could include differential rates depending on the size of the development.

Option 3: Provide a greater focus than previously on intermediate housing by adjusting the existing 80/20 split. Intermediate housing might include shared ownership, starter homes or affordable homes to buy or rent for key workers.

Option 4: Consider a reduced affordable housing percentage if the affordable dwellings were of a size in greatest need in Oxford (i.e. 2+ bedrooms or 3/4 + bedspaces).

Given the assessed need for affordable housing, the City Council will continue to seek to maximise delivery of affordable homes. Viability testing will be required to help define and support the level of affordable housing sought through the policies.

**Table 6.6 Affordable housing assessment**

SA Objective	Option			
	1	2	3	4
1. Flooding				
2. Vibrant communities	+	-	++	+
3. Housing	++	-	+/-	+/-
4. Human health	++	+	+	+
5. Poverty & soc. exclusion	++	+	+	+
6. Education				
7. Services and facilities				
8. Green spaces & sport				
9. Biodiversity				
10. Urban design & heritage				
11. Transport & air				
12. Water & soil				
13. Efficient use of resources				
14. Economy & employment	+	+/-	+	+
15. Sustainable tourism				

The preferred policy response seeks to continue to prioritise the housing needs of those who are least able to access homes on the open market and whose only option is social rent. However the current policy balance of affordable housing (80% social rent to 20% intermediate housing) may not be the appropriate balance to continue because of clear needs from key workers and other sectors, and also wider changes in national policy beyond our control which will affect the successful delivery (and retention) of homes for social rent by the council or registered providers.

The need for affordable housing is so great that delivering affordable housing from developer contributions will not be sufficient alone. Other council-led initiatives will also be required (such as the Housing Company). There will also be a role for key employers to play in addressing needs for their staff, for example by delivering affordable staff housing on development sites.

## Wise use of resources

### Making use of previously developed land

Because of the shortage of developable land in Oxford, it is important that options consider the best way to use that land.

Option 1: Focus all new development on previously developed land

Option 2: Do not prevent new development on greenfield land

Option 3 (preferred option): Restrict development to previously developed land and greenfield land that has been identified as suitable for allocation.

Table 6.7 Previously developed land assessment			
SA Objective	Option		
	1	2	3
1. Flooding	+	-	
2. Vibrant communities	+	-	+
3. Housing	-	+	+
4. Human health		-	
5. Poverty & soc. exclusion			
6. Education	-	+	+
7. Services and facilities	-	+	+
8. Green spaces & sport	++	-	
9. Biodiversity	++	-	-
10. Urban design & heritage		-	
11. Transport & air	+	-	
12. Water & soil	+	-	
13. Efficient use of resources	+	-	-
14. Economy & employment	-	+	+
15. Sustainable tourism	+	-	

Focusing development on previously developed land (**Option 1**) would significantly restrict the amount of land for residential and other key essential services. This approach is also likely to restrict opportunities to expand existing services and facilities or to develop new ones. It would have a positive impact on biodiversity and green spaces and recreational land.

Allowing new development on any greenfield land not protected by other designations such as floodplain (**Option 2**) prioritises the delivery of new development sites for housing and other key essential services over the reuse and intensification of existing sites and the protection of green spaces. This approach would have negative impacts on a number of areas, including biodiversity, climate change, recreational opportunities and historic environment that are critical to the sustainable development within the city. This approach would not comply with the NPPF.

Restricting development to previously development and suitable greenfield sites (**Option 3**) would deliver more residential and key essential services sites than the other policy options. It would support resisting a piecemeal and *ad hoc* approach to development. Depending on its implementation this approach may have a number of positive effects, including social and environmental (e.g. it should be easier for larger sites to deliver net biodiversity gain). It also encourages the redevelopment of underused and vacant sites.

### Density and efficient use of land

Option 1 (preferred option): Require that development proposals make the best use of site capacity, bearing in mind that larger-scale proposals will often be suitable

Option 2: Have minimum housing density requirements in allocations

Option 3: Do not include a policy on density and efficient use of land but rely on national planning policy

Table 6.8 Development density assessment			
SA Objective	Option		
	1	2	3
1. Flooding			
2. Vibrant communities	+	+	-
3. Housing	++	++	-
4. Human health			
5. Poverty & soc. exclusion	+	+	-
6. Education			
7. Services and facilities	+	+	-
8. Green spaces & sport			
9. Biodiversity			
10. Urban design & heritage			
11. Transport & air	+	+	-
12. Water & soil			
13. Efficient use of resources	+	+	-
14. Economy & employment	++		-
15. Sustainable tourism			

Requiring development proposals to make the best use of site capacity (**Option 1**) would enable applications to be refused if they do not make efficient use of land. However, it also acknowledges that proposals should make an individual design response to site-specific circumstances and surroundings, and that capacity will be guided by the appropriate use for the site. Generally a greater intensity of development will be expected on sites with good local facilities and public transport accessibility.

Having minimum housing density requirements (**Option 2**) would ensure efficient use is made of land, and maximise the potential of new development to meet needs. However, it does not allow an individual response to surroundings, which should be encouraged to ensure good urban design. In many cases, a density well above that set as a minimum may be suitable, but this may not be explored if policy suggests a suitable density. In other cases, a low-density development on a small site may be the best response to surroundings.

Not including a policy on density (**Option 3**) could allow low-density development to come forward which does not take account of the scarcity of land in Oxford and the need to maximise the use of that land.

### Green Belt

Greenfield sites deliver many functions and benefits and are highly valuable, so will generally be protected. However, policy approaches should consider how to identify the greenfield sites with less value that could be suitable for development. This will include Green Belt sites. Sites in the Green Belt have been identified that are of low recreational, biodiversity and flood storage value and which have landowner interest in developing the site. An Oxford Green Belt Study has been



prepared by Land Use Consultants, which assesses the impact that development on these identified Green Belt sites would have on the integrity of the remaining Green Belt.

Option 1 (preferred option): Review the Green Belt boundaries and be predisposed to allocate Green Belt sites for housing (taking into account other relevant considerations) that are rated as having a ‘moderate’ and ‘low’ impact on the Green Belt, as determined by the Green Belt Study. Do not review the Green Belt boundary or allocate sites where the impact would be ‘high’.

Option 2: Review the Green Belt boundaries and be predisposed to allocate Green Belt sites for housing (taking into account other relevant considerations) that are rated as having a ‘low’ impact on the Green Belt, as determined by the Green Belt Study.

Option 3: Review the Green Belt boundaries and be predisposed to allocate Green Belt sites for housing (taking into account other relevant considerations) that are rated as having a ‘high’, ‘moderate’ and ‘low’ impact on the Green Belt, as determined by the Green Belt Study.

Option 4: Do not allocate Green Belt sites for housing.

**Table 6.9 Green Belt options assessment**

SA Objective	Option			
	1	2	3	4
1. Flooding	I	I	I	I
2. Vibrant communities				
3. Housing	+	+	++	-
4. Human health				
5. Poverty & soc. exclusion				
6. Education				
7. Services and facilities				
8. Green spaces & sport	-	-	--	0
9. Biodiversity	I	I	I	I
10. Urban design & heritage	-	-	--	-
11. Transport & air				
12. Water & soil	-	-	--	0
13. Efficient use of resources				
14. Economy & employment	0	0	0	-
15. Sustainable tourism				

Reviewing the Green Belt and supporting housing that has a low or moderate impact (**Option 1**) would mean allocating 8 sites of about 18 hectares in total where development would have a moderate impact on the integrity of the Green Belt. To put this in context, there is of a total of 1,287 hectares of Green Belt within the city, and the city is 4,560 hectares in total. This option strikes a balance between protecting the integrity of the Green Belt and ensuring that sites come forward to meet development needs in sustainable locations. As well as the Green Belt assessment, all sites would be appraised to ensure they are good locations for development, although generally any site in Oxford is likely to be sustainable. This approach would require Green Belt boundaries to be reviewed and amended. Site allocations policies should also mention any other potentially mitigating measures that could minimise any harmful impact on the Green Belt.

Reviewing the Green Belt and supporting low-impact housing (**Option 2**) would ensure very little harm to the overall integrity of the Green Belt. However, given the need for new housing in Oxford, particularly to support the economy and the functioning of the city, further consideration than this should be given to potential development in the Green Belt. Reviewing the Green Belt and supporting housing that has a low, moderate or high impact (**Option 3**) would significantly harm the overall integrity of the Green Belt in Oxford.

Not allocating Green Belt sites for housing (**Option 4**) would have no negative impact on the overall function of the Green Belt. However, it would mean that sites where there would be only a moderate or low impact on Green Belt, and which otherwise have minimal recreational, biodiversity and flood storage value, would not come forward to help meet Oxford’s significant development needs. This would mean more development would need to be outside of the Green Belt, which could be in less sustainable locations. Many Green Belt locations are in all other ways very sustainable locations for new development as they are in well-connected locations on sustainable transport networks and close to existing facilities. This approach would not be consistent with the approach neighbouring Oxfordshire authorities are taking to Oxford’s Green Belt in their own Local Plans.

### Flood risk zones

Option 1 (preferred option): Include a policy in line with the NPPF that allows only water-compatible uses in flood zone 3b, and application of the sequential test for other developments. Include a policy on reducing or not increasing run-off.

Option 2 (preferred option): Allow development on brownfield sites in flood zone 3b, with very high standards of flood mitigation measures and reduced run-off required.

Option 3: Prevent development in any greenfield site with a 1/100 risk of flooding or greater (with specified exceptions, e.g. car parks, or exceptions for allocated sites)

Option 4: Do not include a policy but rely on guidance in the NPPF and PPG.

Table 6.10 – Flood risk zones options assessment				
SA Objective	Option			
	1	2	3	4
1. Flooding	++	I	++	0
2. Vibrant communities				
3. Housing	I	I	-	-
4. Human health	+	I	+	0
5. Poverty & soc. exclusion				
6. Education	+	I	I	
7. Services and facilities	I	I	I	0
8. Green spaces & sport	0	+	+	0
9. Biodiversity	+	+	+	0
10. Urban design & heritage				
11. Transport & air				
12. Water & soil	++	+	++	0
13. Efficient use of resources	+	+	+	0
14. Economy & employment				
15. Sustainable tourism				

Allowing only water-compatible uses and essential infrastructure in the functional floodplain (**Option 1**) would not increase the risk of flooding elsewhere or result in net loss of floodplain storage. Using the sequential test for other sites would ensure that development is directed towards land in flood zone 1 where possible. It would also enable development to come forward on flood zone 3a sites where the sequential test has been passed because of the huge need for development in Oxford and the lack of availability of sites in other locations.

Allowing some development on brownfield land in the functional floodplain (**Option 2**) would have a neutral or positive effect on water retention and storage. Existing developments may contribute to surface-level run-off. Some brownfield sites, particularly areas of hardstanding, can have a function in flood storage and decreasing flood flow to other areas. Therefore, in most cases the overall footprint of development should not be substantially increased. It will be vital that it is clearly demonstrated that new development would not impede the flow of water, reduce the capacity of the floodplain to store water, create or increase any risk for occupants, or increase the risk of flooding elsewhere. This option encourages efficient use of land and may also allow development close to where people live, helping to sustain vibrant communities. It could enable the delivery of more housing, education or health facilities on sites that are already well served by essential services and facilities. Greater use of brownfield sites for new development is likely to reduce the need to use greenfield sites and this should help to maintain and where possible improve water quality. The preferred option is a combination of Options 1 and 2.

Preventing development on greenfield sites in flood zone 3a (**Option 3**) would have some additional positive effects on minimising risk of flooding as it would be expected that greenfield sites in flood zone 3a act as flood storage areas. Preventing development in these areas will help to ensure they maintain their full function as flood storage areas, which will ensure no increase in flood risk elsewhere. The option adds to protection of greenfield sites and there may be an additional benefit in terms of water quality. However, it could also prevent some sites coming forward that might be used for housing, education or health facilities. In a city such as Oxford, where all development is well located for accessing facilities and sustainable travel modes, and where there is such demand for scarce land, opportunities to find suitable development sites should be maximised.

Not including a policy on flood risk zones (**Option 4**) could lead to the delivery of development that is not sustainably constructed, and that is not adaptable to the changing climate.

### Environmental protection

#### Air quality assessments

Option 1 (preferred option): Require air quality assessments for all major developments or any other development considered to have a significant impact on air quality and the identification of measures to mitigate any impacts

Table 6.11 – Air quality option assessment	
SA Objective	Option 1
1. Flooding	
2. Vibrant communities	
3. Housing	+
4. Human health	+
5. Poverty & soc. exclusion	
6. Education	

SA Objective	Option 1
7. Services and facilities	
8. Green spaces & sport	
9. Biodiversity	+
10. Urban design & heritage	
11. Transport & air	++
12. Water & soil	
13. Efficient use of resources	I
14. Economy & employment	
15. Sustainable tourism	

The Planning Practice Guidance sets out the information that may be required in an air quality assessment, making clear that “Assessments should be proportional to the nature and scale of development proposed and the level of concern about air quality”. Many Air Quality Assessments currently tend to neglect the contributions of the emissions from energy centres/ combustion systems, and focus on emissions resultant from traffic. The introduction of this policy re-enforces the importance of assessing the emissions of this significant source of air pollution. According to the Air Quality Action Plan for Oxford, commercial, institutional and residential combustion processes are responsible for 17% of the total NO<sub>x</sub> emissions of the city.

If the Air Quality Assessment shows a negative impact on air quality then the appropriate cost and level of mitigation should be calculated. This can be done through an air quality damage cost calculation. Damage cost calculations estimate the cost to society of a change in emissions of different pollutants. Damage costs are provided by pollutant, source and location. This is appropriate for small air quality impacts (below £50 million) provided the proposal does not affect areas likely to breach legally binding air quality limits. A full list of damage costs is available (<https://www.gov.uk/guidance/air-quality-economic-analysis>).

An alternative mitigation approach implemented in London requires development to be ‘air quality neutral’, meaning the building and transport emissions must be calculated and compared with a benchmark for development. The calculations cover the emissions of NO<sub>x</sub> and PM10. The guidance also sets emission limits for boilers and centralised energy plant. This approach could be clearer and easier to calculate.

**Biodiversity sites, wildlife corridors. Species protection independent ecological assessment (accounting)**

Option 1 (preferred option): Protect a hierarchy of international, national and locally designated sites of importance for biodiversity, including connecting wildlife corridors.

Option 2 (preferred option): Protect other sites with biodiversity interest. The use of a biodiversity calculator will be required to demonstrate net gain for biodiversity. The principle of the ‘avoid, mitigate, compensate’ hierarchy will be expected, and where damage is unavoidable, offsetting may be considered as long as overall net gain is demonstrated.

Option 3: Protect biodiversity sites of national and regional importance only

Table 6.12 – Biodiversity sites options assessment			
SA Objective	Option		
	1	2	3
1. Flooding	0	I	I
2. Vibrant communities	+	-	-
3. Housing	0	+	+
4. Human health	0	-	-
5. Poverty & soc. exclusion			
6. Education			
7. Services and facilities	0	I	I
8. Green spaces & sport	+	-	--
9. Biodiversity	+	+	-
10. Urban design & heritage	0	+	-
11. Transport & air	+	+	0
12. Water & soil			
13. Efficient use of resources	0	+	-
14. Economy & employment	0	0	+
15. Sustainable tourism			

Sites with international importance (such as the Port Meadow SAC) and national importance (such as sites of special scientific interest, SSSIs) must be protected. However there are also local sites with biodiversity interest (such as Local Wildlife Sites and other sites designated for their local biodiversity interest) that can provide important social and environmental benefits. Protecting these sites (**Option 1**) can also have important network functions in terms of providing connections between larger areas of habitat, supporting biodiversity across the city and should be protected.

Protecting other sites with biodiversity interest, for instance where there are records of protected species (**Option 2**) would give further protection to biodiversity interest.

Protecting biodiversity sites of national and regional importance only (**Option 3**) offers no protection for sites of local biodiversity interest, and there is a risk that these sites could be lost. The preferred option is a combination of Options 1 and 2.

## Built environment

### Building heights

Option 1: Identify locations suitable for higher buildings

Option 2: Require buildings over a certain height in identified areas

Option 3: Remove all height restrictions in policy

Option 4: Loosen height restrictions in view cones and central area but introduce policy requiring assessment of impacts of heights in those areas

Option 5: Require buildings of a minimum height in all areas

Table 6.13 Building heights options assessment					
SA Objective	Option				
	1	2	3	4	5
1. Flooding					
2. Vibrant communities					
3. Housing	+	++	++		
4. Human health					
5. Poverty & soc. exclusion					
6. Education					
7. Services and facilities					
8. Green spaces & sport					
9. Biodiversity					
10. Urban design & heritage			-		
11. Transport & air					
12. Water & soil					
13. Efficient use of resources					
14. Economy & employment			++		
15. Sustainable tourism					

As a result of the appraisal process, options 1, 2 and a variation of option 4 were combined. Added to this combined preferred option was a requirement for exceptional design. This was the preferred option.

### High buildings, view cones and high building area

Option 1: Continue with the current policies that limit the height of buildings in the view cones area and central 'high buildings area'.

Option 2 (preferred option): Continue to define view cones and a high buildings area but instead of a height limit introduce criteria for assessing the impact of proposals on the skyline (based on the View Cones Study)

Option 3: Do not have a specific policy to protect views of the skyline

Option 4: Review view cones and remove those where views have been lost because of trees etc.

Table 6.14 High buildings and view cones options Assessment				
SA Objective	Option			
	1	2	3	4
1. Flooding				
2. Vibrant communities			-	
3. Housing	-	+	++	+
4. Human health				
5. Poverty & soc. exclusion				
6. Education				
7. Services and facilities				
8. Green spaces & sport				
9. Biodiversity				
10. Urban design & heritage	-		-	-



SA Objective	Option			
	1	2	3	4
11. Transport & air				
12. Water & soil				
13. Efficient use of resources				
14. Economy & employment	-	+	+	+
15. Sustainable tourism				

Continuing with current policies on building height (**Option 1**) could lead to all buildings being built to the maximum height, without enough regard to what height works best in a particular location, and with the potential consequence of creating a very flat, monotonous and uninteresting roofline, which actually detracts from the skyline that the aim is to protect.

Introducing criteria for assessing the impact of proposals on the skyline (**Option 2**) should ensure that, instead of a blanket approach, full consideration is given to how new development will impact on the skyline. This would allow new taller buildings that make a positive impact on the skyline. It will ensure that efficient use of land is encouraged, but not to the detriment of the unique character of Oxford’s urban environment and in particular views of the ‘dreaming spires’. A policy requirement for a Visual Impact Assessment, especially for larger developments would help to ensure that effects are understood. The policy will need to refer to issues such as roofplant (e.g. air-conditioning units) and massing. This is the preferred option.

Not having a policy to protect skyline views (**Option 3**) would lead to increased heights in areas where there are currently controls, in the city centre particularly. This option could enable significantly more development in the city centre. However, it could lead to significant harm to the historic environment and views into and out of Oxford, damaging its uniqueness.

Removing view cones where views have been lost, mostly because of trees (**Option 4**), would not allow for management to enhance the views again so that they are not irreparably lost.

### 6.3 Site allocation options

Box 6.1 shows the Local Plan strategy’s spatial approaches.

#### Box 6.1 Oxford Local Plan 2036 spatial approaches

*Allocating new built development and protecting certain built development (through site allocations):*

- **Allocating as many sites as possible for housing** where deliverable
- **Protecting existing housing** only allowing redevelopment in exceptional circumstances
- **Allowing new purpose built HMOs** in appropriate locations
- **Allowing new student accommodation** only on allocated sites, existing campuses, in district centres and the city centre
- **Supporting older persons accommodation**
- **Allocating Green Belt sites for housing** (if suitable in other respects) and other important infrastructure that are rated as having a ‘moderate’ and ‘low’ (but not ‘high’) impact on the function of the Green Belt
- **Protecting employment uses** that are important to the knowledge economy or are important nationally and regionally (described as Category 1 sites in the Preferred Options)

- **Allowing the loss of B8 sites** to other B1, B2 and *Sui Generis* that support the local economy
- **Ensuring that uses that attract a lot of people follow the hierarchy of centres:** City centre; Primary District Centre (Cowley centre); District centres; Local centres
- **Ensuring that proposals do not conflict with the Primary and Secondary Shopping Frontages** in City and District Centres in line with Retail and Leisure Study
- **Ensuring that proposals in the amended District Centre boundaries are town centre compatible uses**
- **Resisting the expansion of private language schools**
- **Protecting existing hospital sites** for hospital related uses, allowing some diversification
- **Allowing new primary healthcare facilities** in accessible locations
- **Providing facilities just outside the city centre to the North/South for tourist coach drop off** and pick up, with tourist coach parking provided at Park and Ride sites
- **Allowing water-compatible uses and essential infrastructure in flood zone 3b** (the functional floodplain)
- **Allowing development on brownfield sites in flood zone 3b**, with very high standards of flood mitigation measures and reduced run-off required.
- **Safeguarding land that would be required to deliver the potential expansion of the Cowley branch line** into a passenger railway line and the potential new stations

*Protection of sites from development/redevelopment. Some of these sites will be protected by general policies relating to the use of the sites, for example pubs. Some of the larger and more significant sites will also have a more typical site allocations policy relating specifically with that site, and dealing with issues such as potential for improved access and consolidated parking arrangements, shared open spaces and the potential for intensification and diversification to a wider range of uses (though overarching protection policies not typically Site Allocations):*

- **Protecting all other (non-Category 1) employment sites** that provide important local services and maintain a diverse employment base (sites other than Category 1 sites that are identified in the Employment Land Assessment)
- **Protecting sites that are identified as part of the Green Infrastructure Network** through the Green Infrastructure Study
- **Protecting the Special Area of Conservation, Sites of Special Scientific Interest, Local Nature Reserve, Local Wildlife Sites, Wildlife Corridors** and other sites with biodiversity interest (those with recorded **protected species**).
- **Protecting playing pitches and allotments** unless criteria are met such as replacement nearby or improvement to nearby facilities or demonstration they are surplus to requirements
- **Protecting pubs**, using a criteria-based approach requiring evidence of diversification to establish a wider customer base; lack of viability with marketing a key component
- **Protecting community facilities**, allowing loss under certain circumstances, such as replacement nearby; or improvement to nearby facilities; or demonstration they are surplus to requirements; or that opportunities have been explored for multi-use
- **Protecting existing state primary and secondary school sites** and support extensions and more intensive uses on site

Potential development sites were identified from the following sources:

- Core Strategy allocated sites
- Sites and Housing allocated sites
- West End AAP identified sites
- Other sites from the previous 2014 Strategic Housing Land Availability Assessment

- Calls for sites inviting landowners to nominate their sites (2014, 2016, 2017, Local Plan)
- Protected Key Employment Sites
- Other employment sites not protected (if greater than 0.25ha)
- Wildlife Corridor and Sites of Local Importance for Nature Conservation designations
- Protected Open Space designations (public open space, open air sports, allotments)
- Sites previously rejected through the Sites and Housing Plan process
- Stakeholder consultation (Unlocking Oxford's Development Potential [Cundell] Report)
- City Council department suggestions (Property/Leisure)
- Commitments (sites with planning permission or Prior Approval for housing, student accommodation)
- Sites refused planning permission or expired but suitable for housing/student accommodation in principle
- Map survey (any other piece of land greater than 0.25ha)

A three-stage process was followed to identify which of these potential sites should be included as proposed site allocation policies in the Local Plan. The Sustainability Appraisal for sites was integrated in to the site assessment process to streamline the procedure, so that a single assessment could be carried out for each site.

**Stage 1.** All sites underwent a Stage 1 filter process. Sites were rejected for allocation for development if they were:

- a Special Area of Conservation (SAC) or Site of Special Scientific Interest;
- greenfield in flood zone 3b;
- less than 0.25 hectares in area;
- already at an advanced stage in the planning process (i.e. development has commenced).

**Stage 2.** All sites that had passed the Stage 1 filter process were considered against the SA objectives. The physical criteria were assessed in terms of accessibility, flood risk, topography, contamination, air quality, neighbouring land uses, distance to primary school and GP surgery and location in deprived area. The environmental criteria were assessed in terms of land type, townscape/landscape character, heritage assets, biological/geological importance and green infrastructure. Sites were rejected at this stage if they:

- were considered to be part of Oxford's Green Infrastructure network as determined in the Green Infrastructure Study;
- had no clear access.

**Stage 3.** All sites that had passed the Stage 2 assessment were considered in terms of deliverability and against the Local Plan Preferred Options strategy. Sites were rejected at this stage if:

- it is extremely unlikely to become available during the plan period (i.e. before 2036);
- the landowner has indicated that they have no intention to develop;
- there is serious conflict with the NPPF/Oxford Local Plan Preferred Options strategy and no mitigation is possible.

Of 516 initial sites, 390 were rejected at stages 1, 2 or 3, leaving 126 sites that were carried forward to the preferred options stage. The detailed site assessments can be found in *Sites Background Paper*. Table 4.11 showed the site appraisal criteria. Table 6.15 shows the appraisal findings for the preferred sites.

**Table 6.15 Appraisal of preferred sites**

Site number (grey shading = not taken forward)	Site appraisal criteria																
	Vehicle access	Walking & cycling	Bus	Train	Flood risk	Topography	Contamination	Air quality	Neighbouring land uses	Distance to prim. sch.	Distance to GP	Regeneration	Land type	Townscape	Heritage	Biological	Green infrastructure
003	+	-	++	-	--	-	0	-		-	+	0	-	0	0	0	0
006	++	+	++	-	0	-	0	-		+	+	0	++		-	0	0
008		+	++	-	--	--	-	-	-	-	-	+	-	0	0	0	0
009	++	+	++		0	0	0	-		+	+	+	++	0	0	0	0
010	++	+	++	-	0	-	0	-		-	+	0	++	0			0
011	++	+	++	+	--	0	0	-	-	+	+	0	++				0
012	++	+	++	-	0	-	0	-		-	-	0	++	0	-		0
013	++	+	++	-	--	--	0	-		+	-	0				-	0
014	++	++	++	-	0	0	0	-		+	+	0	++			0	0
016	++	+	++		-	0	-	-		+	+	0	++	0	0	0	0
017	++	+	++	-	0	0	0	-		+	+	0	++	0	0	0	0
018	++	++	++	-	0	0	0	-		-	+	0	++	0	0	0	0
020	++	+	++	-	0	0	0	-	-	+	-	0	++	0	0	0	0
021	+	++	++	+	0	0	0	-		-	+	0	++		-	0	0
022	++	+	++	-	--	0	-	-		-	-	0	++	0	0	0	0
023	+	+	++	-	0	-	0	-		+	-	0	++		0	0	0
024	++	+	++	-	0	-	0	-		+	-	0	++		0	0	0
025	+	+	++		0	-	0	-	-	-	-	0	-		0	0	0
026	+	+	++	-	0	0	0	-		-	-	0	-	0	0	0	0
027	++	+	++	-	0	0	0	-	0	-	+	0	++	0		0	++
028	++	+	++		--	0	?	-	0	-	-	0	++	0	0	0	++
029	-	-	++	-	0	-	0	-	-	-	-	0	-		0		0
031	+	++	++	+	-		0	-		-	-	0	-				0
032	+	++	++	-	0	-	0	-	0	-	++	0	-		-	0	0
033	++	+	++	-	--	0	0	-	0	-	-	0	++	0	0		++
034	++	+	++	-	--	-	0	-	0	-	-	0	++	0	0	-	
038	++	+	++	-	0	-	0	-	-	+	-	0		0	0	0	0
039	++	+	++		0	0	0	-	-	+	-	0		0	0	0	0
040	++	+	++		--	0	0	-		+	-	+		0	0		0
042	++	+	++	-	0	0	0	-		+	-	0	++	0	0	0	0
043	++	+	++	-	0	0	0	-	0	-	+	0	++	0	0		0
044	++	++	++	+	0	0	0	-	0	-	+	0	++		-	0	0
045a	++	+	++	-	0	-	0	-		-	+	0	++		0	0	0
049	+	+	++	+	0	0	0	-		-	-	0	-	0	0	0	0
050	++	+	++		0	0	0	-		-	+	0	++	0	0	0	0
052	+	-	++		0	0	?	-	-	-	-	0					0
053	++		++	-	0	0	0	-	-	-	-	0	-	0	0	0	0
054	++	+	++	-	0	-	0	-	0	-	+	0				0	0
058	++	+	++		0	0	0	-		+	+	0	++		0	0	0
061	++	++	++	-	0	0	0	-		+	+	0	++	0	0	0	0
062	++	++	++	+	0	0	0	-		-	-	0	++			0	0
063	++	+	++	-	0	0	0	-		-	+	0		0			0
064	+	+	++	-	0	-	0	-		-	-	0	-	0	0		0
065	+	++	++	+	0	0	0	-	0	+	+	0	++			0	0
066	++	+	++	+	--	0	0	-	0	+	+	+	++	-	0	0	0
067	++	+	++	-	--	0	0	-	0	-	-	0					
095	++	+	++	-	0	0	0	-		+	+	0	++	0	0	0	0
097	+	+	++	-	--	0	?	-		-	+	0	++	++	0		0
104			++	-	0	0	?	-		+	+	0	-	0		0	0
106	++	+	++	+	0	0	-	-	-	+	+	0	++		0	0	0

**Table 6.15 Appraisal of preferred sites**

Site number (grey shading = not taken forward)	Site appraisal criteria																
	Vehicle access	Walking & cycling	Bus	Train	Flood risk	Topography	Contamination	Air quality	Neighbouring land uses	Distance to prim. sch.	Distance to GP	Regeneration	Land type	Townscape	Heritage	Biological	Green infrastructure
111	++	+	++	-	0	0	-	-	0	+	-	0	++	0	I	0	0
112a1	++	+	++	-	0	0	0	-	-	-	-	0	I	++	0	0	0
112b1	+	+	++	-	0	0	0	-	-	-	-	0	-	0	0	0	0
113	+	+	++	-	--	-	0	-	-	-	-	0	-	-	0	0	++
114d	++	+	++	-	0	-	0	-	0	-	-	+	-	I	0	0	0
117	+	++	++	-	0	-	0	-	0	-	-	0	-	I	I	0	0
124	++	+	++	-	0	0	0	-	0	-	++	0	++	0	0	I	0
125	I	I	++	-	0	-	0	-	0	-	++	0	-	0	0	0	0
170	+	+	++	-	0	0	0	-	I	+	+	0	-	0	0	0	0
203	+	+	++	-	0	-	0	-	-	+	-	0	-	I	I	0	0
216	I	I	++	-	0	-	0	-	-	+	-	0	-	0	0	0	0
241	+	+	++	-	0	-	0	-	-	-	-	0	-	I	I	0	0
289	++	+	++	I	0	-	0	-	I	-	-	0	I	0	0	0	0
309	I	+	++	-	0	-	0	-	I	-	+	0	-	0	0	0	0
329	+	+	++	-	0	0	0	-	I	-	+	0	-	0	0	0	0
341	+	+	++	I	0	0	0	-	I	-	+	0	-	0	0	0	0
346	+	+	++	-	0	0	0	-	0	-	++	0	++	I	I	0	0
349	++	+	++	++	--	0	0	-	0	+	-	0	++	-	-	0	0
356	+	++	++	-	0	0	0	-	0	-	+	0	++	0	0	0	0
364	++	+	++	-	--	-	0	-	0	-	-	0	++	I	0	0	0
399	+	+	++	-	0	-	0	-	I	+	-	0	-	I	I	0	0
411	++	++	++	-	0	0	-	-	I	+	+	0	++	0	I	0	0
430	I	+	++	-	0	-	0	-	I	+	-	0	-	I	0	0	0
434	+	+	++	-	0	?	?	-	?	?	?	0	-	?	?	0	?
437	+	-	++	-	0	0	0	-	0	-	-	0	++	0	0	I	0
439	++	+	++	-	0	0	0	-	0	+	-	0	++	I	I	-	++
440	+	+	++	-	0	--	0	-	I	-	+	0	++	I	0	0	0
453	I	+	++	-	0	0	0	-	I	+	+	0	I	0	0	0	0
454	+	+	++	-	0	0	0	-	I	+	+	0	I	0	0	0	0
455	+	+	++	I	0	--	0	-	-	-	+	0	-	0	0	0	0
462	+	+	++	++	--	0	0	-	0	+	+	0	-	0	0	0	0
463	I	-	-	-	0	--	0	-	I	-	-	0	-	I	I	0	0
467	+	+	++	I	0	0	0	-	I	-	-	0	-	0	0	0	0
560	+	+	++	-	0	--	0	-	I	-	+	0	I	I	I	0	0
569	++	+	++	+	0	-	0	-	I	+	+	0	I	I	I	0	0
570	++	++	++	++	0	0	0	-	I	-	++	0	++	I	I	0	0
574	++	+	++	-	0	-	0	-	I	+	+	0	++	0	0	0	0
579	++	+	++	+	0	0	0	-	I	+	+	0	++	I	I	0	0
580	++	+	++	-	0	0	0	-	I	-	-	0	++	0	I	0	0
586	++	+	-	+	--	0	0	-	I	-	-	0	++	I	0	0	0
587	++	+	-	I	0	0	0	-	I	-	-	0	++	I	I	0	0
588	++	-	++	I	--	0	0	-	-	-	-	0	++	++	0	I	0
590	++	-	++	-	0	-	0	-	-	-	-	0	-	0	0	0	0
592	++	+	-	-	--	-	-	-	I	-	-	0	I	I	I	I	0

The selection of sites – given Oxford’s well-documented housing need - was based primarily on whether they were deliverable or not. Some of the rejected sites which scored well against the sustainability criteria were not taken forward for reasons that were not picked up through the

sustainability appraisal process directly. Reasons for rejection included sites had commenced development (e.g. 010 BT site, 025 Horspath Site) and no landowner interest (e.g. 017 Crescent Hall, 050 Paul Kent Hall, 097 Jackdaw Lane Scrapyard). Some sites had difficult access, while others were well-used public open space.

Of the remaining sites, some which scored less well against the sustainability criteria needed to be allocated in order to ensure that Oxford could deliver as much affordable housing as possible in line with the preferred strategy approach.



# 7. Assessing the Local Plan policies and sites

The SEA Directive requires information on “the likely significant effects [of the plan] on the environment, including on issues such as biodiversity population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors”. These effects should include secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative effects. (Annex lf).

## 7.1 Introduction

The purpose of this stage is to predict and evaluate the social, economic and environmental effects of the Draft Local Plan 2036, which comprises the plan policies and site allocations. The appraisals have suggested measures for minimising negative impacts and enhancing positive impacts: these will be discussed at Chapter 8.

## 7.2 Task B3: Predicting the effects of the Local Plan policies and site allocations

The plan comprises combinations of the options considered at the preferred options stage. In many cases the preferred options have been combined into fewer policies. A few new policies have been added.

Appraisals were carried out on several iterations of the plan policies: in April, August and September 2018. This involved testing the plan policy against each of the 15 sustainability objectives. The policies were assessed in terms of their impacts *compared to the current situation*, which is felt to be the most easily understandable approach. By definition, a Local Plan proposes development, which in turn has unavoidable environmental consequences. If the plan was appraised *compared to the situation without the plan*, to determine how influential the plan is compared to a ‘business as usual’ scenario, most of the appraisal would be positive.

**Appendix 3** shows the results of these appraisals, and summarises the changes made to the policies over time. Table 7.1 summarises the appraisals of the plan policies. The appraisals of the site allocations are provided in full at the site assessment report (see Table 3.3). Table 7.2 summarises the site appraisals. Table 7.3 discusses the total impacts of the plan – both policies and site appraisals.

**Table 7.1 Appraisal of plan policies**

Plan policy	1. Flooding	2. Vibrant communities	3. Housing	4. Human health	5. Poverty, social exclusion	6. Education	7. Essential services	8. Green spaces	9. Biodiversity	10. Urban design & heritage	11. Transport, air	12. Water, soil	13. Climate change, energy	14. Economy, employment	15. Sust. tourism	Adjacent authorities
<b>2. ECONOMY</b>																
E1 Employment sites		+	+	I	+		I		I		+/-		I	0		+

**Table 7.1 Appraisal of plan policies**

Plan policy	1. Flooding	2. Vibrant communities	3. Housing	4. Human health	5. Poverty, social exclusion	6. Education	7. Essential services	8. Green spaces	9. Biodiversity	10. Urban design & heritage	11. Transport, air	12. Water, soil	13. Climate change, energy	14. Economy, employment	15. Sust. tourism	Adjacent authorities
E2 Teaching and research		1	+	0		+	+				+/-			+	0	
E3 New academic floorspace		0	0			0								+		
E4 Opportunities for local		+			++	+					+		+	++		+
<b>3. HOUSING</b>																
H1 Scale of housing prov.	-	+/-	+	1	1	1	0	-	-	+/-	+/-	-	+/-	+		-
H2 Affordable housing		+	++	0	++						+			+		+
H3 Employer-linked		+	++	+	+	0	0							+		+
H4 Mix of dwelling sizes		+	+		+		1			0	1			+		+
H5 Loss of dwellings		0	0											0		+
H6 HMOs		0	+/-							0						
H7 Community-led and self		0	0		0					0						
H8 New student accommodat		0	0			+	0				+					
H9 Linking delivery of new		+	+			-								+		
H10 Accessible & adaptable				+												
H11 Older person		0	+	+	+											
H12 Travelling community			0													
H13 Boat dwellers			0													
H14 Privacy, daylight				+						+			0			
H15 Internal space standards			+	0	0									+		
H16 Outdoor amenity space	0		+/-	+					+/-							-
<b>4. RESOURCES AND ENVIRONMENT</b>																
RE1 Sust design & construc	+		1		+			+	1	1	+/-	++		1	+	
RE2 Efficient use of land		0	++		+		1		1	+		+	+			+
RE3 Flood risk management	0		+	0		0	1	0	0		0	0				
RE4 Sustainable urban drainage	+		0	0		+		0	+		+	0				
RE5 Health, wellbeing, HIA		+		+	+		1			1						
RE6 Air quality			1	+				+		++		1				
RE7 Managing impact		+	+	0				+/-	0	0				+		
RE8 Noise and vibration		+	+/-	0				+/-	0		+/-			+		
RE9 Contaminated land				0					0			0				
<b>5. GREEN SETTING</b>																
G1 Protect of blue, green	0	+/-	0	0				0	0	0	0	0	0	0	0	
G2 Protect of biodiversity	0		+/-	0				0?	0?			0	0			
G3 Green Belt			+/-	+/-				-	-	-		-	-	+		
G4 Allotments, food grow	1	1		1				1	1	1	0	1				
G5 Outdoor sports		0	+/-	0				0								
G6 Residential garden land	-	+	+					0	-	1		-	-			
G7 Other green/open space	-	+/-	+	1		+		-	+/-	1		-	-			
G8 Protect existing GI				0				0	0	0			0	0		
G9 New and enhanced GI			+/-	+				+	1	+		1	0			
<b>6. HERITAGE</b>																
DH1 High quality design			0	0						+						
DH2 Views & building heights			-							0				-	0	
DH3 Desig heritage assets										0					0	
DH4 Archaeologic. remains						0?				0?						
DH5 Local Heritage Assets		0	-							0				-	0	
DH6 Shopfronts and signs										0				0	0	
DH7 External servicing feat										0	+			+		
<b>7. EFFICIENT MOVEMENT</b>																
M1 Prioritising walking, cycling		+		0	+						+		0	+/-	0	+

Table 7.1 Appraisal of plan policies																
Plan policy	1. Flooding	2. Vibrant communities	3. Housing	4. Human health	5. Poverty, social exclusion	6. Education	7. Essential services	8. Green spaces	9. Biodiversity	10. Urban design & heritage	11. Transport, air	12. Water, soil	13. Climate change, energy	14. Economy, employment	15. Sust. tourism	Adjacent authorities
M2 Assess & manage devel				0			0				+		+	+/-		+
M3 Motor vehicle parking	0	+	+	+	+/-		1			+	++		+	-	+/-	+
M4 Electric charging points				+					+	-	+		+			+
M5 Cycle parking		0	+/-	+			0			+/-	+		0	0	0	
<b>8. RETAIL, COMMUNITY AND INFRASTRUCTURE</b>																
V1 Vitality of centres		0		0	0		0			1	0			0	0	
V2 City centre shopping fronta		0					0							0		
V3 Covered Market		+/-								0				0		
V4 Sustainable tourism		0	0								0			+	+	
V5 Cultural/social activities		+	0	0	0	0				0	0			+	+	
V6 Infrastructure & communit		0		0	+	0	0				0					
V7 Utilities				0		+	1				0	1	0	0		1

Table 7.2 Appraisal of site allocations																	
Site	Site appraisal criteria																
	Vehicle access	Walking & cycling	Bus	Train	Flood risk	Topography	Contamination	Air quality	Neighbouring land uses	Distance to prim. sch.	Distance to GP	Regeneration	Land type	Townscape	Heritage	Biological	Green infrastructure
SP1 Sites in West End																	
SP2 Osney Mead	++	+	-	+	-	0	0	-	1	-	-	0	++	1	0	0	0
SP3 Cowley Centre	++	++	++	-	0	0	0	-	1	+	+	0	++	1	1	0	0
SP4 Blackbird Leys Central Area	++	+	++	1	0	0	0	-	1	+	+	+	++	0	0	0	0
SP5 Summer Fields School	1	1	++	-	0	-	0	-	0	-	++	0	-	0	0	0	0
SP6 Diamond Place & Ewert Hous	++	++	++	-	0	0	0	-	1	-	+	0	++	0	0	0	0
SP7 276 Banbury Road	+	++	++	-	0	0	0	-	0	-	+	0	++	0	0	0	0
SP8 Unipart	++	+	++	-	0	0	-	-	0	-	-	0	++	0	0	0	0
SP9 Oxford Mini plant	++	+	++	1	0	0	-	-	-	-	-	0	++	0	0	0	0
SP10 Oxford Science Park	++	-	++	1	-	0	0	-	-	-	-	0	++	0	-?	-?	0
SP11 Oxford Business Park	++	+	-	1	0	0	0	-	1	-	-	0	++	1	1	?	0
SP12 Sandy Lane Recreat. Ground	++	+	++	1	0	-	0	-	1	-	-	0	1	0	0	0	0
SP13 Northfield Hostel	++	+	++	1	0	0	0	-	1	+	-	0	1	0	0	0	0
SP14 Edge of ... Oxford Academy	+	+	++	1	0	0	0	-	1	-	-	0	-	0	0	0	0
SP15 Kassam Stadium	++	+	++	1	-	0	?	-	0	-	-	0	++	0	0	0	0
SP16 Knights Road	++	+	++	1	-	0	-	-	-	-	-	0	++	0	-	0	0
SP17 Govt. Buildings and Har. Hse	+	+	++	-	0	-	0	-	1	+	-	0	++	1	0	0	0
SP18 Headington Hill Hall	+	+	++	-	0	-	0	-	1	-	+	0	1	1	1	0	0
SP19 Land su St Clements Church	+	++	++	-	-	-	0	-	0	-	-	0	-	1	1	0	0
SP20 Churchill Hospital site	++	+	++	-	0	-	0	-	1	-	-	0	++	0	-	1	0
SP21 Nuffield Orthopaedic Centre	++	+	++	-	0	0	0	-	1	+	-	0	++	0	0	0	0
SP22 Old Road campus	++	+	++	-	0	0	0	-	0	-	+	0	++	0	0	1	0
SP23 Warneford Hospital	++	+	++	-	0	0	0	-	1	-	+	0	1	0	1	1	0
SP24 Marston paddock	++	+	++	-	0	-	0	-	0	-	-	+	-	1	0	0	0
SP25 St. Frideswide Farm	+	+	++	+	0	0	0	-	1	-	-	0	-	0	0	0	0
SP26 Hill View Farm	++	+	++	-	0	0	0	-	-	-	-	0	1	++	0	0	0

**Table 7.2 Appraisal of site allocations**

Site	Site appraisal criteria																
	Vehicle access	Walking & cycling	Bus	Train	Flood risk	Topography	Contamination	Air quality	Neighbouring land uses	Distance to prim. sch.	Distance to GP	Regeneration	Land type	Townscape	Heritage	Biological	Green infrastructure
SP27 Land west of Mill Lane	+	+	++	-	0	0	0	-	-	-	0	-	0	0	0	0	0
SP28 Park Farm	+	+	++	++	--	0	0	-	0	+	+	0	-	0	0	0	0
SP29 Pear Tree Farm	++	-	++	-	0	-	0	-	-	-	-	0	-	0	0	0	0
SP30 Land east of Redbridge P&R	+	+	++	-	--	-	0	-	-	-	-	0	-	-	0	0	0
SP31 St Catherine's College	++	+	-	-	--	-	-	-	1	-	-	0	+	-	-	-	0
SP32 Banbury Rd university sites	++	+	++	-	0	-	0	-	1	+	+	0	++	1	-	0	0
SP33 Bertie Place recreat ground	1	+	++	-	--	--	0	-	-	-	-	+	-	0	0	?	0
SP34 Canalside land	++	+	++	+	--	0	0	-	-	+	+	0	++	1	1	1	0
SP35 Court Place gardens	++	+	++	-	--	--	0	-	1	+	-	0	1	1	1	-	0
SP36 Cowley Marsh depot	++	+	++	1	-	0	-	-	1	+	+	0	++	0	0	0	0
SP37 Faculty of Music, St Aldate's	+	++	++	+	0	0	0	-	1	-	+	0	++	1	-	0	0
SP38 Former Barns Rd E allotmen	1	1	++	-	0	-	0	-	-	+	-	0	-	0	0	0	0
SP39 Former Iffley Mead playing f	1	1	++	-	0	0	?	-	1	+	+	0	-	0	1	0	0
SP40 Grandpont car park	++	+	++	+	0	0	-	-	-	+	+	0	++	1	0	0	0
SP41 Jesus College sports ground	+	+	++	-	0	0	0	-	1	-	-	0	-	0	0	0	0
SP42 John Radcliffe Hospital site	++	+	++	-	0	0	0	-	0	-	+	0	++	0	1	0	0
SP43 Land at Meadow Lane	+	+	++	-	--	-	0	-	1	-	+	0	-	--	0	0	0
SP44 Lincoln College sports groun	+	++	++	-	0	-	0	-	0	-	++	0	-	1	-	0	0
SP45 Littlemore Park	++	+	++	-	--	-	0	-	0	-	-	0	++	0	0	-	1
SP46 Manor Place	+	++	++	+	-	1	0	-	1	-	-	0	-	1	1	1	0
SP47 Manzil Way	++	+	++	-	0	-	0	-	1	+	+	0	++	0	0	0	0
SP48 Nielsen, London Road	++	+	++	-	0	-	0	-	-	+	-	0	1	0	0	0	0
SP49 Old power station	++	+	++	++	--	0	0	-	0	+	-	0	++	-	-	0	0
SP50 Oriel College land	++	++	++	+	0	0	0	-	0	-	+	0	++	1	-	0	0
SP51 Oxford Brookes Marston Rd.	++	+	++	-	0	0	0	-	0	+	-	0	++	1	1	-	0
SP52 Oxford Stadium	++	+	++	-	0	0	-	-	0	+	-	0	++	0	1	0	0
SP53 Oxford Univ Press sports gr	+	+	++	+	0	0	0	-	1	-	-	0	-	0	0	0	0
SP54 Pullens Lane	+	+	++	-	0	--	0	-	1	-	+	0	++	1	0	0	0
SP55 Radcliffe Observatory Quart	++	+	++	+	0	0	0	-	1	+	+	0	++	1	1	0	0
SP56 Ruskin College campus	++	+	++	-	0	-	0	-	0	-	+	0	1	1	1	0	0
SP57 Ruskin Field	1	-	-	-	0	--	0	-	1	-	-	0	-	1	1	0	0
SP58 Slade House	++	+	++	-	0	0	0	-	0	-	++	0	++	0	0	1	0
SP59 Summertown House, Apsley	++	+	++	-	0	0	0	-	1	-	-	0	++	0	1	0	0
SP60 Union Street car park	++	++	++	-	0	0	0	-	1	+	+	0	++	0	0	0	0
SP61 Univ of Oxford science area	++	++	++	+	0	0	0	-	1	-	-	0	++	1	1	0	0
SP62 Valentia Rd	+	+	++	-	0	0	0	-	1	-	+	0	-	0	0	0	0
SP63 West Wellington Sq	+	++	++	+	0	0	0	-	0	+	+	0	++	1	1	0	0
SP64 Wolvercote paper mill	++	+	++	-	--	0	0	-	0	-	-	0	1	1	1	1	1
SP65 Bayards Hill primary school	++	+	++	-	0	0	0	-	1	+	+	+	-	0	0	0	0
SP66 William Morris Close sports	+	+	++	1	0	0	0	-	1	-	+	0	-	0	0	0	0

**Table 7.3 Total plan impacts**

1. Flooding	There will be negative impacts from new housing and employment development (15 sites are at least partly in flood zone 3), and the plan allows development of brownfield sites in flood zone 3b as long as they have very high standards of mitigation. However the plan's use of the NPPF's flood hierarchy, SuDS, planting, and sustainable design will all help to minimize impacts on flooding.
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**Table 7.3 Total plan impacts**

2. Vibrant communities	The plan protects existing communities by limiting the proportion of HMOs, and supporting the provision of new student accommodation, accommodation for older people and community-led housing. It aims to protect local centres and locally valued assets, supports walking and cycling, and sets strict limits on additional parking. The plan’s general approach is to intensify development on brownfield sites, and allocate for housing only Green Belt sites rated as having a ‘moderate’ and ‘low’ impact on the Green Belt.
3. Housing	Oxford cannot meet all of its housing need within its own administrative boundary and so continues to work with adjoining authorities to deliver its objectively assessed housing need (OAHN). The plan sets a capacity-based target aimed at meeting as much of the OAHN as possible. It allocates Green Belt sites for housing that are rated as having a ‘moderate’ or ‘low’ impact on the Green Belt. It prioritises the delivery of affordable housing and requires a proportion of affordable housing as part of qualifying developments. The policies regarding student accommodation, conversion of employment land to housing, and strongly controlled parking will also contribute to providing housing. The quality of housing is ensured through policies on sustainable design and construction, and high quality design.
4. Human health	The plan’s strong focus on walking and cycling, protection of green areas, provision of new green areas, and provision of more housing will all support human health. Electric vehicles and air quality assessments will help to improve air quality and thus health.
5. Poverty, social exclusion and inequality	The plan will help to reduce inequality through the provision of more affordable housing, a balanced mix of housing, protecting key employment sites, opportunities for local training and work, and support for walking, cycling and public transport. The plan’s focus on good housing design will reduce operating costs, and it supports opportunities for local training and work.
6. Education	Given the limited land available in the city, most school provision will need to be made by expanding existing schools. The plan also supports university expansion as long as more student accommodation is provided.
7. Essential services	The plan protects existing services and facilities, and supports their multi-functional use. Much of its impact will depend on how it is implemented.
8. Green spaces	The plan protects green spaces and sports facilities, creates a green infrastructure network, and requires that at least 10% of larger sites must be new public open space. However it also promotes construction of housing on greenfield and Green Belt land: eight sites (SP24-SP31) totaling 18 hectares are in the Green Belt. Eleven recreational sites would be affected, and no replacement sites would be provided for some of these.
9. Biodiversity	The plan seeks to protect a hierarchy of designated sites and wildlife corridors. It requires the use of a biodiversity calculator to demonstrate net gains in biodiversity. The policies on air quality, land contamination, noise and flooding will also indirectly help biodiversity. However the plan involves construction on a range of greenfield and Green Belt sites: about a dozen sites are near or partly in nature conservation areas. There will also be infill development elsewhere in Oxford, often on gardens which provide some habitat for wildlife.
10. Urban design and heritage	The plan policies on the historic environment, townscape character and urban design promote the preservation and enhancement of the historic environment, and city’s townscape/landscape. The policy on building height will help to ensure variety and good design of buildings. Indirectly there will be benefits from the policies on constrained car parking and new landscaping. However, the level of housing and economic growth will generally lead to a more urban environment, could have

**Table 7.3 Total plan impacts**

	negatively affect Oxford’s green setting and historic environment. A range of heritage and landscape designations would be affected.
11. Transport and air quality	The plan includes some strong and innovative requirements to reduce traffic and congestion, promote walking and cycling, and improve air quality in Oxford. These include a transport mode hierarchy; parking controls and promotion of car-free development; charging points for electric vehicles; requirements for air quality assessments; and clustering of services in district centres that are easy to reach by non-car modes. Most of the development sites are well served by walking, cycling and bus routes, though most sites do not have good access to the train station. Some of the policies on economic growth might have a negative impact by intensifying development at existing employment location, but controls on parking will help to counter this. The general increase in housing across the city as a result of the plan could also lead to negative impacts on air quality and traffic levels in some areas.
12. Water and soil	The level of housing and economic growth, and allocation of Green Belt land for development will all increase water use and negatively affect soil. However the plan aims to minimise additional water use by requiring increased water efficiency measures for new residential developments. The plan requirements for SuDS will help to minimize water pollution and flooding.
13. Climate change and energy	The plan strongly supports energy efficient design and construction. It supports walking and cycling as an alternative to the private car, and restricts parking, thus making the private car less attractive. The plan supports energy efficient heat networks by expecting developments near the networks to hook up to them. Policies on SuDS and other climate change adaptation measures will help to deal with the impacts of climate change. However the increase in households will probably lead to an overall increase in CO <sub>2</sub> emissions in the short term.
14. Economy and employment	The plan does not provide new employment land but supports the more efficient use of existing employment sites, i.e. more floorspace on the same footprint. It also provides more homes: lack of housing for workers currently constrains employment. The plan’s focus on widening the role of district centres and promoting sustainable tourism will further support the economy. The plan does include some constraints, i.e. restricted car parking, limitations on tall buildings, but it is consistent with the LEP’s high growth vision for Oxfordshire
15. Sustainable tourism	The plan supports longer stays and greater spend in Oxford city by increasing the quality of existing tourist attractions and only permitting new tourist attractions where they will not increase road congestion. Indirectly, it supports tourism through its policies on conservation of the historic environment, townscape character and urban design, the Covered Market, and promotion of sustainable transport modes. However these impacts are likely to be limited.
Impact on adjacent authorities	The Oxford Local Plan does not provide for all of Oxford’s objectively assessed need for housing, thus requiring adjacent authorities to provide for the remaining OAHN. However, the plan aims to provide housing on a capacity basis, including significant quantities of affordable housing. It also aims to minimise the need to travel (e.g. commute in and out from adjacent authorities); and it supports the LEP economic growth plan.



### 7.3 Task B4. Evaluating the effects of the Local Plan

The plan evaluation stage involves evaluating the plan’s secondary, cumulative, synergistic, short, medium and long-term, permanent and temporary, positive and negative effects; and determining how significant they are. This section considers these impacts in turn.

#### Secondary effects

Secondary (or indirect) effects are effects that are not a direct result of the plan, but occur away from the original effect or as a result of a complex pathway. The plan’s main secondary effects include:

- A combination of strong parking controls and an emphasis on walking, cycling and public transport. This helps to reduce the need to travel, with consequent benefits in terms of congestion, air pollution, and associated health effects. This also allows the plan to provide for more dwellings than it could without these controls, as air pollution problems at the Oxford Meadows SAC constrain the amount of additional air pollution that the plan is allowed to generate.
- A capacity-based approach to housing provision, which means that some of the city’s housing need will need to be provided by adjacent authorities.
- Some development on greenfield and Green Belt sites, with secondary impacts on land use, biodiversity, flooding etc.
- A focus on provision of new homes – and particularly affordable homes - which should help to reduce inequalities and the need to commute.
- Health benefits of improved air quality, better walking and cycling facilities, affordable housing.

#### Cumulative effects

Cumulative effects are social, environmental or economic changes that are caused by the plan in combination with other past, present and future human actions. In practice, cumulative effects are the total plan impacts plus the likely future without the plan. Table 7.3 shows the total impacts of the Oxford Local Plan, and Table 4.7 shows the likely future without the Oxford Local Plan. Table 7.4 brings together the two tables to discuss cumulative effects.

Table 7.4 Cumulative effects				
SA objective	Total plan effects	Likely future without the plan	Cumulative effects	
1. Flooding	-	+/-	-	The Oxford Flood Alleviation Scheme will reduce flooding overall, but 1800 homes will still be at risk of flooding. The plan proposes some housing sites in flood zone 3. It also promotes the NPPF’s flood hierarchy, SuDS, planting, and sustainable design, which will help to minimize flood impacts.
2. Vibrant communities	+	++	++	Retail in Oxford has been consistently strong. The plan protects existing communities by intensifying development on brownfield sites, limiting the proportion of HMOs,

Table 7.4 Cumulative effects				
SA objective	Total plan effects	Likely future without the plan	Cumulative effects	
			supporting the provision of appropriate accommodation, and retaining the city's higher grade Green Belt land.	
3. Housing	+	--	--	House prices in Oxford are already very high, affecting employers' ability to attract and retain workers. They are likely to increase further over time. The plan is for 8,620 more homes in Oxford, including a high proportion of affordable homes, but this will not provide for all of Oxford's objectively assessed housing need.
4. Human health	+	+	+	The health of Oxford's residents is generally good, but there is great disparity between residents of the city's more and less deprived areas. The plan's strong focus on walking and cycling, green areas, improved air quality and affordable housing will support human health.
5. Poverty, social exclusion and inequality	I	--	-	There are sharp inequalities across the city in terms of opportunities, wellbeing and health. Regeneration is already planned for the more deprived areas, and the plan's focus on affordable housing, local training and work, and public transport should further help to reduce these disparities.
6. Education	0	0	0	Oxford's population overall is highly skilled, but 22% of people of working age have low or no qualifications. This disparity is strongest in the most deprived areas of the city. The plan has limited ability to improve this, but it supports university expansion and aims to ensure that adequate services, including educational services, are provided.
7. Essential services	I	0	0	There is no obvious shortage of essential services in Oxford. The plan protects existing services and facilities, and supports their multi-functional use.
8. Green spaces	++	-	+	Oxford has many green spaces, including Port Meadow, the river corridor and the Green Belt. The plan aims to protect green spaces and create a green infrastructure network, but it also promotes housing on a range of playing fields, and on 18ha of Green Belt land.
9. Biodiversity	-	-	-	Oxford has a wide range of green spaces which are generally of good quality, but biodiversity is plummeting worldwide. The plan seeks to protect wildlife sites and biodiversity generally, but it includes several development sites that would affect sites of biodiversity interest.
10. Urban design and heritage	+/-	++	++	Oxford's heritage and urban design is internationally known. The level of housing and economic growth promoted by the plan could affect this by leading to a more urban environment, but the plan's promotion of historic preservation and enhancement should help to minimise this.
11.	+/-	+/-	0	Oxford has much higher levels of cycling and public transport

Table 7.4 Cumulative effects				
SA objective	Total plan effects	Likely future without the plan	Cumulative effects	
Transport and air quality				use than elsewhere, but congestion is bad. All of Oxford is an AQMA. Air quality is improving nationally due to tightening vehicle exhaust standards. The plan includes strong parking constraints, promotes walking and cycling, and aims to improve air quality; but its overall increase in housing could negatively affect air quality and congestion in some areas.
12. Water and soil	-	--	--	Oxford is in an area of serious water stress. The plan aims to minimise additional water use per person, but the growth in population is likely to counterbalance this. Water quality in the Thames catchment is moderate: run-off from increased development could worsen this although the plan aims to minimise this increase through the promotion of SuDS etc.
13. Climate change and energy	+/-	--	--	Climate change is a serious problem internationally. The plan strongly supports energy efficient design, construction and transport; and renewable technologies. However the increase in households will probably lead to an overall increase in CO <sub>2</sub> emissions, at least in the short term.
14. Economy and employment	+	++	++	Oxford has a very strong economy, which will be further strengthened by the Oxfordshire Housing and Growth Deal, and the Oxford - Milton Keynes – Cambridge 'knowledge arc'. The plan supports these measures.
15. Sustainable tourism	+/-	++	++	Tourist numbers to Oxford are high and growing. The plan supports longer stays and greater spend in Oxford city, but these impacts are likely to be limited.

### Synergistic effects

Synergistic effects interact to produce a total effect greater than the sum of the individual effects. The plan's main synergistic effects include:

- Provision of more affordable homes, promotion of employer training/apprenticeships, and support for walking and cycling, which should synergistically help to reduce inequalities.
- Constraints on parking, requirements for air quality assessments, and support for walking, cycling and public transport, which should synergistically help to improve air quality (although this may be counterbalanced by the air pollution from the Oxford-Cambridge expressway).
- Support for employer-linked housing, intensification of employment sites, and high-tech employment which should, synergistically with the Oxfordshire Housing and Growth Deal, support the economic growth of the county.

### **Short-term and long-term impacts**

The plan's key short-term (first ten years) impacts are likely to be related to construction on housing and employment sites: more HGV movements, noise, dust etc. The longer-term (second ten years) impacts are likely to be more positive, and will include:

- An increase in homes, including affordable homes and a significant quantity of car-free development
- An increase in publicly-accessible green infrastructure, and walking/cycling infrastructure
- A decrease in air pollution, with associated health benefits
- An increase in the urbanized, developed area of the city, and a decrease in the undeveloped area
- An increase in employment floor area, though not a correspondent increase in area of employment land (i.e. intensification of existing employment sites)
- A gradual change in the district centres over time, from a predominantly retail focus, to a focus on a range of employment, retail and leisure uses
- More electric vehicle charging points.

### **Permanent and temporary impacts**

Again, the plan's temporary impacts will primarily be associated with construction, and will abate as the development sites become operational. More permanent impacts of the plan will include:

- Denser and more urbanized land uses, including construction on greenfield land
- Changes to the skyline, for instance the construction of new spires
- Remediation of contaminated land
- Increased pressure on water resources due to the increase in the city's population
- Economic growth for the foreseeable future.

# 8. Mitigation

## Task B5: Considering ways of mitigating adverse effects and maximising beneficial effects

The SEA Directive requires a description of “the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan” (Annex Ig).

### 8.1 Introduction

The Oxford Local Plan 2036 aims to promote sustainable development that will meet Oxford’s social and economic needs while at the same time not having an adverse impact on the environment. Many of the plan policies and objectives are specifically designed to overcome adverse effects that have arisen as a result of previous developments not having regard to sustainability issues.

As a result of the assessments of Chapters 6-7, this SA has identified additional possible measures to avoid and minimise any negative effects of the plan, and to enhance its benefits. It has also identified topics *not* covered by the plan that could be covered. Section 8.2 discusses mitigation related to plan policies. Section 8.3 discusses mitigation related to sites.

### 8.2 Mitigation for policies

As discussed at Chapter 6, the plan went through several rounds of appraisal, discussions and consultation; and several rounds of suggested SA mitigation measures. Many of the plan policies already minimise the impacts of the rest of the plan. For instance the policies on parking on air quality assessments help to reduce air pollution; the policy on flooding helps to reduce flood risk; and policies on green infrastructure and protection of nature conservation sites help to protect biodiversity.

The SA report for the preferred options (Table 3.3) proposed mitigation measures for the options considered at that stage. **Appendix C** shows those mitigation measures suggested in the later rounds of plan-making.

It is not possible to precisely identify the influence of the SA process, as other inputs to the plan also influence it. However Table 8.1 shows changes made to the plan, beyond minor changes/clarifications of wording, that are consistent with the mitigation suggested in various rounds of the SA. Table 8.2 lists some of the main recommended SA mitigation measures - including measures related to topics not covered in the plan – which have not been included in the plan.

Table 8.1 Plan changes consistent with suggested SA mitigation measures	
Name of policy	Plan changes consistent with suggested SA mitigation measures
E1. Employment sites	Prevention of loss of any Category 1 sites. Start-up or incubator businesses are permitted if they can demonstrate that they will not negatively impact on the main economic function of the site.
E3. New academic or	Growth in private colleges expected to lead to no net loss of

**Table 8.1 Plan changes consistent with suggested SA mitigation measures**

Name of policy	Plan changes consistent with suggested SA mitigation measures
administrative floorspace	housing.
E4. Securing opportunities for local employment etc.	Definition in the glossary of what is meant by 'local people'.
H3. Employer-linked affordable housing	Specify that 100% of the housing will meet the definition of affordable housing and be available in perpetuity.
H7. Community-led and self-build housing	More information in the policy about affordable housing.
H8. Provision of new student accommodation	Inclusion of bespoke housing targets for each university.
H14. Privacy and daylight	Removal of a '20m rule'.
Adapting to climate change	Deletion of policy which overlapped with another policy
RE1. Sustainable design and construction	Inclusion in the supporting text of information about sustainable retrofitting of buildings
RE2. Efficient use of land	Inclusion of suggested density standards for parts of the city, as suggested by the NPPF 2018; but later removal of these standards.
RE3. Flood risk management	Increased information about how land affected by the Oxford Flood Alleviation Scheme should be considered.
RE5. Health, wellbeing etc.	Inclusion of information about social exclusion (not just health inequalities) in the introduction and chapter 1
RE6. Air quality	Reference to air pollution impacts on the Oxford Meadows SAC in the explanatory text.
RE7. Managing the impact of development etc.	Removal of partial overlap with policy RE8 re. noise and vibration.
G2. Protection of biodiversity and geodiversity	Wording on sites of local importance for wildlife strengthened, to be more consistent with Policy G7.
DH1. High quality design and placemaking	Inclusion of more information on the design of external areas, including landscaping and public art.
DH2. Views and building heights	Inclusion of requirement for proposals for tall buildings to explain design choices regarding height and massing.
M1. Prioritising walking, cycling and public transport	Greater emphasis placed on developers to demonstrate how their street design ensures a good cycling and walking environment.
	Clarification that coaches will only drop off and pick up at existing stops, and then must leave the city and go to the longer stay parking area at Redbridge.
M2. Assessing and managing development	Removal of reference to B8 freight consolidation facilities.
	Reference to car clubs in the explanatory text.
M3. Motor vehicle parking	Inclusion of a policy on electric vehicle charging.
	Reinstatement of deleted reference to employer-linked housing.
M5. Cycle parking	Inclusion of requirement that cycle parking should be well designed.
	Cycle parking standards appendix now refers to electric bike charging.
V6. Cultural and social activities	Inclusion of requirement that cultural and social activities should not adversely affect residential amenity.



**Table 8.2 Key proposed SA mitigation measures not implemented in the plan**

Name of policy	Key proposed SA mitigation not included in the policy	Reason for lack of inclusion
RE1. Sustainable design and construction	Clarification about how close to a heat network a development will need to be to be expected to hook up to it.	There is no good rule of thumb for this: depends on whether the ground is hard or soft, and underground conditions and infrastructure.
RE6. Air quality	Specification that exposure to air pollution refers to exposure of ecosystems as well as people. Clarification about what types of mitigation measures might be required where negative air quality impacts are identified, e.g. electric vehicles, car-free development.	General move towards E vehicles is promoted throughout Chapter 7 and mention of the zero emission zone and all of its benefits. Background paper has been written on air quality.
G7. Other green and open spaces	Reference to development not increasing flood risk.	This is covered by the flood risk policies.
DH7. External servicing features	Removal of partial overlap with policy M5 about cycle parking.	There is some overlap, but seems important enough to cover from both angles!
M1. Prioritising walking, cycling and public transport	Clarification of how walking, cycling and public transport should be 'prioritised'.	Demonstrated through commitment to the range of measures such as demand management, change in the use of road space (measures that will be implemented by County Council as Transport Authority). Reduction in car parking policy, provision of bike parking etc
M3. Motor vehicle parking	The policy makes car-free development dependent on the roll-out of controlled parking zones (CPZs), which gives great uncertainty to developers and could have land-owners lobbying against CPZs. It could also encourage car-free development on the edges of CPZs, leading to additional parking problems outside the CPZs. Should it be the other way around, i.e. CPZs will be supported in areas XYZ?	There is a commitment to CPZs from the County Council. It cannot be added to the plan as is not within the City Council's gift to deliver CPZs. A large amount of CIL money has been given by the City Council to the County for the expansion of CPZs.  There is a CIL 123 list. It is not possible to extend into sites not currently in CPZs because of this list.
M4. Provision of electric charging points	Inclusion of design criteria for electric charging points, especially in the city centre and conservation areas.	Technology is changing so much that not appropriate to be specific. The impacts on conservation areas is covered by policies in the design chapter.

Table 8.2 Key proposed SA mitigation measures not implemented in the plan		
Name of policy	Key proposed SA mitigation not included in the policy	Reason for lack of inclusion
V8. Infrastructure and community facilities	Further information about what is meant by 'infrastructure', and requirements for infrastructure.	Defined in the Infrastructure Delivery Plan, which is referred to by Policy V8.
	Information about situations where existing facilities are under-used.	Not available; possibly monitored by another team.
Topics not included in the plan	<ol style="list-style-type: none"> <li>1. Homeless shelters and generally treatment of homelessness</li> <li>2. Regeneration areas</li> <li>3. Driverless cars</li> <li>4. Public toilets</li> </ol>	<ol style="list-style-type: none"> <li>1. After discussion with the housing team about homeless strategy it seems that the plan does not require any specific policies or policy wording.</li> <li>2. The Blackbird Leys area has been re-drawn, but where a regeneration area has few allocated sites or areas of change there is not much scope to write anything into the Plan.</li> <li>3. At this point no policy approach seems necessary or possible.</li> <li>4. Public toilets are not really a planning issue</li> </ol>

### 8.3 Mitigation for sites

Chapter 9 of the Local Plan discusses the 66 site allocations. These include thirteen sites that are at least partly prone to flooding; eight Green Belt sites; eleven recreational areas; sites that have potential but still uncertain biodiversity interest or that could affect nearby biodiversity designations; and at least six sites that could affect heritage designations.

For the sites in the flood zones (SP2, 10, 15, 19, 28, 30, 33, 34, 35, 45, 49, 64), the plan provides a combination of sequential test justifying the need for the site; requirement for a site-specific flood risk assessment; avoidance of those parts of the sites that are liable to flooding; groundwater and surface water flow assessments; and measures to reduce surface water runoff in the area.

The plan as a whole will affect Green Belt land and will increase urbanization. Policy G9 requires all residential sites larger than 1.5 hectares to provide at least 10% of the site as public open space. Additionally, policies SP15, 17, 24-30, 39, 44, 53, and 66 all specify that this is required.

For sites on recreational areas (SP5, 12, 14, 33, 39, 41, 44, 53, 62, 65, 66), the plan shows that these sites are currently under-used; that equivalent facilities will be provided, usually on site; and/or that the need for housing outweighs the benefits of keeping the site as a recreational area.

For sites with possible effects on SSSIs (SP17, 19-23, 28, 30, 32-35, 39, 41, 44, 46, 51, 53, 55, 58, 61, 64, 66), the plan requires a combination of biodiversity surveys; demonstration of how harm to biodiversity will be minimized; proof that the development will not adversely affect nearby SSSIs; retention of important trees; provision of a buffer zone to the nearby SSSI; and analysis of specific types of impacts (recreational, change in water levels) will affect the SSSI. Those sites that could affect slow worms and lizards require buffer zones to allow the animals to move around, and/or studies and translocation package.

For sites that could affect conservation areas (SP17, 18, 19, 23, 24, 26, 32, 34, 37, 41, 42, 44, 46, 49, 50, 55, 56, 57, 61, 63, 64), the plan includes requirements that careful design must ensure that development proposals contribute towards the character of the conservation area.

For sites that could affect listed buildings or their settings (SP23, 32, 34, 35, 37, 41, 42, 44, 46, 50, 55, 56, 57, 59, 61, 63, 64), the plan includes requirements that the development must retain and enhance the listed buildings and/or their settings.

For sites where air quality is already regularly poor or likely to become poor; and for sites with sensitive receivers (health care, community centre, school) the policies require the minimisation of impacts on air quality during the construction phase. This applies to SP2, 6, 20, 21, 23, 29, 33, 34, 37, 38, 42, 47, 50, 54, 58.

Sites with permission for B1 and B2 employment uses (SP8-11) require a reduction in car parking provision at the site, and enhancement/promotion of sustainable travel modes. Student and hospital accommodation (SP16, 18-21, 39, 55, 61) are expected to consolidate and minimise their car parking requirements.

# 9. Monitoring

## Task B6: Proposing measures to monitor significant effects of implementing the Local Plan

The SEA Directive requires a description of “the measures envisaged concerning monitoring” (Annex II).

Monitoring is a fundamental activity that allows the effects of the Local Plan to be identified, and the level of implementation of the plan to be assessed.

The City Council produces an Annual Monitoring Report (AMR), which documents the progress of the Local Plan. The AMR will also include indicators to measure and assess the sustainability effects of implementing the Local Plan 2036. These indicators – significant effects indicators – will allow us to understand the environmental, social and economic impacts of the Local Plan policies and to take appropriate action if necessary.

In order to assess the actual social, economic and environmental effects of the Local Plan, and mitigate any unexpected effects of the plan, it will be necessary to monitor a series of issues as shown at Table 9.1.

Table 9.1 Potential monitoring indicators	
SA objective	Indicators
1. Flooding	<ul style="list-style-type: none"> <li>No. properties at risk from flooding</li> </ul>
2. Vibrant communities	<ul style="list-style-type: none"> <li>Total population, and population by broad age groups</li> </ul>
3. Housing	<ul style="list-style-type: none"> <li>Housing approvals, completions and losses</li> <li>Percentage of new dwelling completions on previously developed land</li> <li>Amount and percentage of affordable housing</li> </ul>
4. Human health	<ul style="list-style-type: none"> <li>Provision and improvement of local primary health facilities</li> <li>Health dimension of Index of Multiple Deprivation</li> </ul>
5. Poverty, social exclusion and inequality	<ul style="list-style-type: none"> <li>Index of Multiple Deprivation</li> </ul>
6. Education	<ul style="list-style-type: none"> <li>Provision and improvement of local educational facilities</li> <li>Education dimension of Index of Multiple Deprivation</li> </ul>
7. Essential services	<ul style="list-style-type: none"> <li>Provision and improvements of other local facilities</li> <li>New retail, office and leisure development in the city and district centres</li> <li>Distance of households from key services, e.g. Post Office, School, doctors</li> </ul>
8. Green spaces	<ul style="list-style-type: none"> <li>Area of development in the Green Belt and on other greenfield sites</li> </ul>
9. Biodiversity	<ul style="list-style-type: none"> <li>Change in areas and populations of biodiversity importance</li> <li>Condition of SSSIs, integrity of SACs</li> </ul>
10. Urban design and heritage	<ul style="list-style-type: none"> <li>Number of heritage assets at risk</li> </ul>
11. Transport and air quality	<ul style="list-style-type: none"> <li>Percentage of people travelling to work by private motor vehicle</li> <li>Air quality</li> </ul>

**Table 9.1 Potential monitoring indicators**

<b>SA objective</b>	<b>Indicators</b>
	<ul style="list-style-type: none"><li>• Short and long stay car parking provision in existing centres</li></ul>
12. Water and soil	<ul style="list-style-type: none"><li>• Proportion of river length assessed as fairly good or very good for chemical quality and biological quality</li><li>• Per capita consumption of water</li></ul>
13. Climate change and energy	<ul style="list-style-type: none"><li>• Per capita CO<sub>2</sub> emissions</li><li>• Installed capacity of renewable energy generating development, by type</li></ul>
14. Economy and employment	<ul style="list-style-type: none"><li>• Total number of jobs</li><li>• Proportion of working-age residents in employment</li><li>• Amount of employment land available, by type and location</li></ul>
15. Sustainable tourism	<ul style="list-style-type: none"><li>• Number of visitors per year</li><li>• Number of overnight visitors per year</li></ul>

## 10. Responding to this consultation

The draft Local Plan 2036 and this sustainability appraisal are being made available for public comment until Thursday 13 December 2018. Please send any comments, marked for the attention of Richard Wyatt, to:

Email: [planningpolicy@oxford.gov.uk](mailto:planningpolicy@oxford.gov.uk).

Post: Planning Policy Team  
St. Aldate's Chamber  
109-113 St. Aldate's  
Oxford OX1 1DS

Fax: 01865 252144

All responses should be received by 11.59pm on Thursday 13 December 2018

If you have any questions or would like clarification on any aspect of this report please contact Richard Wyatt

Email: [rw Wyatt@oxford.gov.uk](mailto:rw Wyatt@oxford.gov.uk)

Phone: 01865 252704

All of the SA documents are also available on the website: [www.oxford.gov.uk/localplan](http://www.oxford.gov.uk/localplan) .

## Appendix 1 – Comments from Consultation Bodies on the SA Scoping Report

Consultee	Comments	Action Taken
Historic England	Concerned at the conflation of design and the historic environment (p.7)	These remain in the same chapter (5 Built Environment, Heritage and Creating Quality New Development) but the chapter is divided in to 2 distinct sections.
	Welcome the recognition of the importance of understanding character and of identifying and understanding heritage assets (p.7)	Noted
	Consider the statement that “all grades of harm including total destruction, minor physical harm and harm through change to the setting, can be justified on the grounds of public benefits...” rather unhelpful and very worrying as it approaches the matter of conservation and enhancement of heritage assets from the negative position of allowing harm to their significance and even total destruction...We find it surprising that an authority with world-class heritage assets should choose to emphasise the potential for harm to or loss of those assets rather than their conservation. (p.8)	This text remains in the Preferred Options document as it is a quote from the NPPF paragraphs 133-134
	The paragraphs on the National Planning Policy Framework omit to identify any of the requirements in the Framework for the consideration of the historic environment and heritage assets in local plans. (p.8)	Preferred Options Chapter 5: “Paragraphs 126 to 141 of the NPPF set out a series of requirements for heritage specific policies and decision making”.
	Expect the evidence base to reference to the Historic Environment Record, the Oxford Heritage Assets Register and accompanying character statements, the Oxford Heritage Plan, the Archaeological Action Plan and conservation area character appraisals (p.8)	The preferred options document now contains a reference to these documents. The SA Scoping Report will be updated to inform the proposed submission stage.
	There is no mention of archaeology in the relevant SEA theme (p.9)	PO Chapter 5 contains a subsection on archaeology which contains a set of policies on archaeological remains.
	Welcome the reference to Oxford’s “unique and world-renowned built heritage” in paragraph 1.5, but would like to see more as to why and how that heritage has come about and survived to the present day. (p.9)	Noted.
	Welcome the acknowledgement of Historic England as a duty to co-operate body; if any discussions take place regarding Green Belt reviews or incursions into the	Noted.



Consultee	Comments	Action Taken
	Green Belt Historic England should be involved, given the fourth purpose of Green Belts “To preserve the setting and special character of historic towns” (p.9)	
	Table 3.1 could include a reference to the Oxford Heritage Plan (p.9)	PO document makes reference to Oxford Heritage Plan. SA Scoping Report will be updated to include reference.
	Sustainability issues for Design and Heritage in Table 4.2 are weak. There should be a simple statement of “the need to conserve and enhance the historic environment and the heritage assets therein, including their setting. Heritage assets at risk, tall building/the protection of the city’s skyline and views, design generally and modern design in historic contexts in particular are other sustainability issues that need to be addressed by the new Local Plan (p.9)	SA Scoping Report will be updated to reflect these changes.
	There should be a discrete section in the SEA for the historic environment (p.10)	Noted.
	The conservation areas without character appraisals and management plans should be noted as a gap in the baseline, as should the date of their designation and whether they have been reviewed since. (p.10)	This will be updated when the Scoping Report is reviewed in time for proposed submission stage.
	The reference to Historic England’s Heritage at Risk Register should explain that only higher grade assets are included on the Register, not, for example, grade II listed buildings. (p.10)	This will be updated when the Scoping Report is reviewed in time for proposed submission stage.
	Has the City Council undertaken a survey of the 894 grade II listed buildings or 10 grade II registered historic parks and gardens in Oxford to ascertain whether they are at risk? If not this should be identified as a gap in the baseline. (We consider that the historic environment baseline should describe the current and future likely state of the historic environment). What are the trends in the condition of the historic environment? (p.10)	This has not been undertaken. It will be included as a gap in the evidence base when the revised Scoping Report is published in time for the proposed submission stage.
	Welcome the sustainability objective to “Protect and enhance the historic environment and heritage assets”, although it could perhaps say “and their settings”. (p.10)	LP Objective 7 ‘Enhancing Oxford’s unique built environment’: To preserve and enhance Oxford’s exceptional built form with its legacy of archaeology and monuments, historic buildings, modern architecture, important views and setting and distinctive townscape characteristics
	Welcome the decision-making criteria, although would prefer to see “preserve and enhance archaeological	This will be reviewed as part of the Scoping Report review

Consultee	Comments	Action Taken
	remains and features” rather than “Assess, record and plan archaeological features”, which rather suggests the eventual loss of such features, which would not be an acceptable objective. (p.10)	in time for the proposed submission stage.
	The criterion relating to views could also include “within” the city” (p.10)	Noted.
	<p>Suggest “the number and proportion of heritage assets at risk” to accompany the proposed indicator for heritage assets at risk and the following additional indicators:</p> <ul style="list-style-type: none"> <li>• the number of major development projects that enhance the significance of heritage assets or historic landscape character;</li> <li>• the number of major development projects that detract from the significance of heritage assets; and</li> <li>• the percentage of planning applications where archaeological mitigation strategies were developed and implemented; and</li> <li>• % of Conservation Areas in Oxford with an up-to-date character appraisal (and management plan). (p.10)</li> </ul>	We will be developing the monitoring framework in time for the proposed submission stage. We will give consideration to and include as appropriate these and/or other suitable indicators to monitor the historic environment.
<b>Environment Agency</b>	Plan should highlight the importance of adopting mitigation and adaptation measures to reduce the City’s contribution to the causes of climate change and minimise the impacts of climate change on the City. (p.1)	
	Pleased to see that flood risk, water quality and supplies issues and biodiversity have been considered in background papers and first steps booklet. (p.1)	Noted.
	Pleased to see that a new SFRA will be undertaken to support the new local plan. The updated SFRA would need to be part of the evidence base and subsequently, the local strategic flood risk policy and proposed site allocations should reflect the findings and recommendations of the SFRA. (p.2)	Site Assessments analysed the overall flood zone and worst flood zone of every site using data from the new SFRA. The suite of policies on flood risk and drainage have been informed by the new SFRA.
	SFRA would need to include updated climate change allowances (p.2)	SFRA will be updated to include new flood maps for proposed submission stage.
	OCC should demonstrate through a sequential test that a range of options in the site allocation process has been considered and that development will be located to areas at lowest risk of flooding. In the first instance, sites should be located in flood zone 1 (FZ1). However, even in FZ1 other issues such as surface water flooding may need to be taken in to consideration. (p.2)	Sequential test undertaken.
	NPPG states that where land outside flood risk areas cannot appropriately accommodate all the necessary	Level 2 SFRA will be undertaken if required to

Consultee	Comments	Action Taken
	development, OCC should increase the scope of the assessment to a level 2 SFRA to consider the application of the exception test ensuring that potential sites in areas at high risk of flooding are deliverable. (p.2)	support proposed submission.
	It is important that the Local Plan highlights need to safeguard the land for Oxford Flood Alleviation Scheme (p.3)	Noted.
	The Local Plan should reflect the aim of the Water Framework Directive of achieving good ecological classification in the city's water bodies, or at least to ensure there is no deterioration within said classification. (p.3)	The SA proposed monitoring framework proposes monitoring the quality of Oxford's rivers, with the target of achieving 'good' status.
	OCC should provide up to date classification and data for the waterbodies within the City Council as the national figures are not relevant for the local plan. (p.4)	SFRA covers this.
	As part of our your evidence you will need to identify the water services infrastructure required between the plan years and the potential constraints to development with respect to water services infrastructure and environmental capacity. (p.4)	
	Environment Agency believe that the local plan should highlight that Sustainable Drainages Systems (SUDs) can be used in urban areas to improve the quality of the water environment and prevent deterioration. (p.4)	PO Document includes options on SuDS
	Pleased to see that green infrastructure has been included as a topic to consider. (p.4)	Noted.
	Plan should recognise that where there are new developments adjacent to the city's watercourses, opportunities should be sought to maintain and enhance the river corridors and to contribute to the city's green infrastructure network. (p.5)	PO document includes options on blue and green infrastructure
	Plan should ensure that developing land affected by contamination will not create unacceptable risks to human health and the wider environment, including groundwater (p.5)	PO document includes preferred option relating to contaminated land.
	Local plan and policies should aim at protecting and improving the natural environment by remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land. (p.5)	PO document includes preferred option relating to contaminated land.
<b>Natural England</b>	The Local Plan will need to be based on an up-to-date environmental evidence base including an assessment of existing and potential components of ecological networks to inform the Sustainability Appraisal, the development constraints of particular sites, to ensure that land of least environmental value is chosen for development, and to ensure the mitigation hierarchy is followed. This should include consideration of European designated sites, Sites of Special Scientific Interest (SSSIs), Local Wildlife Sites (LWSs), Sites of Local	Surveys currently being undertaken for local sites. The results of these will inform the Local Plan 2036.

Consultee	Comments	Action Taken
	Importance for Nature Conservation (SLINCs), Wildlife Corridors, Conservation Target Areas (CTAs), protected species, and habitats and species of principal importance as listed under Section 41 of the Natural Environment and Rural Communities Act 2006. (p.1)	
	An up-to-date evidence base will be needed to inform assessment of any likely effects on these sites of proposals and policies within the Local Plan. (p.2)	Noted.
	In relation to SAC, this will need to include screening under Regulation 102 of the Conservation of Habitats and Species Regulations 2010 (as amended) at an early stage so that outcomes of the assessment can inform key decision making on strategic options and development sites (p.2)	SEA Screening to be produced.
	Natural England expects sufficient evidence to be provided to justify the site selection process and ensure sites of least environmental value are selected. (p.2)	Noted.
	The environmental assessment of the plan (SA and HRA) should also consider any detrimental impacts on the natural environment, and suggest appropriate avoidance or mitigation measures where applicable (p.2)	Suggestions made where appropriate.
	One of the main issues which should be considered in the SA are proposals which are likely to generate additional nitrogen emissions as a result of increased traffic generation, which can be damaging to the natural environment (p.3)	Options assessments all considered air quality.

## Appendix 1A – Comments from Preferred Options Consultation on the Sustainability Appraisal

Respondent	Comments	Action Taken
BBOWT	Would be useful to include executive summary and/or conclusion to summarise findings of SA	Non-technical summary will be available as part of Reg.19 Consultation
BBOWT	BBOWT welcomes the assessment of sites against SA objectives. However the impact on allocations is difficult to judge as there is very limited detail on the type and quantum of developments provided. In the absence of such information we have assumed a worst case scenario i.e. high density development, or increased development quantum to existing permissions where these exist.	Noted. It is a good idea to take a precautionary approach in the absence of quantum of development. However, in the Housing and Employment Land Availability Assessment quantum and type of development was suggested for individual sites.
Headington Heritage	Headington Heritage - The SA provides incorrect evaluations as Dunstan Park will become the most accessible and attractive park for residents of Barton Park. Future use should be considered.	The Site Assessments provide an overview of a site's suitability based on a range of criteria. Dunstan Park has not been allocated for development in the Local Plan 2036
Natural England	Natural England - areas of high environmental value should be avoided. Sufficient evidence needs to be provided (in line with para 165 of the NPPF) to inform the SA and HRA and demonstrate that alternatives have been considered and sites of least environmental value are selected.	Further work has now been undertaken to assess the quality of environmental sites. This has informed the selection of sites and the SA process.
Historic England	<p>We do not have the resources, particularly at this time, to assess all 126 potential sites for their potential impact on the historic environment. However, we are comforted by the commitments in paragraph 9.18 to further evidence-gathering, including the detailed assessment of individual sites against the refined policy approach including <i>Sustainability Appraisal</i> of individual sites.</p> <p>This further assessment should include the likely and potential impact of the development of a particular site on the significance of known and potential heritage assets (designated and non-designated) and, for those sites within the Green Belt, the contribution of the proposed site to the fourth purpose of Green Belts (to preserve the setting and special character of historic towns}. We are pleased to note the acknowledgement of the need to consider the effect on the Conservation Area for some of the sites.</p>	<p>Noted.</p> <p>Individual site assessments took account of historic assets, e.g., conservation areas/ listed buildings when considering whether or not progress forward to the next stage. For instance HELAA site 399 – Land to the rear of Church Cottage, Church Way was not allocated as there was unlikely to be development potential without harm to the conservation area.</p>

## Appendix 2 – Criteria used for assessing sites

These criteria have been modified since the options appraisal to reflect the actual impact that development would have on a site, i.e. no heritage features at the site = 0 rather than ++. Criteria marked \* have been changed

### Assessment Criteria 1: Vehicle access

**Decision-making criteria:** Is it possible to achieve vehicle access to the site?

7) Essential Services/Facilities 11) Transport, Air	<b>Accessibility: vehicle access</b> Can access for vehicles be achieved? <b>Red score = site rejected at stage 2</b>	++	Vehicle access to the site already exists.
		+	<ul style="list-style-type: none"> <li>The site adjoins an existing road.</li> <li>Access via adjoining land has been arranged.</li> <li>Vehicle access exists but is likely to require improvements.</li> </ul>
		-	New vehicle access is required but possible
		--	It is not possible to create vehicle access.
			Vehicle access via adjoining land would need to be negotiated.

### Assessment Criteria 2: Accessibility: walking and cycling

**Decision-making criteria:** Will the site encourage walking and cycling?

2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: walking and cycling</b> Can walking and cycling connections with the surrounding area be achieved?	++	The site is located within the city centre/a district centre and is therefore highly accessible by walking and cycling.
		+	The site is within/adjoins the urban area with existing pedestrian and cycle connections.
		-	<ul style="list-style-type: none"> <li>The site is located in an area where surrounding roads are narrow without pavements, making walking and cycling more difficult.</li> <li>Improved walking and cycling connections are likely to be required.</li> </ul>
			<ul style="list-style-type: none"> <li>Pedestrian and cycle access via adjoining land would need to be negotiated.</li> <li>Larger site on the edge of the urban area which would likely require the creation of new pedestrian/cycle connections.</li> </ul>

### Assessment Criteria 3: Accessibility: public transport (bus)

**Decision-making criteria:** Will the site encourage use of public transport?

2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: public transport (bus)</b> Distance to nearest bus stop	++	Less than 10 minute walk (800m) to the nearest bus stop.
		-	More than 10 minute walk (800m) to the nearest bus stop.
			<ul style="list-style-type: none"> <li>Larger site on the edge of the urban area which would likely require the creation of new bus stops.</li> <li>Pedestrian and cycle access via adjoining land would need to be negotiated to enable access to bus stops.</li> </ul>

### Assessment Criteria 4: Accessibility: public transport (train)

**Decision-making criteria:** Will the site encourage use of public transport?

2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: public transport (train)</b> Distance to nearest train station	++	Less than 10 minute walk (800m) to the nearest train station.
		+	10-20 minute walk (800 – 1600m) to the nearest train station.
		-	More than 20 minute walk (1600m) to the nearest train station.
			<b>Sites in Littlemore, Northfield Brook, Blackbird Leys, Lye Valley and Cowley wards = Potential to be within walking</b>

			distance of new Cowley branch line station if this is delivered during the plan period.
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#### Assessment Criteria 5: Flood risk

**Decision-making criteria:** Is development suitable given the worst flood zone of the site?

1) Flooding 13) Climate Change	<b>Flood Risk</b>	0	*The worst flood zone is flood zone 1 or 2.
		-	The worst flood zone is flood zone 3a
		--	The worst flood zone is flood zone 3b

#### Assessment Criteria 6: Topography

**Decision-making criteria:** Do the physical features of the site make it suitable for development?

9) Biodiversity 10) Urban Design & Heritage 12) Water & Soil	<b>Topography</b> Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	0	*No significant physical features identified.
		-	*Trees/bodies of water cover less than 50% of the site. Gradual change in ground level.
		--	*Trees/bodies of water cover more than 50% of the site. Changes in ground level may affect the ability to develop some parts of the site
		?	Further information required to make an assessment.

#### Assessment Criteria 7: Contamination

**Decision-making criteria:** Are there potential issues with land contamination on the site?

4) Human Health 12) Water & Soil	<b>Contamination</b> Are land contamination issues likely?	0	*Current land use suggests that land contamination issues are unlikely.
		-	Land previously used as petrol station/landfill. Some land contamination issues likely.
		?	Further information required to make an assessment.

#### Assessment Criteria 8: Air Quality

**Decision-making criteria:** Is the site within an Air Quality Management Area?

4) Human Health 11) Transport, Air	<b>Air Quality</b> Is the site within an Air Quality Management Area?	-	The Air Quality Management Area covers the entire city of Oxford. Therefore all sites will fall within this area.
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#### Assessment Criteria 9: Neighbouring Land Uses

**Decision-making criteria:** Would neighbouring land uses be impacted by, or impact on, potential development?

4) Human Health 10) Urban Design & Heritage	<b>Neighbouring Land Uses</b> 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?	0	*No issues identified.
		-	The site adjoins a railway line/ring road/large scale industrial use. Mitigation may be required to minimise impacts.
		I	The site adjoins a cemetery/ school/ residential dwellings/public open space. Design sensitivity required.

#### Assessment Criteria 10: Distance to nearest primary school

**Decision-making criteria:** Is the site within a 10 minute walk of the closest primary school?

2) Vibrant Communities 6) Education	<b>Distance to nearest primary School</b>	+	The nearest primary school is within 800m.
		-	The nearest primary school is more than 800m away.
		I	Larger site where residential development could include the



7) Essential Services/Facilities 11) Transport, Air			delivery of a primary school.
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### Assessment Criteria 11: Distance to nearest GP surgery

**Decision-making criteria:** Is the site within a 10 minute walk of the closest GP surgery?

2) Vibrant Communities 7) Essential Services/facilities 11) Transport, Air	<b>Distance to nearest GP surgery</b>	+	The nearest GP surgery is within 800m.
		-	The nearest GP surgery is more than 800m away.

### Assessment Criteria 12: Regeneration

**Decision-making criteria:** Will development of the site improve employment opportunities and access to services and facilities for people in the most deprived areas?

2) Vibrant Communities; 5) Inequality 14) Economy and Employment	<b>Regeneration</b> Is the site located within a Lower Super Output Area within the 20% most deprived in England?	+	The site is within one of the most deprived areas of Oxford. There is potential for development to support wider regeneration aims.
		0	The site is not within one of the most deprived areas of Oxford.

### Assessment Criteria 13: Land Type

**Decision-making criteria:** Would development of the site make use of previously developed land/buildings?

2) Vibrant Communities 10) Urban Design & Heritage	<b>Land Type</b> Is the site previously developed land or greenfield?	++	Previously developed land. Development could help to make an efficient use of land.
		-	Greenfield site.
		I	Mixed greenfield/brownfield site. Impact would depend on design and layout of development.

### Assessment Criteria 14: Townscape/Landscape Character

**Decision-making criteria:** Will townscape and landscape quality be preserved?

2) Vibrant Communities 8) Green Spaces, Sports & Leisure 10) Urban Design & Heritage 15) Sustainable Tourism	<b>Townscape/Landscape Character</b> Could development harm or enhance the character of the area?	++	The site is brownfield as is currently vacant/in a poor state of repair. Development could improve the site's contribution to the character of the area.
		0	The site is not particularly sensitive in terms of character.
		-	The site has been identified as being of particular significance to a landscape character area/conservation area and development may cause harm.
		--	The site has been identified in the conservation area appraisal as being of particular significance to a conservation area and any development may cause harm to the character of the area.
		I	The site is within/adjoins a conservation area. Impact of development on the character of the area would depend on design.

### Assessment Criteria 15: Heritage assets

**Decision-making criteria:** Does the site contain any historical or archaeological features?

2) Vibrant Communities 10) Urban Design	<b>Heritage assets</b> Does the site include a listed building or fall	0	*The site is not within close proximity of a listed building, is not listed on the Oxford Heritage Asset Register and is outside of the City Centre Archaeological Area.
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& Heritage 15) Sustainable Tourism	within the setting of a listed building? Is any part of the site listed on the Oxford Heritage Asset Register? Is the site likely to have archaeological interest?	-	The site is within the City Centre Archaeological Area and therefore has potential for archaeological interest.
		--	Any development on the site would be likely to cause harm to a listed building and/or its setting.
		I	The impact of development on a listed building/ local heritage asset would depend on design.

#### Assessment Criteria 16: Biological/Geological importance

**Decision-making criteria:** Would development of the site protect and enhance existing flora, fauna and habitats?

8) Green Spaces, Sports & Leisure 9) Biodiversity 12) Water & Soil	<b>Biological/Geological Importance</b> Is any part of the site designated for its biodiversity value?	0	*No part of the site has been designated for its biodiversity value.
		-	Part of the site is designated for its biodiversity importance (SSSI, LWS, SLINC).
		--	The whole site is designated for its biodiversity importance and any development would cause harm (LWS, SLINC).
		I	The site adjoins an SAC, SSSI, LWS or SLINC. Any impacts of development would need to be carefully considered.

#### Assessment Criteria 17: Green Infrastructure

**Decision-making criteria:** Would development of the site impact on the provision of green infrastructure and public open space?

1) Flooding 2) Vibrant Communities 4) Human Health 8) Green Spaces, Sports & Leisure 9) Biodiversity 11) Transport, Air 12) Water & Soil 10) Urban Design & Heritage	<b>Green Infrastructure</b> Is the site identified as requiring protection as part of Oxford's green infrastructure network? <b>Red score = site rejected</b>	0	Brownfield site, or greenfield site that has not been identified for protection as green infrastructure.
		--	The site has been identified as being of high green infrastructure value and any development would cause harm to Oxford's green infrastructure network.

## Appendix 3 - Appraisal of draft Local Plan policies

To avoid unnecessary blank appraisal rows, only impacts where there is a link between the policy and the SA objective are included below. Mitigation measures are listed only where suggestions have been made (i.e. there are no blank mitigation rows).

### 2. ECONOMY

#### E1. Employment sites

(No direct links for sustainability objectives 1, 6, 8, 10, 12, 15)

Sustainability Objective	SA assessment
2. Vibrant Communities	<p>+</p> <p>Allowing modernization and intensification will help to improve efficiency of land-use, and layout. Introducing residential uses could offer people the opportunity to live close to work, although they may suffer a lack of other day to day services, and it's less likely there will be vibrant communities if the area remains primarily employment.</p>
3. Housing	<p>+</p> <p>Policy is likely to have a limited but positive effect on delivery of housing, provided that it can be accommodated on sites whilst retaining the employment. Unlikely to offer the mix and variety of units to suit all groups.</p>
4. Human Health	<p>I</p> <p>Residential development on these sites may not be close to healthcare facilities, sports facilities or other community facilities, or it may be close to incompatible uses.</p>
5. Poverty, Social Exclusion and Inequality	<p>+</p> <p>This policy primarily protects employment use which provides jobs and contributes to the economy. It could enable better access to housing for some employees, which would need to be carefully balanced to ensure it is a wide range and helps to overcome inequalities, and also to ensure no loss of employment.</p>
7. Essential services and facilities	<p>I</p> <p>New residents may lack day to day services if the area remains primarily employment.</p>
9. Biodiversity	<p>I</p> <p>Modernisation may present opportunity for enhancement of biodiversity eg green walls, bird boxes, roof top gardens.</p>
11. Transport, Air	<p>+/-</p> <p>Intensifying development at existing employment sites (particularly those in the Eastern Arc) could increase congestion, and therefore worsen air quality in these areas. However there are also likely to be positive impact of intensification as it could increase the likelihood of viable public transport routes. This is also likely to help support workplace travel plans which reduce car use, eg the Science Transit Shuttle which currently links the key science areas. Allowing some housing may help to reduce peak hour congestion, particularly on sites around the ring road, although may increase congestion elsewhere.</p>

Sustainability Objective	SA assessment
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	<p>I</p> <p>Modernisation may present opportunity for enhancement of sustainability measures, such as introducing renewable energy. Retaining a cluster of employment uses may offer opportunities to invest in shared technologies eg onsite CHP</p>
14. Economy and employment	<p>0</p> <p>The policy seeks no net loss of employment floorspace, so jobs and economic growth should not decline. This option may limit the scope for continued economic growth. However, lack of housing is one of the biggest factors curtailing economic growth, and this option helps to deal with this problem. May also have secondary impacts if residential starts to prejudice the employment uses.</p>
Impact on adjacent authorities	<p>+</p> <p>Supporting job growth in Oxford, particularly high-tech jobs, is part of the regional and national economic plan. It helps to support the economy of not only Oxfordshire (and adjacent authorities) as a whole, but the Oxford-Cambridge 'knowledge arc' is a major contributor to the national economy.</p>
Mitigation meas April 18	Add a requirement that any housing on employment sites must fulfil the plan's other requirements, e.g. good access, not adjacent to noisy uses etc?
Changes April – Aug 18	Minor changes only; no changes to the SA findings

## E2. Teaching and research

(No direct links for sustainability objectives 1, 5, 8-10, 12, 13)

Sustainability Objective	SA assessment
2. Vibrant Communities	<p>I</p> <p>This policy will continue to ensure a very wide range of uses in the city centre and Headington, including a high proportion of students. However it could also be seen as disruptive to the community, and could reduce the community mix because of the limited space for other uses.</p> <p>Continued use of hospitals at their current sites will ensure that the communities of Oxford have easy access to their healthcare needs due to the fairly central location of the hospitals. However the concentration and heavy presence of medical facilities in Headington has affected the local distinctiveness of the area.</p>
3. Housing	<p>+</p> <p>The impact of further growth of the universities is linked to provision of more student or staff accommodation. Supporting hospital growth will make housing in areas in which the hospitals are concentrated very desirable which will drive up house prices and unaffordability in Oxford.</p>
4. Human Health	<p>0</p> <p>Retention of the hospitals in Oxford will ensure continued easy accessibility to extensive healthcare facilities.</p>
6. Education	<p>+</p> <p>This policy helps to support the University of Oxford and Oxford Brookes University. It also allows easy access to hospitals for students</p>

Sustainability Objective	SA assessment
	studying medicine.
7. Essential services and facilities	+ This policy will ensure the continued provision of extensive healthcare facilities which are easily accessible to residents of Oxford
11. Transport, Air	+/- The concentration of University of Oxford activities in the central area means there is easy access between different parts on foot or by bike. Other areas are also easily accessible by these modes or public transport. The city centre also has a range of other facilities that are likely to be required, reducing the need to travel.  The majority of Oxford Brookes sites are in Headington, which is easily accessible from around Oxford. The proximity of many halls of residence to the main campus minimises journeys and means foot and bicycle can be the main modes of travel.  Growth of the hospitals in Headington will cause increased traffic to the existing hospital sites as well as further strain existing hospital parking sites. However, there is adequate public transit, through buses and park and rides, to manage these effects
14. Economy and employment	+ This will support the University of Oxford and Oxford Brookes University, which are important employers and have a vital role in the economy, especially the knowledge economy, and which also educate a potential future workforce. It will also create more medical and research jobs in the area which will add to Oxford's economy, which is consistent with Oxford's Strategic Economic Plan.
15. Sustainable Tourism	0 The presence of the University of Oxford in the centre of Oxford, where it cares for and maintains its historic buildings, is a vital component of Oxford's attraction to visitors, and this policy will help to maintain it.
Impact on adjacent authorities	0 This would help to maintain both Oxfordshire's international academic reputation and its excellent health care facilities.
Mitigation meas April 18	The policy on linking the delivery of new university academic facilities to the delivery of university provided residential accommodation helps to reduce the negative impact of students on housing provision.
Changes April – Aug 18	Removal of the requirement that development will demonstrate high quality urban design and have no unacceptable impact on the significance of heritage assets. Insertion of a requirement that expansion of the universities will be linked to the provision of student accommodation: this changed the housing criterion from I to +.

### E3. New academic or administrative floorspace for private colleges / language schools

(No direct links for sustainability objectives 1, 4, 5, 7-13, 15)

Sustainability Objective	SA assessment
2. Vibrant Communities	0 This policy protects the identity and distinctiveness of existing communities by ensuring that any growth in college facilities

Sustainability Objective	SA assessment
	contributes to Oxford's economy. There will still be plenty of students to help ensure diversity.
3. Housing	0 This should prevent the encroachment of private colleges on residential units or sites suitable for housing, which will protect the overall housing supply.
6. Education	0 This policy could limit the educational offer of Oxford. However, the Universities contribute so much to education that this could also have a beneficial impact by reducing competition with the Universities (as long as mutually beneficial arrangements remain in place, such as use of university accommodation by summer schools).
14. Economy and employment	+ This policy ensures that any growth in colleges and language schools clearly supports Oxford's economic growth.
Impact on adjacent authorities	No significant impact
Mitigation meas April 18	Ensure that any growth in private colleges leads to no net loss of housing.
Changes April – Aug 18	Policy wording added to considerably constrain further expansion by private colleges and language schools. This will help to ensure that there is no loss of office or residential accommodation. No change to appraisal findings, but provides more certainty of effective implementation.

#### E4. Securing opportunities for local employment, training and businesses

(No direct links for sustainability objectives 1, 3-4, 7-10, 12, 15)

Sustainability Objective	SA assessment
2. Vibrant communities	+ This policy helps to support vibrant communities by helping to provide local jobs, the Oxford Living Wage, and good links between developers and local companies
5. Poverty, Social Exclusion and Inequality	++ This policy helps to support training and skills attainment, reduce disparities across Oxford, and local companies.
6. Education	+ This supports local training/employment opportunities, including apprenticeships.
11. Transport, air	+ By helping to supply labour and materials for new developments more locally, the policy helps to reduce the need to travel
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	+ Providing local labour/training opportunities and procuring construction material locally where possible would help to reduce road transport for people and materials, and thereby greenhouse gas emissions.
14. Economy and employment	++ Helps to support training and skills attainment in Oxford; provide a range of jobs accessible to local people; and support more businesses

Sustainability Objective	SA assessment
	and the local economy. This is particularly important for supporting lower-skilled jobs.
Impact on adjacent authorities	+ Supporting local employment for local people would help to reduce the need to travel to jobs further away, and thus reduce congestion in adjacent authorities.
Mitigation meas April 18	This policy was comprehensively rewritten in summer 2018. Original suggested mitigation measure was that the policy should clarify that employers need to provide training and employment to local residents... and clarify whether this means Oxford residents, or residents within a certain distance of the development.
Changes April – Aug 18	The policy was comprehensively rewritten in summer 2018, and the new policy is much more positive from an SA perspective. The appraisal above is for the new policy. New additions to the policy is the list of requirements a)-i), notably the reference to the Oxford Living Wage, procurement of construction materials locally, educational opportunities; and overall the lowering of the threshold when this policy applies.

### 3. HOUSING

#### H1. The scale of new housing provision

Sustainability Objective	SA assessment
1. Flooding	- This capacity based policy helps to protect Oxford's important green spaces and higher flood risk areas, limiting negative impacts, but some housing sites would still be prone to flooding or could exacerbate flooding elsewhere. There is the potential for negative impacts to be mitigated through sustainable drainage systems.
2. Vibrant Communities	+/- This policy does not meet the entire Objectively Assessed Need (OAN) for Oxford. However it aims to maintain local distinctiveness and sense of place.
3. Housing	+ This policy delivers as much housing as Oxford can reasonably supply whilst still maintaining its sense of place and high quality living environment. Working with neighbouring authorities will help address housing need.
4. Human Health	I This policy delivers as much housing as Oxford can reasonably supply whilst still maintaining its sense of place and high quality living environment including human health.
5. Poverty, Social Exclusion and Inequality	I The policy does not meet the entire OAN. Housing in Oxford is likely to continue to become more expensive, and less affordable for people on low incomes. However the policy on affordable housing works jointly with this policy to help provide homes for low income households.



Sustainability Objective	SA assessment
6. Education	<p><b>1</b></p> <p>This policy adds some pressure on existing schools but it is likely that the additional school capacity requirements could be met through additions to existing school sites.</p>
7. Essential services and facilities	<p><b>0</b></p> <p>This policy, which limits the number of new homes, would help to ensure that demand for services and facilities is met. Pressure on existing services and facilities would be likely to remain constant.</p>
8. Green Spaces, Open Air Sports and Leisure	<p><b>-</b></p> <p>This policy, in practice, would lead to the loss of some green spaces. However it protects green spaces more than other, higher growth options.</p>
9. Biodiversity	<p><b>-</b></p> <p>This policy, in practice, would lead to the loss of some green spaces and so some biodiversity. However it protects green spaces more than other, higher growth options. Some biodiversity improvements may also be possible.</p>
10. Urban Design and Heritage	<p><b>+/-</b></p> <p>Delivering a lower amount of residential development based on capacity and the consideration of other policy aims will help to conserve and enhance Oxford's heritage and character. It will also provide policy protection for Oxford's unique character, sense of place, the setting of heritage assets and historic views.</p>
11. Transport, Air	<p><b>+/-</b></p> <p>Relying on neighbouring authorities to assist in the delivery of Oxford's is likely to result in an increase in in-commuting to the city depending on the locations of the new houses. Those houses that are delivered in the city are likely to be in sustainable locations close to essential services and facilities.</p>
12. Water Quality, Quantity and soil	<p><b>-</b></p> <p>Delivering this amount of residential development will increase the need for water in line with the predictions. Thames Water considers that there will be a supply side deficit from 2019 (on current housing projections) that will continue to worsen without mitigation throughout the plan period.</p>
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	<p><b>+/-</b></p> <p>This policy is likely to increase the volume of residential waste in the city. For a truly neutral impact on climate change, the housing would need to be built to standards that exceed the current Building Regulations, and would need to generate a significant amount of renewable energy on-site. Policies elsewhere in the plan support sustainable design and construction, which will minimize this negative impacts.</p>
14. Economy and employment	<p><b>+</b></p> <p>This policy will help to address one of the key barriers to economic growth – the lack of affordable housing. It also means that key employment sites important to the knowledge economy, and Oxford's local economy will be protected. This scores positively as it will both increase affordable housing (barrier to economic growth) and protect key employment sites and allow for appropriate employment growth.</p>

Sustainability Objective	SA assessment
15. Sustainable Tourism	
	No direct link
Impact on adjacent authorities	-- This policy means that adjacent local authorities become responsible for providing for much of Oxford's objectively assessed need. Additional unmet housing need will be addressed through the preparation of the Joint Spatial Plan.
Mitigation meas April 18	This policy is the most feasible and sustainable of the reasonable options available. Providing further housing in Oxford would be difficult in practice, would negatively affect the quality of life of its residents, and would harm the environment. Providing less housing in Oxford would not help to provide for Objectively Assessed Need, and would have inappropriately negative impacts on adjacent authorities.
Changes April – Aug 18	Minor wording changes and agreement on exact housing numbers. No change to appraisal findings.
Further changes Sep 18	Reference to housing provided by adjacent local authorities removed. No change to appraisal findings.

## H2. Delivering affordable housing

(No direct links for sustainability objectives 1, 6-10, 12-13, 15)

Sustainability Objective	SA assessment
2. Vibrant Communities	+ Provision of an adequate number of affordable homes allows residents to live near their jobs and families. This policy strengthens the existing Core Strategy policy, and so should deliver more affordable homes.
3. Housing	++ This policy helps to deliver affordable housing to meet local needs. It is more exigent than the current policy.
4. Human Health	0 Provision of adequate housing helps to support human health. However the increase in affordable housing over the status quo is probably not great enough to lead to significant additional health benefits.
5. Poverty, Social Exclusion and Inequality	++ Provision of an adequate number of affordable homes helps to support people who might otherwise live in substandard homes or have to travel long distances to work. This helps to reduce social exclusion. This policy should significantly support this.
11. Transport, air	0 In the absence of this policy, people who work in Oxford and/or have families there might need to live outside Oxford and travel in, increasing vehicle movements. However the policy is likely to provide only a limited change over the status quo.
14. Economy and employment	+ This policy helps to provide housing that accessible to local jobs. The

Sustainability Objective	SA assessment
	high proportion of affordable housing required is supported by viability studies and allows flexibility in the case of true non-viability.
Impact on adjacent authorities	+ Provision of an adequate number of affordable homes will help to reduce commuting, and reduce the need for neighbouring authorities to provide such homes.
Changes April – Aug 18	This policy was not appraised in April 2018.
Changes Sep 18	Reference to contributions for affordable housing by other non-self-contained residential developments removed. No change to the appraisal findings.

### H3. Employer linked affordable housing

(No direct links for sustainability objectives 1, 8-13, 15)

Sustainability Objective	SA assessment
2. Vibrant Communities	+ Would help to support mixed and vibrant communities by ensuring that key worker housing is available for a range of employees.
3. Housing	++ Would help to meet the housing needs of a wider range of key workers including the lowest paid who are likely to encounter the most difficulties in trying to access housing in Oxford otherwise. The requirement for the housing to remain affordable in perpetuity, and for 40% of housing to be retained for social rent could support non key workers in the longer term.
4. Human Health	+ Positive impact on the health and wellbeing of a range of key workers who would be able to access homes near to where they work.
5. Poverty, Social Exclusion and Inequality	+ Would help to meet the housing needs of a wider range of key workers, including the lowest paid, helping to reduce disparities.
6. Education	0 Would help to maintain the delivery of educational services by helping a wider range of key workers, including the lowest paid, to access homes in Oxford.
7. Essential services and facilities	0 Would help to maintain the delivery of essential services by helping a wider range of key workers, including the lowest paid, to access homes in Oxford.
14. Economy and employment	+ Would help to meet the housing needs of a range of key workers, helping larger employers to recruit and retain staff.
Impact on adjacent authorities	+ Helps to provide housing in Oxford for people who would otherwise probably be living in adjacent authorities and commuting in.
Mitigation meas April 18	The policy implies that the housing should all be for rent (rather than to buy) but is not explicit about this. Specify whether the housing should be for rent or to buy?
Changes April – August 18	The policy now specifies that the housing is for rent; that an affordable housing approach needs to be agreed with the Council; that 40% of

Sustainability Objective	SA assessment
	the housing will be for people on Oxford's housing register; and that if the employer no longer needs the housing, 50% must be managed by a Registered Provider. This changes the housing score from + to ++.

#### H4. Mix of dwelling sizes

(No direct links for sustainability objectives 1, 4, 6, 8, 9, 12, 13, 15)

Sustainability Objective	SA assessment
2. Vibrant Communities	<p>+</p> <p>Specifying a housing mix based on need will help to support mixed and balanced communities. Whilst not specifying minimum densities could result in a less efficient use of land in some cases, in some parts of the city the market is likely to favour higher density development to maximise profit returns. Providing a specified housing mix for developments of 25+ homes will help to ensure that housing is provided for a range of population groups throughout the city.</p>
3. Housing	<p>+</p> <p>This policy will help to deliver a mix of dwellings to respond to the needs of a range of groups, as documented in the Strategic Housing Market Assessment.</p>
5. Poverty, Social Exclusion and Inequality	<p>+</p> <p>This policy will help to deliver a mix of affordable dwellings to respond to needs, as documented in the Strategic Housing Market Assessment.</p>
7. Essential services and facilities	<p>I</p> <p>The impact of this policy depends on the densities of development delivered. In some parts of the city the market is likely to favour higher density development to maximise profit returns. This would increase the viability of delivering new/additional /improved essential services and facilities that could benefit communities more widely.</p>
10. Urban Design and Heritage	<p>0</p> <p>This policy, which does not set a minimum density, provides flexibility for developments to respond to local character and to consider impacts on the setting of heritage assets where appropriate.</p>
11. Transport, Air	<p>I</p> <p>In some parts of the city the market is likely to favour higher density development to maximise profit returns. Higher density, large scale residential developments would enable more local journeys to be made by walking and cycling. However, the majority of residential sites in Oxford are small scale and therefore the ability to travel by walking, cycling and public transport would depend on site proximity to local services/facilities and public transport routes. Further out of the city, families occupying larger houses may be more inclined to use a private car than public transport. Equally car free development in the City centre may be better suited to 1- and 2-bed dwellings occupied by young professionals.</p>
14. Economy and employment	<p>+</p> <p>Oxford's housing need is affecting businesses' ability to recruit and retain staff. This policy helps to ensure that a mix of housing is</p>

Sustainability Objective	SA assessment
	delivered to help meet needs.
Impact on adjacent authorities	+ The policy aims to provide the types of housing to best meet need in Oxford. This should help to reduce housing need in adjacent authorities.
Mitigation meas April 18	The policy says nothing about density – should it? The draft NPPF 2018 states that “Where there is an existing or anticipated shortage of land for meeting identified housing need... plans should contain policies to optimize the use of land in their area and meet as much of the identified need for housing as possible. This will be tested robustly at examination, and should include the use of minimum density standards for city and town centres and other locations that are well served by public transport.” (para 123)
Changes April – August 18	The new version of the policy no longer suggests a mix of unit sizes for the market element. It makes the mix of affordable unit sizes relevant only outside the city/district centres, and also applicable to sites of 0.5ha or greater. None of these changes affect the scoring.

#### H5. Development involving loss of dwellings

This policy essentially prevents the loss of buildings, i.e. maintains the status quo. No significant impacts on sustainability objectives.

Sustainability Objective	SA assessment
Impact on adjacent authorities	+ The policy maximises the number of homes provided in Oxford, thus minimising the number that adjacent authorities need to provide
Mitigation meas April 18	The wording of the policy is confusing. Remove “where” at d), e) and f)?
Changes April – August 18	The changes mostly involve moving sentences around to make the requirements clearer. A requirement has been added to require the unit to have the potential to be turned back into a residential unit in the future. No changes to the policy scoring.

#### H6. Houses in Multiple Occupation

This policy is almost the same as Policy HP7 in the Sites and Housing Plan, so it is a continuation of ‘business as usual’. (No direct links for sustainability objectives 1, 4-9, and 11-15)

Sustainability Objective	SA assessment
2. Vibrant Communities	0 This policy aims to contain the large numbers of HMOs, helping to keep communities mixed and vibrant.
3. Housing	+/- This policy continues to provide a similar level of control over HMOs in the housing market and provide a degree of protection to family homes. It could reduce the number of bed spaces provided per dwelling.
10. Urban Design and Heritage	0 This policy will continue the existing approach of ensuring that an

Sustainability Objective	SA assessment
	over-concentration of HMOs does not impact on the character of residential areas in the city.
Impact on adjacent authorities	0 No significant impact
Mitigation meas April 18	
Changes April – August 18	Minor wording changes reducing the flexibility of application of this policy. No changes to the scoring.

### H7. Community-led and self-build housing

The impacts of this policy will be limited because of the small quantity of community-led and self-build housing likely to come forward. Essentially self-build housing would substitute for a small proportion of intermediate housing. (Either no direct links or the impact depends on the location of the development for sustainability objectives 1, 4, 6-9, and 11-15)

Sustainability Objective	SA assessment
2. Vibrant Communities	0 This policy offers the possibility of community-led housing because this helps to bring community cohesion. However the impact will be minimal because of the small number likely to come forward and because the policy supports rather than requires this.
3. Housing	0 This policy is unlikely to lead to an increase in the quantity of housing provided, although it caters to a limited but specific demand for housing.
5. Poverty, Social Exclusion and Inequality	0 The policy would provide self-build housing as intermediate housing, and aims for the plots to remain affordable in perpetuity.
10. Urban Design and Heritage	0 Community housing and self-build housing is likely to provide only a small proportion of Oxford's housing, and will need to achieve good design as per other plan policies.
Impact on adjacent authorities	No impact
Mitigation meas April 18	The policy says almost nothing about community-led housing. Should it say anything more?
Changes April – August 18	The policy now assumes that self-build housing will be market housing rather than affordable housing. It also states that 5% of the area (instead of 'up to 20%') for sites of 50+ units will be made available as self-build plots. The poverty mark is changed from + to 0 to reflect this.

### H8. Provision of new student accommodation

This policy is broadly the same as Policy HP5 in the Sites and Housing Plan, so it is a continuation of 'business as usual'. Provision for student accommodation on major thoroughfares has been removed from this policy. (No direct links for sustainability objectives 1, 4, 5, 8-10, and 12-15)

Sustainability Objective	SA assessment
2. Vibrant Communities	0 This policy will continue to locate new student accommodation away

Sustainability Objective	SA assessment
	from quieter residential streets and closer to areas of activity. This aims to protect the amenity of existing residents.
3. Housing	0 This policy will continue to ease pressure on the private rental housing market by providing student location in accessible locations.
6. Education	+ This policy retains some control over the location of new student accommodation at certain locations in the city. This will enable the further growth of the universities in a controlled manner which would be likely to have a positive impact on education.
7. Essential services and facilities	0 This policy provides for a planned approach which helps to maintain access to essential services and facilities.
11. Transport, Air	+ Students that live in university provided accommodation do not usually have access to a private car, and this policy supports this. It also requires developers to prevent residents from parking anywhere in Oxford, strengthening existing requirements and supporting other transport policies. Continuing to provide new student accommodation in the city and district centres is likely to encourage walking and cycling as the majority of the University of Oxford colleges are located in the city centre (and some in North Oxford) and as Oxford Brookes is close to Headington and Cowley Road district centres there are existing walking and cycling routes.
Impact on adjacent authorities	No impact
Changes April – August 18	The new policy tightens the requirements for planning permission to 1. Full-time students enrolled for at least a year, and 2. Compliance with parking restrictions/controls. The latter has led to a change in scoring for transport, from 0 to +.
Changes Sep 18	New requirements added: 1. Developers will monitor and enforce the car-free aspects of student accommodation; and 2. A management strategy will be agreed if occupants other than students will use the student accommodation outside of term time. The first change reinforces the positive dimensions of 11 (transport, air) but does not lead to a ++: no change in the scoring.

### H9. Linking the delivery of new/redeveloped and refurbished university academic facilities to the delivery of university provided residential accommodation

This policy is more exigent than the current policy, which sets a threshold of 3000 students living off campus for each of the colleges. (No direct links for sustainability objectives 1, 4, 5, 7-13 and 15)

Sustainability Objective	SA assessment
2. Vibrant Communities	+ Reducing the number of students living outside of University provided accommodation is likely to result in fewer students living in shared accommodation, e.g. HMOs. It is unlikely that many of these properties would return to family housing. As such, a proportion would be likely to be occupied by other groups (e.g. young professional



Sustainability Objective	SA assessment
	workers), which may create less transient neighbourhoods with more community cohesion.
3. Housing	<p>+</p> <p>This policy will alleviate some pressure on the housing market by reducing the threshold for students living off campus. This will also encourage the universities to continue building purpose-built accommodation.</p>
6. Education	<p>-</p> <p>It is unlikely that either University would be able to expand their teaching accommodation under this option without significant investment in University provided accommodation. This would be to house students that are currently living outside of University provided accommodation. This policy could thus have a significant negative impact on the growth and expansion of the two Universities.</p>
14. Economy and employment	<p>+/-</p> <p>This policy could significantly constrain the growth and expansion of both Universities, but it could alleviate pressure on the housing market which is a constraint to employment</p>
Impact on adjacent authorities	No impact
Changes April – August 18	The policy has set back the date for tightening requirements from 2020 to 2022. This has not affected the scoring, although it would ease the short-term pressure on the universities.

#### H10. Accessible and adaptable homes

This policy implements the government’s optional standards on lifetime homes. (No direct links for sustainability objectives 1-3 and 5-15)

Sustainability Objective	SA assessment
4. Human Health	<p>+</p> <p>This policy helps to ensure that homes are provided that are suitable for the changing needs of residents as they get older, and improved facilities for wheelchair users and others who need easy access to/in their homes.</p>
Impact on adjacent authorities	No impact
Changes April – August 18	The new policy also includes a requirement for 5% of dwellings to be wheelchair accessible. This does not change the score.

#### H11. Older persons and specialist and supported living accommodation

(No direct links for sustainability objectives 1 and 6-15)

Sustainability Objective	SA assessment
2. Vibrant Communities	<p>0</p> <p>The policy supports accommodation for elderly persons where it will contribute positively but not significantly to the creation and maintenance of balanced communities.</p>
3. Housing	+

Sustainability Objective	SA assessment
	The policy supports the delivery of specialist accommodation for the elderly. Because it is the older demographic who are most likely to under-occupy homes, this could also free homes for other people who need them, making good use of the existing housing stock. The policy now also includes a requirement to meet the plan's affordable housing requirements.
4. Human Health	+
	The policy supports the delivery of specialist accommodation needed by people with health problems (e.g. dementia).
5. Poverty, Social Exclusion and Inequality	+
	Improved housing for older people can help to reduce their social exclusion.
Impact on adjacent authorities	No impact
Changes April – August 18	The policy has been changed to include a requirement to meet the plan's affordable housing requirements, but is otherwise mostly the same. No changes to the policy scoring.

## H12. Homes for Travelling communities

There is currently little or no demand for accommodation for Gypsy, Traveller and Travelling Showpeople in Oxford, but there is a need for new sites in wider Oxfordshire. This policy sets criteria for pitches if applications come forward. Given the very limited scale of such development expected and the criteria set by the policy, impacts on most of the sustainability objectives are expected to be minimal.

Sustainability Objective	SA assessment
3. Housing	0
	This policy provides scope to help provide accommodation for Gypsy, Traveler and Travelling Showpeople in suitable locations if and when they are proposed, but has limited impact.
Impact on adjacent authorities	No significant impact
Changes April – August 18	The policy clarifies that all of the criteria must be met, but is otherwise unchanged.
Changes Sep 18	Removal of requirement to ensure that the site provides an amenable environment for residents (which is presumably covered by the previous points and so redundant). No change to the policy scoring.

### H13. Homes for boat dwellers

(Either no direct links or the impact depends on the location of the development for sustainability objectives 1-3 and 5-15)

Sustainability Objective	SA assessment
3. Housing	0 Oxford has an acute shortage of potentially suitable sites for residential moorings in the city. This policy provides scope to help deliver moorings in suitable locations if and when they are proposed, however because few appropriate sites are likely to come forward the impact is limited.
Impact on adjacent authorities	No significant impact
Changes April – August 18	The policy changes remove the requirement for new moorings on the main river Thames to be in off-channel basis; and adds the requirement that the proposed development should not restrict other people's access and enjoyment of 'water related infrastructure facilities'. Essentially this preserves a status quo, so no change to the scoring.
Mitigation measures Aug 18	Simplify the wording of h. ("restrict the ambition for increased access to and opportunities to enjoy enhanced water related infrastructure facilities")
Changes Sep 18	Addition of final paragraph on additional visitor mooring.
Mitigation measures Sep 18	Unclear why visitor moorings have significantly fewer constraints than residential moorings: nothing about operational requirements of the waterway, biodiversity (only as covered by 'environmental damage or nuisance') access for emergency services, Green Belt constraints, use of adjacent paths etc. (This was later removed from the policy)

### H14. Privacy, daylight and sunlight

This policy is broadly the same as Policy HP14 in the Sites and Housing Plan, with the additional requirements of 1. At least 20 metres between directly facing windows to habitable rooms, and 2. No planning permission granted on any development that has an overbearing effect on existing homes. (No direct links for sustainability objectives 1, 4, 5, 8-10, and 12-15)

Sustainability Objective	SA assessment
4. Human Health	+ The policy aims to ensure that housing gets good lighting, thus protecting residents' amenity and wellbeing.
10. Urban Design and Heritage	+ The policy aims to protect privacy and ensure good lighting for both existing and new residents. It is more exigent than the current policy.
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	0 In a minor way, the policy would help to reduce the need for artificial lighting, but the impact is unlikely to be significant.
Impact on adjacent authorities	No impact
Mitigation meas April 18	Is there evidence for the 20m rule? If so, cite this in the policy.
Changes April – August 18	The 20m rule has been removed. Sunlight is added to privacy and

Sustainability Objective	SA assessment
	daylight. No change to the scoring.

### H15. Internal space standards

Sustainability Objective	SA assessment
3. Housing	<p>+</p> <p>This policy helps to ensure that housing is large enough to be decent and meets the needs of its residents.</p>
4. Human Health	<p>0</p> <p>By ensuring that room and dwelling size is adequate, this policy helps to protect human health. However it does not require an increase in room/dwelling size, so maintains the status quo.</p>
5. Poverty, Social Exclusion and Inequality	<p>0</p> <p>The policy helps to protect vulnerable groups who might otherwise opt for cheap but tiny rooms/accommodation.</p>
14. Economy and employment	<p>+/-</p> <p>It might be possible to build more accommodation/rooms if space standards were not adhered to, allowing more people to both live and work in Oxford. However it would negatively affect the quality of life (and therefore the ability to work) of residents of overly-small accommodation.</p>
Impact on adjacent authorities	No significant impact.
Changes April – August 18	This policy was not appraised in April 2018.

### H16. Outdoor amenity space

(No direct links for sustainability objectives 2, 5-8, and 10-15)

Sustainability Objective	SA assessment
1. Flooding	<p>0</p> <p>This policy helps to minimise flood risk by increasing surface-water run-off and through the provision of permeable surfaces.</p>
3. Housing	<p>+/-</p> <p>The policy constrains the amount of housing that can be provided on one site because of outdoor amenity space required. However it helps to ensure that the housing provided is of good quality.</p>
4. Human Health	<p>+</p> <p>This policy will deliver a suitable minimum standard of private outdoor space which will protect and possibly enhance the health and well-being of residents.</p>
9. Biodiversity	<p>+/-</p> <p>This policy will result in developments coming forward with a minimum standard of private open space: this means that more land will be used per unit of housing. Where sites are currently brownfield, the new garden space may have a positive impact on biodiversity</p>
Impact on adjacent authorities	<p>-</p> <p>This policy constrains the amount of housing that can be provided on</p>

Sustainability Objective	SA assessment
	one site because of outdoor amenity space required.
Changes April – August 18	Adds requirements for outdoor spaces for houses of 2 or more bedrooms (i.e. minimum dimension 1.5m x 3m). Otherwise virtually identical to the previous version. No change in scoring.

#### 4. RESOURCES AND ENVIRONMENT

##### (4.1) Responding to climate change

(No direct links for sustainability objectives 7 and 11)

Sustainability Objective	SA assessment
1. Flooding	+ The policy helps to reduce the risk of flooding by reducing CO <sub>2</sub> emissions that lead to climate change, and more directly by supporting SuDS, green spaces, green infrastructure and green roofs.
2. Vibrant Communities	+ The policy encourages green infrastructure, protection of green spaces etc., all of which support a vibrant community.
3. Housing	+ By making housing more resilient to climate change, notably overheating, the policy improves the comfort of housing
4. Human Health	0 The policy aims to help reduce flooding and overheating, both of which affect human health. It also aims to protect green spaces, which are good for mental health. However it is likely to maintain rather than actively enhance human health.
5. Poverty, Social Exclusion and Inequality	+ Buildings that are resilient to climate change will be cheaper to run. This will help to reduce fuel poverty.
8. Green Spaces, Open Air Sports and Leisure	+ The policy helps to protect and enhance green spaces
9. Biodiversity	0 This policy will indirectly help to protect biodiversity, for instance by optimizing the use of green and blue infrastructure. However this benefit is unlikely to be significant.
10. Urban Design and Heritage	+/- The policy will help to ensure that buildings are designed for, and resilient to, future conditions. Some aspects – for instance renewable energy systems and greywater collection equipment – may be incompatible with optimal urban design.
12. Water Quality, Quantity and soil	0 The policy will help to maintain the Oxford Canal and the rivers Cherwell and Thames, although it is unlikely to significantly enhance them.
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	+ The policy supports a reduction in CO <sub>2</sub> emissions, and adaptation to future climate change conditions
14. Economy and	0

Sustainability Objective	SA assessment
employment	The policy supports development that is resilient to future climate change conditions. This will prevent the need to retrofit cooling equipment, and will make working conditions more attractive. However the impact on the economy and employment is unlikely to be significant.
15. Sustainable Tourism	No direct impact
Impact on adjacent authorities	No impact
Mitigation meas April 18	This policy is called 'adapting' to climate change, but also includes some climate change Mitigation meas April 18, notably using renewable and low carbon energy supply systems. Either rename as 'Minimising and adapting to climate change' or remove d)?
Changes April – August 18	This policy has been changed a lot. It still promotes good building design, support of the green and blue infrastructure, and sustainable drainage. However it no longer includes reference to Oxford's 80% CO2 reduction target; resilience; reduced reliance on air conditioning; use of recyclables; urban greening/trees; or green roofs/walls. It cross-references more clearly to other policies. The scoring for this version is less positive because it is less ambitious: it has gone from ++ to +.
Changes Sep 18	Policy deleted, presumably because its requirements are covered by other policies.

### RE1. Sustainable design and construction

(No direct links for sustainability objectives 2, 4, 6-8, and 14)

Sustainability Objective	SA assessment
1. Flooding	+
	This policy will help to address climate change and therefore indirectly help to reduce flooding. It also supports flood resilient construction.
3. Housing	I
	This will help to ensure housing has reduced energy and water requirements and running costs. However, it could entail additional up-front costs and therefore impact on viability. The cost of renewable energy technologies is likely to fall with increased uptake, so in the longer term the increased target will not have a commensurate increased cost.
5. Poverty, Social Exclusion and Inequality	+
	This will result in properties that are cheaper to run with reduced heating and water bills, so would help to reduce poverty and inequality.
9. Biodiversity	+
	The policy specifically requires measures to enhance biodiversity value. By reducing carbon emissions and minimising water use etc., it also indirectly benefits biodiversity.
10. Urban Design and Heritage	I
	The design and location of any community energy scheme and renewable energy installations would need careful control to prevent

Sustainability Objective	SA assessment
	them from having a negative impact on urban design and heritage.
11. Transport, Air	<p>I</p> <p>Some renewable energy sources, including heat networks, can have a negative effect on local air quality. However the choice of technology could also improve local air quality.</p>
12. Water Quality, Quantity and soil	<p>+/-</p> <p>This policy helps to ensure that water consumption is minimized compared to 'business as usual', although overall water use in the city is expected to increase due to an increasing population.</p>
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	<p>++</p> <p>This policy will significantly help to minimize carbon emissions. The requirement to produce an Energy Statement will mean that developers will need to learn about how to reduce carbon emissions; heat networks will directly reduce emissions. The use of recycled materials will reduce embodied energy.</p>
15. Economy and employment	<p>I</p> <p>This will help to ensure non-residential development has reduced energy requirements and running costs. However, it could entail additional costs and therefore impact on viability. The cost of renewable energy technologies is likely to fall with increased uptake, so in the longer term the increased target will not have a commensurate increased cost.</p>
Impact on adjacent authorities	<p>+</p> <p>This policy will help to reduce climate change and water use, and so have a globally positive effect</p>
Mitigation meas April 18	<p>The policy includes no real requirements for improving the sustainability of buildings are they are being retrofitted. Should this be stronger? The issues/options document had several suggestions.</p> <p>Does the policy need to specify how close to a heat network a development will need to be to be expected to hook up to it?</p> <p>Does the heat network requirement apply to residential or just non-residential development?</p> <p>Will there be reference to Oxford's Natural Resource Impact Analysis SPD? Does this policy replace it and, if so, does it provide a similar degree of rigour? If not, will a similar test of sustainability be included in the plan?</p>
Changes April – August 18	<p>The first part of the policy is new, i.e. need to demonstrate incorporation of sustainable design and construction principles a)-g). The requirement for an Energy Statement for 5+ dwellings is also new. More information is provided on the Display Energy Certificate. Reference to retrofitting has been removed. This policy version more explicitly supports biodiversity, so score has improved from 0 to +.</p>
Mitigation meas Aug 18	Reduce overlap with (former) policy 4.1.
Changes September 18	Former policy 4.1 deleted. Final paragraph added about water efficiency of non-residential development. No change to scores.

## RE2. Efficient use of land



(No direct links for sustainability objectives 1, 4, 6, 8-10, 12 and 15)

Sustainability Objective	SA assessment
2. Vibrant Communities	0 Making best use of land would help to deliver more homes, which supports vibrant communities. However it is unlikely to have a significant impact.
3. Housing	++ Making best use of land would deliver more homes in a given area
5. Poverty, Social Exclusion and Inequality	+ Delivery of more homes would help address inequalities
7. Essential services and facilities	I Making best use of land would enable delivery of services and facilities with the local community required to support them. However it could also over-stretch services.
10. Urban Design and Heritage	I Dense development has the potential to have a negative impact on urban design. However the application of design development guidance should minimize this, and the policy states that the scale of development should confirm to other plan policies.
11. Transport, Air	+ Making best use of land would support sustainable travel choices
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	+ Making best use of land would make efficient use of resources
14. Economy and employment	+ Making best use of land would deliver more jobs in a given area
Impact on adjacent authorities	+ Maximises the amount of housing provided in Oxford, minimising the need for Oxford's objectively assessed need to be provided by adjacent authorities
Mitigation meas April 18	The draft NPPF 2018 states at para. 123a) that " <i>plans... should include the use of minimum density standards for city and town centres and other locations that are well served by public transport. These standards should seek a significant uplift in the average density of residential development within these areas, unless it can be shown that there are strong reasons why this would be inappropriate</i> "... so consider including minimum density standards.  If infrastructure could be at capacity, limit the number of new homes to what can be supported by infrastructure, or provided through new infrastructure?
Changes April – August 18	Reference to greenfield sites has been deleted. The final statement about high-density development being expected in the city/district centres and delivery of 100 dwellings per hectare is new. The scoring remains unchanged.
Changes Sep 18	Reference to delivery of 100 dwellings per hectare removed. The scoring remains unchanged.

### RE3. Flood risk management

(No direct links for sustainability objectives 2, 5, 10-11, 14-15)

Sustainability Objective	SA assessment
1. Flooding	<p>0</p> <p>This policy is designed to reduce the risk of flooding and its impacts on people, the economy and the environment. Although it allows some development on previously developed land in flood zone 3b, this development would be 'flooding-neutral'. The flood risk assessments for other flood zones would set out how flood risk would be avoided, managed and mitigated; this should ensure that water run-off is sustainably managed, and that the risk of flooding is not increased and where possible reduced. The policy continues the existing approach to flooding, and aims to not increase flooding, so the impact is neutral.</p>
3. Housing	<p>+</p> <p>Using the sequential test (the guidance approach of both the existing and the draft 2018 NPPF) will ensure that development is directed towards land in flood zone 1 where possible; this will contribute to ensuring that new housing is designed sustainably and is adaptable to the changing climate. It may mean however that some sites do not come forward for housing that might be suitable subject to high standards of Mitigation measures April 18. Allowing flooding-neutral development on previously developed land will enable the delivery of more housing than would be the case under 'business as usual'. Flood risk assessments will ensure that any new housing is designed sustainably with regard to flooding, and is able to meet the changing climate.</p>
4. Human Health	<p>0</p> <p>The policy will help to protect residents from the negative impacts of flooding on their physical and mental health and wellbeing. Concern over flooding and the impacts of flood events could have a negative impact on health, particularly by increasing stress. Allowing flooding-neutral development on previously developed land will allow for more new homes, and access to housing is an important indicator of health. Flood risk assessment will help to ensure that people's health is not put at additional risk from flooding.</p>
6. Education	<p>0</p> <p>The policy would direct educational development to areas of low flood risk, but may allow school development on sites where it would be otherwise prevented (i.e. previously developed land prone to flooding). The impact is unlikely to be significant.</p>
7. Essential services and facilities	<p>1</p> <p>Balances the need for new development in areas that are already well served by essential services and facilities, with the flood risks to those developments</p>
8. Green Spaces, Open Air Sports and Leisure	<p>0</p> <p>Allowing some use of previously developed sites is likely to reduce the need to use greenfield sites, so keeping impacts neutral</p>
9. Biodiversity	<p>0</p> <p>Following of the sequential tests and preparation of flood risk assessments will help to minimise the risk of increased flooding, which will prevent negative impacts on biodiversity. Greater use of brownfield sites for new development is likely to reduce the</p>

Sustainability Objective	SA assessment
	need to use greenfield sites, helping to prevent development that may impact on biodiversity.
12. Water Quality, Quantity and soil	0 This should help to maintain and where possible improve water quality by reducing or not increasing run-off.
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	0 This policy ensures that development is located in areas where it will not be negatively impacted by flooding caused by climate change, and that flood risk assessments are prepared that demonstrate the measures are in place to manage flood risk.
Impact on adjacent authorities	No significant impact
Changes April – August 18	The policy now gives further information about the suitability of development within flood zones 1/2/3; states that minor householder extensions are assessed on a case-by-case basis rather than requiring a site-specific FRA; and provides information about how development sites within the area defended by the Oxford Alleviation Scheme should be treated.
Mitigation meas Aug 18	It is unclear how the Oxford Flood Alleviation Scheme will affect housing/employment land – will some land now be developable that previously wasn't? Does this need to be clarified?
Changes September 18	Addition of paragraph on new development being directed towards areas of low flood risk. No change in scoring.

#### RE4. Sustainable urban drainage

(Either no direct links or the impact depends on the location of the development for sustainability objectives 2, 5-6, 8 11 and 14-15)

Sustainability Objective	SA assessment
1. Flooding	+ This policy would add additional protection from flooding, as it gives clear guidance on the kind of SuDS that would provide the greatest level of protection, and have the greatest impact on reducing the risk of flooding.
3. Housing	0 Additional requirements for and advice on SuDS would help protect new and existing housing from the effects of flooding, so helping to prevent a worsening of flooding.
4. Human Health	0 Additional requirements for and advice on SuDS would help ensure that people's health is not put at additional risk from flooding.
7. Essential services and facilities	+ The 'SuDS hierarchy' in the policy helps to ensure that sewers are not overloaded
9. Biodiversity	0 This policy helps ensure that biodiversity is not put at additional risk from flooding.
10. Urban Design and Heritage	+ SuDS can provide attractive park-type settings for new developments

Sustainability Objective	SA assessment
12. Water Quality, Quantity and soil	<p>+</p> <p>The policy will ensure that problems caused by overwhelmed sewer capacity are minimized, and the drainage hierarchy may lead to greater increase in the storage and use of greywater. It also provides further protection for the quality of the groundwater, and groundwater recharge.</p>
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	<p>0</p> <p>This policy helps ensure that additional risk from flooding is avoided.</p>
Impact on adjacent authorities	No significant impact
Mitigation meas April 18	Can/should the policy push the drainage hierarchy more forcefully, i.e. storage of rainwater is the preferred option unless it can be shown to not be feasible?
Changes April – August 18	An entire section on surface and groundwater flow and groundwater recharge was added to the policy, with particular reference to Lye Valley SSSI and Oxford Meadows SAC. Although the scoring for this policy has not changed, it provides stronger protection especially for water quality and biodiversity.

#### RE5. Health, wellbeing and health impact assessment

(No direct links for sustainability objectives 1, 3, 6-7, 9-10 and 12-15)

Sustainability Objective	SA assessment
2. Vibrant Communities	<p>+</p> <p>This policy will provide a documented assessment of the health impacts of a proposed development and its effects on vibrant communities</p>
4. Human Health	<p>+</p> <p>This policy will provide a documented assessment of the health impacts of a proposed development.</p>
5. Poverty, Social Exclusion and Inequality	<p>+</p> <p>This policy will provide a documented assessment of the health impacts of a proposed development and its effects on health inequalities</p>
8. Green Spaces, Open Air Sports and Leisure	<p>I</p> <p>This policy could lead to protection and improvement of green spaces, as these are important for health.</p>
11. Transport, Air	<p>I</p> <p>This policy could improve provisions for walking and cycling, as these help to promote good health.</p>
Impact on adjacent authorities	No impact
Mitigation meas April 18	Include something about social exclusion (not just health inequalities) in the policy
Changes April – August 18	Although the wording of the policy has been moved around, overall the changes are insignificant in terms of SA scoring.

## RE6. Air quality

(No direct links for sustainability objectives 1-2, 5-8, 10, 12 and 14-15)

Sustainability Objective	SA assessment
3. Housing	<p>I</p> <p>Impacts on air quality will be considered when planning permission is granted. This would ensure that developments are not put where there is poor air quality or where they could harm air quality, but it could limit where developments can be sited.</p>
4. Human Health	<p>+</p> <p>Impacts on air quality will be considered when planning permission is granted. Air pollution is a significant health concern in Oxford. Consideration of air pollution impacts on new sensitive receptors will also help ensure that human health is not put at additional risk from poor air quality.</p>
9. Biodiversity	<p>+</p> <p>Impacts on air quality will be considered when planning permission is granted. This would ensure that biodiversity is not put at additional risk from poor air quality. This is of particular importance for the Oxford Meadows SAC.</p>
11. Transport, Air	<p>++</p> <p>This policy aims to protect and enhance air quality. Information in an AQA would have to demonstrate that measures are in place to manage air quality impact.</p>
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	<p>I</p> <p>This policy could limit the use of certain renewable technologies (e.g. biomass) as part of developments, if such technologies were proposed in locations with existing poor air quality.</p>
Impact on adjacent authorities	No significant impact
Mitigation meas April 18	<p>Clarify whether the AQAs are required where developments will generate significant air pollution, or where they will (jointly with existing air pollution levels) lead to poor air quality. An example of the first could be a large development in an area of relatively good current air quality; the latter could be a small development in an area of relatively poor current air quality.</p> <p>Include any requirements re. air quality related to the Oxford Meadows SAC (via the HRA); and refer to the SAC in the explanatory statement. Please note that NO<sub>2</sub> standards for sensitive ecosystems are more exigent than for people: 20-30µg/m<sup>3</sup> instead of 40µg/m<sup>3</sup></p> <p>Is there scope for 'air quality neutralisation', e.g. funding improvements in air quality elsewhere (notably where it is currently bad) in return for being allowed some increases near the development?</p>
Changes April – August 18	The policy has been changed significantly, but mostly it's moving sentences around. Air Quality Assessments are now required only for major proposals. The policy gives no indication of the Mitigation meas April 18 that might be needed to ameliorate air pollution (e.g. car free, provision of funding for Controlled Parking Zones).
Mitigation meas. Aug 18	Note in supporting text the problems with air pollution at Oxford

Sustainability Objective	SA assessment
	<p>Meadows SAC.</p> <p>Specify that exposure, in the policy, refers to exposure of people and ecosystems.</p> <p>Clarify what types of mitigation measures might be required where negative air quality impacts are identified, e.g. electric vehicles, car-free development.</p>

## RE7. Managing the impact of development

(No direct links for sustainability objectives 1, 5-7, 11-13 and 15)

Sustainability Objective	SA assessment
2. Vibrant Communities	<p>+</p> <p>This policy will prevent 'bad neighbour' development, thus helping to support vibrant communities</p>
3. Housing	<p>+</p> <p>This policy will ensure that development does not cause nuisance, overshadowing etc. which also helps to ensure that housing is of good quality</p>
4. Human Health	<p>0</p> <p>This will help to protect the health and wellbeing of the population by preventing harmful development. However it will not actively improve health.</p>
8. Green Spaces, Open Air Sports and Leisure	<p>+/-</p> <p>This policy might limit to access to open air sports and leisure facilities if floodlighting etc. not permitted. However, it would maintain the quality of green spaces.</p>
9. Biodiversity	<p>0</p> <p>This will indirectly help to protect biodiversity by protecting flora and fauna from noise, dust, light pollution etc.</p>
10. Urban Design and Heritage	<p>0</p> <p>Protection from light pollution would help to protect the setting of Oxford, and views in and out of the city</p>
14. Economy and employment	<p>+/-</p> <p>This policy will ensure that employment development does not cause nuisance, which also helps to ensure that it is of good quality. However it may limit where some employment development can go.</p>
Impact on adjacent authorities	No impacts
Mitigation meas April 18	This policy seems to partly overlap with the policy on noise and vibration: remove reference to noise in this policy?
Changes April – August 18	The new policy is much more explicit and comprehensive in terms of the types of impacts that it considers. This does not change the scoring, but essentially broadens the effect of the policy.
Mitigation meas Aug 18	Reduce overlap with other policies, e.g. H14, 4.10, T2.

## RE8. Noise and vibration

(No direct links for sustainability objectives 1, 5-7, 10, 12-13 and-15)

Sustainability Objective	SA assessment
2. Vibrant Communities	+ This policy will prevent 'bad neighbour' development and help to support vibrant communities
3. Housing	+/- This policy will ensure that housing is not put where there are high noise levels, but it could limit where housing can be sited.
4. Human Health	0 The policy helps to maintain satisfaction with area as place to live.
8. Green Spaces, Open Air Sports and Leisure	+/- This policy will provide additional protection for amenity spaces from the negative impacts of noise, but could also restrict some forms of sports development where these are likely to cause significant noise
9. Biodiversity	0 This policy will provide additional protection for ecosystems from the negative impacts of light pollution.
11. Transport, Air	+/- Transport is a major cause of noise. This policy could restrict transport developments, or developments near major transport infrastructure
14. Economy and employment	+/- This policy will ensure that sensitive employment developments is not put where there are high noise levels, but it could limit where new noisy employment development can be sited.
Impact on adjacent authorities	No impact
Mitigation meas April 18	This policy seems to overlap with the policy on nuisance
Changes April – August 18	The new policy removes the clause about what issues proposals for noise sensitive developments should have regard to, but is otherwise very similar to the previous policy. It has the same impacts, and the scoring has not changed.

## RE9. Land quality

(No direct links for sustainability objectives 1-3, 5-8, 10-11, and 13-15)

Sustainability Objective	SA assessment
4. Human Health	0 This policy protects human health from the negative impacts of contaminated land
9. Biodiversity	0 This policy will provide additional protection for flora and fauna from the negative impacts of contaminated land
12. Water Quality, Quantity and soil	0 This policy will provide additional protection /remedial measures for water and soil quality from the negative impacts of contaminated land
Impact on adjacent authorities	No impact
Changes April – August 18	Almost no changes to the policy. No changes to the scoring.



## 5. GREEN SETTING ETC.

This plan chapter was comprehensively rewritten in Summer 2018, so the appraisals all date from August 2018. Most of the policies in this chapter are protective, i.e. they protect different land uses from development. This is good compared to the 'no plan' option, which might see them being built on; but basically maintains the status quo compared to the current situation: this sustainability appraisal tests against the current situation, hence the preponderance of '0' scores.

### G1. Protection of green and blue infrastructure network

(No direct links for sustainability objectives 2 and 5-7)

Sustainability Objective	
1. Flooding	0 Protection of the green and blue infrastructure helps to prevent flooding, though this policy protects the status quo rather than actually reducing flooding.
3. Housing	+/- Protection of parks and other open spaces reduces the potential to site housing there, but it helps to support the quality of housing (i.e. access to amenities)
4. Human Health	0 Protecting parks and open spaces helps to ensure that people have access to outdoor leisure opportunities. Such areas are also good for mental health, so protecting them will help to protect mental health.
8. Green Spaces, Open Air Sports and Leisure	0 This is a protective policy rather than one that would provide new open spaces, so it protects the status quo. The requirement to replace any loss with equivalent or better provision in a suitable location might be difficult to implement in practice.
9. Biodiversity	0 As for 8.
10. Urban Design and Heritage	0 As for 8.
11. Transport, Air	0 Parks and open spaces offer opportunities for walking and cycling. Protecting these spaces helps to protect the status quo.
12. Water Quality, Quantity and soil	0 Protecting the green and (particularly) the blue infrastructure helps to ensure that water quality is maintained, and can act as a source of aquifer replenishment. This policy protects the status quo.
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	0 Green and blue infrastructure helps to provide shade and cooling, thus reducing the need for air conditioning. This policy protects the status quo.
14. Economy and employment	0 Oxford's parks and canals support jobs and an attractive business environment. This policy protects the status quo.
15. Sustainable Tourism	0 Oxford's parks and canals are tourism destinations, and provide an attractive backdrop to Oxford's famous buildings. This policy protects

Sustainability Objective	
	the status quo.
Impact on adjacent authorities	0 No significant impact
Changes September 18	Removal of sequential test of first having to show that development is not possible on brownfield land and then outside the Green Infrastructure Network. Replaced by requirement to replace the loss by equivalent or better provision in a suitable location. Possible loss despite this requirement as it might be difficult to implement, but overall no change in scoring.

## G2. Protection of biodiversity and geodiversity

(No direct links for sustainability objectives 2, 5-7 and 10-11)

Sustainability Objective	
1. Flooding	0 Biodiversity sites help to prevent flooding by acting as soakaways, though this policy protects the status quo rather than actually reducing flooding.
3. Housing	+/- Protection of biodiversity sites reduces the potential to site housing there, but it helps to support the quality of housing (i.e. access to amenities)
4. Human Health	0 Biodiversity sites provide opportunities for outdoor leisure opportunities. Such areas are also good for mental health, so protecting them will help to protect mental health.
8. Green Spaces, Open Air Sports and Leisure	0? This is a protective policy rather than one that would provide new open spaces, so it protects the status quo. Some uncertainty because of the 'get out' clauses regarding need for new development.
9. Biodiversity	0? As for 8.
12. Water Quality, Quantity and soil	0 Biodiversity sites help to ensure that water quality is maintained, and can act as a source of aquifer replenishment. This policy protects the status quo.
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	0 Biodiversity sites generally help to provide shade and cooling, thus reducing the need for air conditioning. This policy protects the status quo.
Impact on adjacent authorities	0 No significant impact
Changes September 18	Policy significantly rewritten and somewhat weakened in its protection. Biodiversity generally no longer as clearly protected, but rather sites and species of importance. Designated wildlife sites now seem to be protected to the same or lesser level than general open space (policy G7). Question marks added to 8. and 9. to reflect this, and matter raised with the planning team.
Mitigation meas Sep 18	Ensure that wildlife sites in G2. are protected at least to the level that

Sustainability Objective	
	green areas are protected in G7.

### G3. Green Belt

The policy allows development in the Green Belt which has been assessed to have a 'low' or 'moderate' impact on the Green Belt. (No direct links for sustainability objectives 1-2, 5-7, 11 and 15)

Sustainability Objective	SA assessment
3. Housing	+/- This policy constrains development in the Green Belt. However release of development sites that have a 'moderate' and 'low' impact on the green belt for housing would have a positive impact on housing delivery.
4. Human Health	+/- Development in the Green Belt would reduce people's access to green spaces and the health benefits that this brings. However it would help to provide housing, which has health benefits. The policy protects other Green Belt areas.
8. Green Spaces, Open Air Sports and Leisure	- Any development permitted in the Green Belt would have negative impact as it is would involve the release of some land from the Green Belt, although it is less than under other possible options. The policy protects other Green Belt areas.
9. Biodiversity	- Any development permitted in the Green Belt would affect biodiversity, although the sites have been chosen to avoid the most biodiverse sites. The policy protects other Green Belt areas.
10. Urban Design and Heritage	- Any development permitted in the Green Belt could result in a moderate impact to the green setting of Oxford however this would depend on which sites were released. The policy protects other Green Belt areas.
12. Water Quality, Quantity and soil	- Any development permitted in the Green belt would negatively affect soil quality, with the effect depending on the quality of the soil in the land that was to be released from the Green Belt. The policy protects other Green Belt areas.
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	- Development in the greenbelt would reduce carbon fixing.
14. Economy and employment	+/- As no sites for employment are being considered for release from the green belt this option scores poorly in terms of employment growth. However the delivery of housing is considered to be a key barrier to delivering economic growth so overall the impact is mixed. The policy protects other Green Belt areas.
Impact on adjacent authorities	+/- This policy constrains development in the Green Belt, thus requiring adjacent authorities to provide more housing to fulfil Oxford's objectively assessed need. However some housing development is

Sustainability Objective	SA assessment
	being put forward in the Green Belt, thus minimising the need for provision by adjacent authorities. The policy protects other Green Belt areas.
Changes April – August 18	This policy was moved from Ch. 4 to Ch. 5.

#### G4. Allotments and community food growing

(No direct links for sustainability objectives 3, 5-7, and 13-15)

Sustainability Objective	
1. Flooding	I Allotments help to prevent flooding by acting as soakaways, though this policy protects the status quo rather than actually reducing flooding
2. Vibrant Communities	I Allotments and areas for community food growing help to improve the vibrancy of communities. The policy protects existing allotments and states that new community food growing space may form part of the open space provision, but is not definite about whether new food growing space will be provided.
4. Human Health	I Allotments and areas for community food growing help to improve human health by providing exercise, healthy food, and mental health benefits. The policy protects existing allotments and states that new community food growing space may form part of the open space provision, but is not definite about whether new food growing space will be provided.
8. Green Spaces, Open Air Sports and Leisure	I The policy protects existing allotments and states that new community food growing space may form part of the open space provision, but is not definite about whether new food growing space will be provided.
9. Biodiversity	I Allotments often act as wildlife refuges, so increasing them can be expected to improve biodiversity. The policy protects existing allotments, but is not definite about whether new food growing space will be provided.
10. Urban Design and Heritage	I Allotments and other community food growing spaces can be attractive additions to the urban fabric. The impact of this policy will depend on whether new areas are provided, and how the areas themselves are designed and managed.
11. Transport, Air	0 Allotments provide locally-grown, 'zero mile' food. However their impact is overall small.
12. Water Quality, Quantity and soil	I Allotments can act as a source of aquifer replenishment. This policy protects existing allotments but is not definite about whether new food growing space will be provided. The impact of allotments on water quality depends on how they are managed.

Sustainability Objective	
Impact on adjacent authorities	0 No significant impact

### G5. Outdoor sports

(No direct links for sustainability objectives 3, 5-7, and 13-15)

Sustainability Objective	
2. Vibrant Communities	0 Outdoor sports facilities help to support vibrant communities, e.g. through team sports. This policy helps to protect such facilities although it does not actually increase them.
3. Housing	+/- The protection of outdoor sports areas reduces the potential for new housing to be built. However it helps to ensure that such housing is provided with good quality services and infrastructure.
4. Human Health	0 Outdoor sports facilities help to support good health by offering opportunities for sport. This policy helps to protect such facilities although it does not actually increase them.
8. Green Spaces, Open Air Sports and Leisure	0 This policy helps to protect outdoor sport facilities although it does not actually increase them.
Impact on adjacent authorities	0 No impact
Changes September 18	Removal of a requirement that reduction of state school playing field facilities must show that the site will not be required in the longer term for school playing field or school use, and does not form part of the Green Infrastructure Network. Again this does not alter the overall thrust of the policy, but weakens it.

### G6. Residential garden land

(No direct links for sustainability objectives 4-7, 11, and 14-15)

Sustainability Objective	
1. Flooding	- New dwellings on residential garden land would seal the soil, contributing to the risk of flooding elsewhere. Any dwellings built on residential garden land in areas prone to flooding could also be at risk of flooding.
2. Vibrant Communities	+ New dwellings on residential garden land would improve the efficiency/density of land use. Clause a) in the policy would help to prevent 'town cramming'.
3. Housing	+ New dwellings on residential land would help to provide more housing. Clause b) in the policy would help to ensure that the new housing was of an adequate standard.

Sustainability Objective	
8. Green Spaces, Open Air Sports and Leisure	0 The reduction in garden space will make publicly accessible open spaces more important, but does not change the amount and quality of public open spaces.
9. Biodiversity	- Gardens support a range of plants and animals. If a significant number of new houses are built in garden land, then this would negatively affect biodiversity.
10. Urban Design and Heritage	I The policy would lead to urban intensification. How this affects urban design would depend on the location, design etc. of the new dwellings.
12. Water Quality, Quantity and soil	- New dwellings on residential garden land would reduce the potential for water infiltration, and would seal the soil.
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	- The change from garden land to housing will reduce carbon fixing.
Impact on adjacent authorities	+ This could at least slightly reduce housing pressure on adjacent authorities
Mitigation meas Aug 18	Include a clause about the development not increasing flood risk; restrict development in zone 3 and 3a garden land

### G7. Other green and open spaces

(No direct links for sustainability objectives 5-6, 11 and 14-15)

Sustainability Objective	
1. Flooding	- New dwellings on green/open spaces would seal the soil, contributing to the risk of flooding elsewhere. Any dwellings built on residential garden land in areas prone to flooding could also be at risk of flooding.
2. Vibrant Communities	+/- The policy requires any development on green and open spaces to bring benefits to the community, for example through delivery of community-led housing. However this would be counterbalanced by the community disbenefits brought about by the loss of the green/open space.
3. Housing	+ This policy would allow housing (under controlled circumstances) on land that would not otherwise have been allocated for development.
4. Human Health	I The impact of this policy would depend on the development that emerges from the policy, e.g. a health centre would have positive impacts that could balance out the negative impacts on health of losing a green space, but another form of development might have negative net impacts.
7. Essential services and facilities	+ This policy could allow essential services and facilities to be provided on land that would not otherwise have been allocated for development.

Sustainability Objective	
8. Green Spaces, Open Air Sports and Leisure	- This policy would lead to the loss of green and open spaces.
9. Biodiversity	+/- The policy requires impacts on biodiversity to be minimized, and any proposal to lead to improvements in biodiversity or amenity value (not just biodiversity). Broadly the negative and positive impacts of this policy balance out.
10. Urban Design and Heritage	I The policy requires consideration to be given to the project layout and its impacts on the townscape and the setting of heritage assets. Its impacts will depend on how this is enforced.
12. Water Quality, Quantity and soil	- New development on green/open spaces would reduce the potential for water infiltration, and would seal the soil. The policy requires watercourses to be protected.
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	- This policy would lead to the loss of green and open spaces, and associated carbon fixing.
Impact on adjacent authorities	0 No significant impact
Mitigation meas Aug 18	Include a clause about the development not increasing flood risk; restrict development in zone 3 and 3a land?

#### G8. Protection of existing Green Infrastructure features

(No direct links for sustainability objectives 1-3, 5-7, 11-12 and 15)

Sustainability Objective	
4. Human Health	0 Trees and woodlands provide people with outdoor leisure opportunities. They are also good for mental health, so protecting them will help to protect mental health.
8. Green Spaces, Open Air Sports and Leisure	0 This is a protective policy rather than one that would provide new green infrastructure, so it protects the status quo.
9. Biodiversity	0 As for 8.
10. Urban Design and Heritage	0 Trees are a key component of Oxford's streetscape. This policy would aim to protect their visual benefits.
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	0 Trees and woodlands help to provide shade and cooling, thus reducing the need for air conditioning. They also fix carbon. This policy protects the status quo.
14. Economy and employment	0 Oxford's green infrastructure help to provide an attractive business environment. This policy protects the status quo.
Impact on adjacent authorities	0 No significant impact



## G9. New and enhanced Green Infrastructure features

(No direct links for sustainability objectives 3, 5-7, and 13-15)

Sustainability Objective	
3. Housing	<p>+/-</p> <p>The requirement to provide new public space in larger residential sites means that the space is not available for housing. However it will increase the quality of the housing development.</p>
4. Human Health	<p>+</p> <p>This policy will lead to new areas open for public access, notably the 10% of larger residential sites that must be put aside for new public open space.</p>
8. Green Spaces, Open Air Sports and Leisure	<p>+</p> <p>Although the policy is unlikely to provide a net increase in green spaces in the strategic sites located on the Green Belt, elsewhere it could provide new green spaces. It will definitely increase public access to green spaces, since many sites will previously have been in private ownership.</p>
9. Biodiversity	<p>I</p> <p>The policy is unlikely to provide a net increase in biodiversity in the strategic sites located on the Green Belt. Elsewhere the impact on biodiversity will depend on what was previously on the site and what the new development will provide.</p>
10. Urban Design and Heritage	<p>+</p> <p>Provision of public open spaces improves the urban landscape.</p>
12. Water Quality, Quantity and soil	<p>I</p> <p>The policy is unlikely to provide a net improvement in water quality or drainage in the strategic sites located on the Green Belt. Elsewhere the impact on water quality and drainage will depend on what was previously on the site and what the new development will provide.</p>
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	<p>0</p> <p>The policy is unlikely to provide a net improvement in carbon fixing in the strategic sites located on the Green Belt. Elsewhere the impact on carbon fixing will depend on what was previously on the site and what the new development will provide. Overall the net impact is likely to be negligible.</p>
Impact on adjacent authorities	<p>0 No significant impact</p>
Mitigation meas Aug 18	<p>Should the first para include reference to enhancement of GI features?</p> <p>Reconsider requirement for all major developments with flat or gently sloping roofs to incorporate green or brown roofs where feasible, as these are often very expensive to install.</p> <p>The last two paragraphs in this policy don't seem to be about green infrastructure, but rather about development that could affect green infrastructure: water-based recreation facilities and visitor moorings. Put in Ch. 8 instead?</p>

## 6. HERITAGE

### DH1. High quality design and placemaking

(No direct links for sustainability objectives 1-2, 5-9 and 11-15)

Sustainability Objective	SA assessment
3. Housing	0 This policy helps to ensure that new housing is well-integrated into new developments, but does not provide for new homes.
4. Human Health	0 This policy will result in well-designed living environments which support wellbeing. However its impact on overall wellbeing is likely to be limited.
10. Urban Design and Heritage	+ This policy will help to ensure that new developments contribute to, and enhances the built environment; responds to and respects the unique context of Oxford; and maintains/enhances a sense of place and local distinctiveness.
Impact on adjacent authorities	No impact
Mitigation meas April 18	Link more clearly to the Ch. 4 policy on sustainable design and Ch. 5 policy on protection of blue, green and open spaces?
Changes April – Aug 18	The policy has essentially been completely rewritten (most of the previous policy's wording has been removed), and so has been completely reappraised.

### DH2. Views and building heights

(No direct links for sustainability objectives 1-2, 4-9 and 11-13)

Sustainability Objective	SA assessment
3. Housing	- This policy likely to limit the height of buildings where it may be an efficient use of land to build higher at higher densities in order to provide more housing.
10. Urban Design and Heritage	0 This policy aims to protect and Oxford's historic skyline of Oxford in terms of height and mass, and to protect views. This will help to support urban design and the heritage.
14. Economy and employment	- This policy is likely to limit the amount of employment space in the city centre.
15. Sustainable Tourism	0 This will help to protect the 'dreaming spires' which are part of Oxford's tourist attraction
Impact on adjacent authorities	No impact
Changes April – August 18	The policy has not changed much, but reference to the 'four visual tests' has been added. No change to the scoring.
Changes September 18	Removal of reference to considering building heights that are less likely to have an impact on the historic skyline; and to consider

Sustainability Objective	SA assessment
	cumulative impacts. This does not significantly change the policy. No change to the scoring.

### DH3. Designated heritage assets

(No direct links for sustainability objectives 1-9 and 11-14)

Sustainability Objective	SA assessment
10. Urban Design and Heritage	0 This policy helps to ensure that development respects, maintains and strengthens distinctiveness and sense of place, but will not actively improve heritage assets. It is also likely to promote high quality urban design.
15. Sustainable Tourism	0 This policy will help to protect Oxford's historic buildings, which are a major tourist attraction.
Impact on adjacent authorities	No impact
Changes April – August 18	Additions have been made to the policy to make it more in line with the NPPF, notably the entire last para starting 'In cases where...'. The gist of the policy, however, remains the same, so no changes were made to the scoring.
Changes September 18	Expansion of information about proposed development that would lead to substantial harm to a designated heritage asset; and a new paragraph about conservation areas. The thrust of the policy remains the same. No changes to the scoring.

### Former DH4. Conservation areas

(No direct links for sustainability objectives 1-9 and 11-14)

Sustainability Objective	SA assessment
10. Urban Design and Heritage	0 This policy helps to ensure that development respects, maintains and strengthens distinctiveness and sense of place, but will not actively improve conservation areas. It is also likely to promote high quality urban design.
15. Sustainable Tourism	0 This policy will help to protect Oxford's conservation areas, which are a major tourist attraction.
Impact on adjacent authorities	No impact
Changes April – August 18	Although much of the policy wording has changed, the only substantial change is the statement that planning permission will not be granted for proposals involving substantial demolition of a building that contributes to the special interest of the conservation area. No change to the scoring.
Changes September 18	This policy was deleted and combined with DH3.

#### DH4. Archaeological remains

(No direct links for sustainability objectives 1-5, 7-9 and 11-15)

Sustainability Objective	SA assessment
6. Education	0?
	This policy aims to protect and preserve archaeological remains where possible, including for educational purposes
10. Urban Design and Heritage	0?
	This policy helps to ensure development will respect, maintain and strengthen distinctiveness and sense of place. It does not actively improve the heritage.
Impact on adjacent authorities	No impact
Changes April – August 18	Much of the second half of this policy has been added, notably when proposals will be supported or refused. This does not change the gist of the policy, which is to protect archaeological remains. No change to the scoring.
Changes September 18	“Development proposals that affect archaeological features and deposits will be supported where” has been weakened from “they will not result in harm to the significance etc.” to “any harm to the significance etc. will be weighed against the benefits”. Question marks added to the scores to reflect this.

#### DH5. Local Heritage Assets

(No direct links for sustainability objectives 1, 4-9 and 11-13)

Sustainability Objective	SA assessment
2. Vibrant Communities	0
	This policy helps to identify and protect elements of Oxford’s historic environment that are particularly valued by local communities, thus helping to maintain vibrant communities.
3. Housing	-
	Protection of buildings/sites that are on the Oxford Heritage Asset Register could reduce their potential for being redeveloped to provide more housing.
10. Urban Design and Heritage	0
	This policy helps to identify and protect elements of Oxford’s historic environment that are particularly valued by local communities.
14. Economy and employment	-
	Protection of buildings/sites that are on the Oxford Heritage Asset Register could reduce their potential for being redeveloped for (new) employment uses.
15. Sustainable Tourism	0
	This policy helps to protect Oxford’s historic environment which is a major tourism attraction
Impact on adjacent authorities	No impact
Changes April – August 18	Only minor changes. No changes to the scoring.

## DH6. Shopfronts and signs

(No direct links for sustainability objectives 1-9 and 11-13)

Sustainability Objective	SA assessment
10. Urban Design and Heritage	0 This policy will help to ensure that shop fronts etc., many of which are found in the central conservation area, respond appropriately to the character of the area. This is likely to protect and maintain the urban design and heritage.
14. Economy and employment	0 This is likely to support retail and the local economy, but not in a significant way.
15. Sustainable Tourism	0 This policy will help to ensure that Oxford remains an attractive place for tourists to visit
Impact on adjacent authorities	No impact
Changes April – August 18	No changes to the policy or the appraisal findings.

## DH7. External servicing features and stores

(No direct links for sustainability objectives 1-9, 12 and 14-15)

Sustainability Objective	SA assessment
10. Urban Design and Heritage	0 This policy will help to protect high quality urban design, by accommodating bins in locations that do not detract from the design of buildings.
11. Transport, Air	+ This policy will encourage cycling by helping to ensure that bike stores are provided as part of residential developments.
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	+ Ensuring new dwellings are required to include space to store bins should enable residents to recycle as much of their waste as possible.
Impact on adjacent authorities	No impact
Mitigation meas April 18	Seems to partly overlap with the last policy in Ch. 7, 'cycle parking': remove overlap?
Changes April – August 18	Almost no changes to the policy. No changes to the scoring.

## 7. ENSURING EFFICIENT MOVEMENT INTO AND AROUND THE CITY

### M1. Prioritising walking, cycling and public transport

(No direct links for sustainability objectives 1, 3, 6-10 and 12)

Sustainability Objective	SA assessment
2. Vibrant Communities	+ The policy supports walking and cycling. This indirectly supports the

Sustainability Objective	SA assessment
	provision of services locally, as well as a 'human scale' environment that promotes social interaction. Safeguarding the branch-line is likely to result in longer-term benefits to the communities of Oxford over the next 20 years.
4. Human Health	0 Walking and cycling are both good ways of getting exercise, so improving human health. A shift from journeys taken by car to other modes is also likely to reduce air pollution, which is a significant health problem in Oxford. However this change is unlikely to be significant, given the already high levels of cycling in Oxford..
5. Poverty, Social Exclusion and Inequality	+ This policy supports modes of travel that help reduce social exclusion and inequality. A new Cowley Branch Line could help facilitate access to parts of the city that are deprived.
11. Transport, Air	+ This policy will encourage people to use active travel as well as maintaining the current approach of bus-priority. While this is likely to reduce reliance on the private car, it does not represent a marked change from the system is currently in place.  However delivery of a new branch line would help to encourage the use of rail for longer-distance connections via Oxford Railway Station, and encourage access to central Oxford from areas to the south of the city. Rail is a more sustainable transport option than other modes which are currently accessible from this area, mainly the private car.
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	0 This policy will help to prevent a significant increase in carbon emissions associated with private cars.
14. Economy and employment	+/- This policy helps to reduce congestion, and improve access to employers by walking and cycling. Commutes by active travel will help to improve the health of the workforce. Safeguarding land for the Cowley Branch Line and new stations could lead to significant access improvement to employment opportunities and employers; improvements to the Oxford railway station should also encourage people to travel by train. The policy may indirectly restrict vehicle use, and so have some negative effect on employers.
15. Sustainable Tourism	0 This policy helps to reduce congestion and support public transport, so ensuring that more sustainable travel options are available for tourists. It will also make it easier for tourists to move around the city by walking and cycling, but these benefits are unlikely to be significant.
Impact on adjacent authorities	+ Facilitating access to Oxford by walking, cycling and public transport will help to reduce traffic in adjacent authorities. A new Cowley branch line would encourage the use of rail for longer-distance connections via Oxford Railway Station.
Mitigation meas April 18	The policy is called 'prioritising walking etc.'; the first sentence of the policy says that access by these modes will be 'prioritised'; and the supporting text gives good examples of prioritization. However the

Sustainability Objective	SA assessment
	<p>policy doesn't really say anything about prioritisation. Does/can this be hard-wired more clearly into the policy itself?</p> <p>Similarly, the supporting text refers to parking for tourist coaches, and the fact that this is a problem, but the policy itself doesn't say anything about this. The SA/SEA of the options suggested that requiring tourist coaches to use the P&amp;R would be beneficial. The SA/SEA of the options suggests that terminating scheduled coaches outside the city centre (at P&amp;Rs) and using other bus services into the city centre would be beneficial.</p> <p>Are any policies needed about dockless bikes, i.e. specific locations for the companies to park them, support or not from the city council etc?</p>
Changes April – August 18	<p>Much of the policy has been reworded and strengthened (e.g. developments should also minimise the need to travel, cycle parking facilities should be on site). More substantial additions are the need to ensure sufficient space for bus stops, and for developments to be designed to accommodate bus movements; and support for improvements to Oxford Railway Station.</p> <p>Reference to dockless bikes added to T6 (now M5).</p>
Changes September 18	Minor wording changes only.

## M2. Assessing and managing development

(No direct links for sustainability objectives 1-3, 5-6, 8-10, 12 and 15)

Sustainability Objective	SA assessment
4. Human Health	<p>0</p> <p>This policy will help to encourage more sustainable modes of travel, including active travel, which will help to protect human health.</p>
7. Essential services and facilities	<p>0</p> <p>This policy will help to ensure that all development that is likely to have significant transport implications provide TA/Ss and TP/TPSs which consider accessibility of essential services and facilities. This should help to protect accessibility to essential services and facilities.</p>
11. Transport, Air	<p>+</p> <p>This policy will help to ensure that all development that is likely to have significant transport implications provide TA/Ss and TP/TPSs. These are likely to provide for a range of sustainable travel options. Encouragement of more sustainable modes of travel and reducing journeys is likely to have a positive impact on air quality and mitigating the impacts of development which can reduce congestion.</p> <p>Encouragement of more sustainable modes of travel, especially for freight, deliveries and service vehicles in addition to workplace TPs is likely to have a further positive impact on air quality.</p>
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	<p>+</p> <p>This policy will encourage more sustainable modes of travel which is likely to reduce journeys and could limit reduce greenhouse gas emissions.</p>
14. Economy and employment	<p>+/-</p> <p>The requirement for a Service and Delivery Management Plan will</p>

Sustainability Objective	SA assessment
	impose additional constraints on employers' activities. However cumulatively this will help to reduce congestion in Oxford, which will enable more efficient operations by businesses.
Impact on adjacent authorities	+ A change in mode of travel (and especially commuting) from the car to public transport, walking and cycling will help to reduce congestion in adjacent authorities.
Mitigation meas April 18	The reference to B8 freight consolidation facilities in this policy does not currently seem to be supported by the employment hierarchy policy. Either remove reference here or add to employment policy.
Changes April – August 18	The policy uses different terminology (TA/S instead of TA, TP/TPS instead of TP). The policy no longer states that employers must show what incentives are being offered to facilitate a modal shift away from the car.
Mitigation measures Aug 18	Clarify the terminology, and when each type of assessment/plan is required.
Changes September 18	Reference now is only to transport assessments, which makes the policy clearer. No change to the scores.

### M3. Motor vehicle parking

(No direct links for sustainability objectives 6, 8-9, 12 and 15)

Sustainability Objective	SA assessment
1. Flooding	0 Provision of only limited additional car parking will minimize the amount of new hard-standing, so preventing an increase in run-off and flooding.
2. Vibrant Communities	+ This policy will help to promote sustainable communities by supporting housing and employment growth without a corresponding increase in parking. It is likely to result in the most efficient use of land as the least amount of land would be given up to car parking.
3. Housing	+ Limited additional car parking will result in more land being available for housing than other options.
4. Human Health	+ Limited additional car parking, linked to increased housing and employment, will support more active travel by sustainable modes of transport, which could result in a healthier population.
5. Poverty, Social Exclusion and Inequality	+/- This policy could have both a positive and a negative impact. The policy and supporting text allow for parking for disabled people, which helps to reduce inequality between more and less mobile people. However the policy may adversely impact less affluent households where dwelling occupancy levels may be higher than expected.
7. Essential services and facilities	I Parking is particularly important for health services where service users may be unable to walk/cycle/use public transport. The policy



Sustainability Objective	SA assessment
	permits new parking spaces for disabled people, but this policy could still have a negative impact on e.g. access to hospitals
10. Urban Design and Heritage	<p>+</p> <p>Limited additional parking is likely to support good urban design through better use of limited space as part of development proposals. It would avoid large areas of car parking which can have negative impacts on sense of place, character and the setting of heritage assets. The explanatory text promotes the use of controlled parking zones to avoid increases in on-street car parking.</p>
11. Transport, Air	<p>++</p> <p>Limited additional parking is likely to encourage more active travel and use of more sustainable public transport modes. This is also likely to have a positive impact on air quality.</p>
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	<p>+</p> <p>Limited additional parking is likely to encourage more active travel and use of sustainable transport modes transport which could reduce greenhouse gas emissions.</p>
14. Economy and employment	<p>-</p> <p>Limited additional parking, linked to increased employment area, could make it more difficult to access certain employment sites by car. This could also cause additional in-commuting problems in areas not well-served by public transport and which have poor accessibility by walking and cycling, although the re-opening of the Cowley Branch Line would deal with some of these problems. Providing only limited parking in inaccessible locations could result in poor performance of non-residential uses in these locations as customers/ employees may not be able to access these uses conveniently by sustainable transport modes. However other policies in the plan aim to reduce the attractiveness of car use and minimise traffic, thus reducing congestion and the cost this imposes on businesses.</p>
15. Sustainable Tourism	<p>+/-</p> <p>This policy will make it more difficult for people to visit tourist attractions Oxford by car. While this could limit the number of visitors, it may also encourage people to visit the city using more sustainable modes of travel such as public transport.</p>
Impact on adjacent authorities	<p>+</p> <p>This policy will make driving in and out of Oxford less attractive because it will be harder to find a parking space. It supports other transport policies (e.g. support for walking, cycling and public transport), and will help to reduce traffic in adjacent authorities.</p>
Mitigation meas April 18	<p>Generally a very exciting policy (though less exciting than the previous blanket 'no additional parking' policy). The first para has several and/or statements: does the policy need to clarify whether these are 'and' or 'or', as that might make a difference in practice?</p> <p>In the supporting text, para starting "Opportunities for successful", is it worth adding a final sentence "The expected increase in driverless cars is also expected to reduce the need for private cars and associated parking"?</p>
Changes April – August 18	This policy was comprehensively rewritten, although it has mostly the same impacts as the previous version of this policy. No changes to

Sustainability Objective	SA assessment
	scoring.
Mitigation meas Aug 18	<p>This policy makes car-free development dependent on the roll-out of CPZs, which gives great uncertainty to developers (will my area have a future CPZ or not?) and would certainly have land-owners lobbying against CPZs. It could also encourage car-free development on the edges of CPZs, leading to additional parking problems outside the CPZs. Should it be the other way around, i.e. CPZs will be supported in areas XYZ?</p> <p>Also the assumptions made about car-free housing in the Habitats Regs Assessment (see Richard Wyatt) are for a stated number of car-free homes, and assures Natural England that all of Oxford will be covered by CPZs by 2031. If that is correct, then does this need to be stated more clearly here?</p>
Changes September 18	Removal of reference to employer-linked housing areas. This is a significant change although it does not change the scoring of the policy.
Mitigation meas Sep 12	Reinstate reference to employer-linked housing, to be consistent with the HRA.

#### M4. Provision of electric charging points

(No direct links for sustainability objectives 1-3, 5-8, 12 and 14-15)

Sustainability Objective	SA assessment
4. Human Health	<p>+</p> <p>A key benefit of zero emission vehicles is that they will reduce air pollution, which is a major cause of poor health in Oxford</p>
9. Biodiversity	<p>+</p> <p>Improved air quality resulting from greater take-up of zero emission vehicles will help to support biodiversity, notably the integrity of the Oxford Meadows SAC</p>
10. Urban Design and Heritage	<p>-</p> <p>Increased number of car charging points will lead to more street furniture which will detract from urban design</p>
11. Transport, Air	<p>+</p> <p>This policy gives strong support for zero emission vehicles. These are unlikely to affect congestion, modes of transport etc. However they will improve air quality.</p>
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	<p>+</p> <p>Zero emission vehicles are not carbon neutral: they require more CO2 emissions to build than a petrol or diesel car, and the electricity they require will generate CO2 emissions unless it is purely renewable. However their lifetime CO2 emissions are generally lower than those of a petrol or diesel car, and they have the possibility of being much lower (if the electricity is generated by renewables). So to the extent that zero emission vehicles replace petrol or diesel vehicles, they will help to reduce emissions.</p>
Impact on adjacent authorities	<p>+</p> <p>Provision of more electric charging points in Oxford would also support zero emission vehicle ownership outside Oxford, with air</p>

Sustainability Objective	SA assessment
	quality benefits in adjacent authorities.
Mitigation meas April 18	Given the rapid increase in electric bikes, should car charging points also have bike charging facilities, or can/should bike charging facilities be required at e.g. the train station?  Can design criteria be set for electric charging points, especially in the city centre and conservation areas?
Changes April – August 18	The policy has been comprehensively rewritten to be clearer about the number of electric charging points needed. The requirements for charging points in public spaces and support for alternative fuel technologies have been moved to the explanatory text. No change to the scoring.
Changes September 18	Requirements have been doubled, from 10% to 20%, so policy is strengthened but no change in its thrust. No change to scoring.

### M5. Cycle parking

(No direct links for sustainability objectives 6, 8-9, 12 and 15)

Sustainability Objective	SA assessment
2. Vibrant Communities	<b>0</b> This policy is essentially a continuation and extension of the existing cycle parking standards (now also including requirements for residential/student accommodation). This helps to ensure that residents have easy access to safe parking for their bikes, which encourages cycling, which in turn supports a shift away from the car. This would also alleviate the problem of bikes being inappropriately parked, e.g. on the pavement. The impact would be limited but positive.
3. Housing	+/- Cycle parking would take space from possible housing development. However it would also ensure that housing is supported by adequate infrastructure.
4. Human Health	<b>+</b> This policy supports a shift to cycling, which has health benefits. It would also help to alleviate the problem of bikes (notably dockless bikes) being inappropriately parked and acting as a health hazard.
7. Essential services and facilities	<b>0</b> This policy helps to support access to essential services and facilities via cycling. The impact beyond current cycle standards would be limited but positive.
10. Urban Design and Heritage	+/- Well-designed cycle parking helps to reduce clutter. However badly-designed parking (e.g. two-tier parking in inappropriate locations) can act as an eyesore.
11. Transport, Air	<b>+</b> This policy supports a shift to cycling, with associated air quality benefits, by adding requirements for residential/student cycle parking.
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	<b>0</b> This policy supports a shift to cycling, with associated reduction in greenhouse gases due to vehicles. However its impact beyond current

Sustainability Objective	SA assessment
	cycle parking standards is likely to be limited.
14. Economy and employment	0 This policy is essentially a continuation of current employment cycle parking standards.
15. Sustainable Tourism	0 This supports sustainable travel by tourists (e.g. dockless bikes) and a less cluttered streetscape. The impact would be limited but positive.
Impact on adjacent authorities	No significant impact
Mitigation meas April 18	Seems to partly overlap with the last policy in Ch. 6: remove overlap? Should cycle parking also accommodate electric bike charging points?
Changes April – August 18	Not formally appraised in April 2018 because the policy was too vague at the time. This appraisal is for the Aug 2018 policy. Reference to dockless bikes added since April 2018.
Mitigation meas Aug 18	Specify that cycle parking should be well-designed, to prevent negative impacts on the streetscape.

## 8. RETAIL, COMMUNITY AND INFRASTRUCTURE

### V1. Ensuring the vitality of centres

(No direct links for sustainability objectives 1, 3, 6, 8, 9, 12 and 13)

Sustainability Objective	SA assessment
2. Vibrant Communities	0 This policy helps to ensure that the day to day needs of the public can be met locally, with other needs easily met in the city centre. It primarily protects the status quo rather than leading to active improvements.
4. Human Health	0 This policy helps to ensure that daily needs of residents can be met within walking distance which will encourage active travel modes.
5. Poverty, Social Exclusion and Inequality	0 This policy aims to protect the vitality of local centres, which are important to people living in deprived areas
7. Essential services and facilities	0 The hierarchy of centres and sequential approach helps to protect the provision of essential services.
10. Urban Design and Heritage	I The design of city, district and local centres depends on the implementation of this policy.
11. Transport, Air	0 This policy limits the need to travel by meeting the daily needs of residents locally to them. For other needs they will travel to the city centre for which there are ample public transport solutions.
14. Economy and employment	0 Promoting a hierarchy of centres will preserve the vitality of centres by ensuring that people do not need to travel elsewhere to access appropriate services.

Sustainability Objective	SA assessment
15. Sustainable Tourism	0 Promoting a hierarchy of centres will ensure the majority of attractions which will draw in visitors continue to be concentrated in the city centre which will make them easily accessible for tourists and encourage more visitation, greater spend and protection of the sustainability of Oxford's tourist industry.
Impact on adjacent authorities	This policy ensures that Oxford residents can access the services and facilities that they need in local, district and city centres. This helps to reduce the need to travel outside of Oxford for shopping, so reducing traffic.
Changes April – August 18	Minor wording changes only. No change to the scoring.

## V2. City centre shopping frontages

This policy is a slight adaptation of the existing plan policies on shopping frontages. (No direct links for sustainability objectives 1, 3-6, 8-13 and 15)

Sustainability Objective	SA assessment
2. Vibrant Communities	0 This policy will help to maintain the mix of uses required for vibrant communities.
7. Essential services and facilities	0 This policy will help to ensure the continued provision of a mix of essential services and facilities.
14. Economy and employment	0 This policy will support individual businesses by ensuring that, as a whole, the businesses continue to provide an attractive shopping proposition
Impact on adjacent authorities	This policy ensures that Oxford residents have vibrant and attractive shopping areas. This helps to reduce the need to travel outside of Oxford for shopping, so reducing traffic. However this impact is unlikely to be significant.
Changes April – August 18	Information about mix of retail uses at Westgate has been added. Class A2-A5 or D2 requirement for secondary shopping frontages has been reduced from 85% to 40%. These changes do not affect the thrust of the policy. No changes to the scoring.
Changes September 18	The policy would now allow Class A2-A5 or D2 uses unless the proportion of A1 (retail) units at ground floor would fall below 60%. In the previous version of the plan this was 70%. Essentially this would lead to more non-retail use of retail areas. This could affect vibrant communities, hence ? added.
Changes end September 18	Most of the policy rewritten, to focus on criteria for shopping frontages rather than the percentage of units expected to be of various classes (except for Westgate where percentages remain). Policy merged with former policy V4 on district and local centre shopping frontages. The overall purpose of the policy (former policies) remains the same as original: only the ? removed from Vibrant Communities.

### V3. Covered Market

(No direct links for sustainability objectives 1, 3-9, and 11-13)

Sustainability Objective	SA assessment
2. Vibrant Communities	+/- The Covered Market is a key part of central Oxford's economy. This policy will help to maintain the mix of uses required to keep the market vibrant. However the atmosphere of the market might change, from more retail uses to more food-related uses.
10. Urban Design and Heritage	0 The Covered Market is a unique part of central Oxford's urban design. This policy will help to maintain its vibrancy.
14. Economy and employment	+/- This policy will support individual businesses in the market by ensuring that, as a whole, the market continues to provide an attractive shopping proposition. However there would be a change to more restaurants and pubs, and fewer retail outlets.
15. Sustainable Tourism	+ The Covered Market is a key tourism destination. This policy will help to maintain its vibrancy. A change to more restaurants and pubs would probably benefit tourism.
Impact on adjacent authorities	No impact
Changes April – August 18	This is a new policy since April 2018.
Changes September 18	Significant changes made to this policy. Class A1 retail uses would now need to account for ≥40% (raised back to 50% in late September) rather than ≥80% at ground floor level, leading to more restaurants/pubs/takeaways. A paragraph has been added about criteria for uses other than A1 or A3-5. Scores have been changed accordingly, from 0 (maintenance of the status quo) to +/-, and positive for tourism.

### Former V4. District and local centre shopping frontages

This policy is a slight adaptation of the existing plan policies on shopping frontages. (No direct links for sustainability objectives 1, 3-6, 8-13 and 15)

Sustainability Objective	SA assessment
2. Vibrant Communities	0? This policy will help to maintain the mix of uses required for vibrant communities.
7. Essential services and facilities	0 This policy will help to ensure the continued provision of a mix of essential services and facilities.
14. Economy and employment	0 This policy will support individual businesses by ensuring that, as a whole, the businesses continue to provide an attractive shopping proposition
Impact on adjacent authorities	This policy ensures that Oxford residents have vibrant and attractive shopping areas. This kind of local shopping is unlikely to have gone to adjacent authorities, so no impact.
Changes April – August 18	The percentages of various categories allowed have been amended

Sustainability Objective	SA assessment
	slightly (e.g. 85% instead of 90%, 40% instead of 50%). The entire second half of the policy (criteria for determining whether development can go in if the percentages are not met) has been cut. However the gist of the policy remains the same; no change to scoring.
Changes September 18	The percentages for Class A1 uses in Cowley District Centre have been changed from 70% to 60%, i.e. more non-retail uses would be permitted. As with policy V2, ? has been added for vibrant communities.

#### V4. Sustainable tourism

(No direct links for sustainability objectives 1, 4-10, and 12-13)

Sustainability Objective	SA assessment
2. Vibrant Communities	0 This policy aims to site tourist accommodation in accessible (and limited) locations, helping to keep communities mixed and vibrant. It aims to protect the status quo while allowing for more tourist accommodation.
3. Housing	0 This policy aims to protect housing from becoming tourist accommodation.
11. Transport, Air	0 Tourist accommodation generates additional journeys. This policy aims to optimize tourists' access to the city centre by walking, cycling and public transport, and ensure that the traffic impacts of this accommodation are minimized. It aims to protect the status quo.
14. Economy and employment	+ Tourism is a large economic sector in Oxford, with potential to further grow. This policy aims to support more long-stay tourism which generates more revenue.
15. Sustainable Tourism	+ This policy aims to support more tourist accommodation whilst minimising the impact of this accommodation on local residents and the transport system. There is significant unmet potential for growth in such accommodation.
Impact on adjacent authorities	
Changes April – August 18	This policy was not detailed enough for appraisal in April 2018.

#### V5. Cultural and social activities

(No direct links for sustainability objectives 1, 5-9, and 12-13)

Sustainability Objective	SA assessment
2. Vibrant Communities	+ This policy supports the provision of more cultural and social facilities whilst minimising their impact on local communities. It also protects existing facilities that provide community benefits, notably pubs.
3. Housing	0

Sustainability Objective	SA assessment
	Additional cultural and social facilities would be provided in the city and district centres. This could reduce the land available for housing, but the impact of this would be limited at most.
4. Human Health	0 This policy supports the provision of more cultural and social facilities whilst controlling their impacts on residential amenity and environmental issues such as noise.
5. Poverty, Social Exclusion and Inequality	0 The policy will help to limit social exclusion by supporting the provision of cultural and social activities, thus continuing to provide opportunity for social interaction and inclusion.
6. Essential services and facilities	0 Pubs could be considered an essential service. This policy helps to protect that service.
10. Urban Design and Heritage	0 At the moment the policy says nothing about design, but it has the potential to promote innovative design and public art.
11. Transport, Air	0 The policy encourages provision of new cultural etc. uses where they are realistically accessible by walking, cycling or public transport for most of the people travelling to the site. It thus minimizes additional car travel and associated air pollution impact.
14. Economy and employment	+ The policy supports the cultural/social sector of the economy, whilst aiming to minimise its negative impacts.
15. Sustainable Tourism	+ Cultural/social activities are part of Oxford's tourism offer. This policy aims to increase these uses whilst minimising their negative impacts.
Impact on adjacent authorities	No significant impact
Changes April – August 18	This policy was not detailed enough for appraisal in April 2018.
Mitigation meas Aug 18	Include a requirement that proposals should fit into, or enhance, the local streetscape, and that the provision of public art will be encouraged.  Does the policy need to say anything about evening/ nighttime uses, as these could have significant impacts on local residents?
Changes September 18	Minor wording changes only
Changes late September 18	Policy merged with former policy V7 on pubs. Minor changes to the requirements for pubs. 'Status quo' 0 mark added for Essential Services.

### Former V7. Public houses

(No direct links for sustainability objectives 1, 3-5, 7-13 and 15)

Sustainability Objective	SA assessment
2. Vibrant Communities	0 The policy aims to protect pubs as local amenities that support vibrant communities.



Sustainability Objective	SA assessment
Impact on adjacent authorities	No impact
Mitigation meas	This is a new policy in September 18. No mitigation proposed.

## V6. Infrastructure and cultural and community facilities

(No direct links for sustainability objectives 1, 8-10 and 12-15)

Sustainability Objective	SA assessment
2. Vibrant Communities	0 This policy helps to ensure that both new and existing development is adequately supported by infrastructure and community facilities. This helps to ensure that facilities are locally available, supporting vibrant communities. It is unlikely to provide a significant increase in infrastructure or community facilities.
4. Human Health	0 This policy helps to ensure the continued provision of adequate health services, as well as supporting active travel modes.
5. Poverty, Social Exclusion and Inequality	+ The policy will help to reduce social exclusion by helping to ensure the continued of community centres, health care facilities and schools; and increased provision in areas of deficiency or regeneration. This will help to provide opportunity for social interaction and inclusion.
6. Education	0 The policy helps to protect the adequate provision of adequate primary and secondary schools.
7. Essential services and facilities	0 The policy helps to ensure that the amount and quality of community facilities is maintained.
11. Transport, Air	0 The policy promotes access to community facilities, health services and schools by walking, cycling and public transport, thus helping to reduce the need to travel although it is unlikely to cause a significant modal shift.
Impact on adjacent authorities	The policy helps to ensure that Oxford residents have adequate and conveniently located community facilities. This helps to reduce the need to travel outside of Oxford for community facilities. However the impact is unlikely to be significant.
Mitigation meas April 18	The policy seems to be almost solely about community facilities. Define what is meant by 'infrastructure'? Say more about its provision?  Could there be problems if existing facilities are under-used? Does this policy limit those facilities' reuse? Or is that not a problem?
Changes April – August 18	The first sentence – 'Planning permission will only be granted where it can be demonstrated that it will be supported by the appropriate infrastructure in a timely way' has been removed. This significantly weakens the implementation potential of this policy. The last paragraph about CIL, legal agreements and benefits has been moved

Sustainability Objective	SA assessment
	to the explanatory text. Because of these changes, impacts on housing have become so minimal that they have been excluded from the new round of appraisal. Reference to 'ensuring' has been changed to 'helping to ensure'.
Changes late September 18	A last requirement has been added; "this proposal will not result in an unacceptable environmental impact." This helps to maintain the status quo – no change to the scoring.

## V7. Utilities

(No direct links for sustainability objectives 1-3, 5, 8-10 and 15)

Sustainability Objective	SA assessment
4. Human Health	0 Good provision of utilities is essential to human health, and this policy will help to maintain this.
6. Education	+ Supporting IT is likely to help deliver improvements to high quality digital communications networks which can help support education and skills.
7. Essential services and facilities	I This policy would support the delivery of water and sewerage infrastructure before development was provided. The effectiveness of such a policy would need to ensure that it did not conflict with the existing legislative process.
11. Transport, Air	0 Supporting IT is likely to ensure that communications and remote working opportunities are fully realised for businesses which is likely to reduce the need to travel by car. However the policy is likely to have relatively limited impact in this respect.
12. Water Quality, Quantity and soil	I Thames Water have documented that Oxford is likely to encounter a supply side deficit beginning in 2019 and slowly increasing throughout the plan period. Whether this policy can help to ensure adequate water infrastructure will depend on its implementation.
13. Climate Change, Energy Efficiency, Renewable Energy, Minimising Waste	0 Supporting IT is likely to ensure that communications and remote working opportunities are fully realised for businesses which is likely to reduce the need to travel by car which is likely to help reduce congestion, which is likely to help reduce the impacts of climate change. However the policy is likely to have relative limited impact in this respect.
14. Economy and employment	0 Supporting IT is likely to support the growth of Oxford's strengths around the knowledge based economy and other specialist industries by ensuring that businesses have the appropriate high quality digital facilities. However the policy is likely to have relatively limited impact in this respect. The policy also helps to ensure that adequate utilities are available for any new developments.
Impact on adjacent	I

Sustainability Objective	SA assessment
authorities	Some utility providers (e.g. Thames Water) provide utilities to multiple local authorities. They will be considering provision of utilities over their entire area, and cumulatively the actions of multiple authorities could affect the providers' responses (e.g. need for a new reservoir)
Changes April – August 18	The policy is essentially unchanged. No changes to the scoring.
Changes September 18	Minor changes to wording only. No changes to the scoring.



2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: walking and cycling</b> Can walking and cycling connections with the surrounding area be achieved?	+	The site adjoins the urban area with existing pedestrian and cycling connections.
2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: public transport (bus)</b> Distance to nearest bus stop	++	Distance to the nearest bus stop is within 800m (350m)
2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: public transport (train)</b> Distance to nearest train station (Oxford Station, Oxford Parkway Station)	-	Distance to the nearest train station is more than 20 minutes [*Parkway]: (6600m)
1) Flooding 13) Climate Change	<b>Flood Risk</b>	0	Flood zone: 1
9) Biodiversity 10) Urban Design & Heritage 12) Water & Soil	<b>Topography</b> Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	0	No significant physical features identified.
4) Human Health 12) Water & Soil	<b>Contamination</b> Are land contamination issues likely?	-	Potentially significant contamination issues.
4) Human Health 11) Transport, Air	<b>Air Quality</b> Is the site within the Air Quality Management Area?)	-	An Air Quality Management Area designation covers the entire city of Oxford.
4) Human Health 10) Urban Design & Heritage	<b>Neighbouring Land Uses</b> 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?	0	No issues identified
2) Vibrant Communities 5) Inequality 6) Education 7) Essential Services/Facilities 11) Transport, Air	<b>Distance to nearest primary School</b>	-	The nearest school is more than 800m away (1100m)
2) Vibrant Communities 5) Inequality 7) Essential Services/facilities 11) Transport, Air	<b>Distance to nearest GP surgery</b>	-	The nearest GP Surgery is more than 800m away (3300m)
2) Vibrant Communities; 5) Inequality 14) Economy and Employment	<b>Regeneration</b> Is the site located within a Lower Supra Output Area within the 20% most deprived in England?	0	Site not within one of the most deprived areas in Oxford.
<b>Environmental Criteria</b>			
2) Vibrant Communities 10) Urban Design & Heritage	<b>Land Type</b> Is the site previously developed land or greenfield?	++	Brownfield
2) Vibrant Communities 8) Green Spaces, Sports & Leisure 10) Urban Design & Heritage 15) Sustainable Tourism	<b>Townscape/Landscape Character</b> Could development harm or enhance the character of the area?	0	The site is not particularly sensitive in terms of its character.

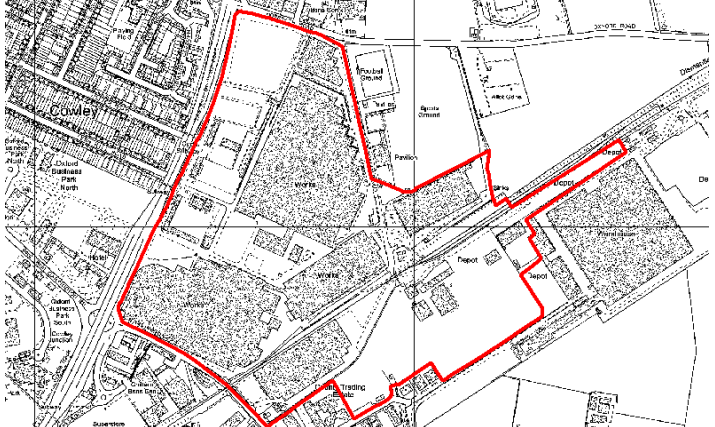
2) Vibrant Communities 10) Urban Design & Heritage 15) Sustainable Tourism	<b>Heritage assets</b> Does the site include a listed building or fall within the setting of a listed building? Is any part of the site listed on the Oxford Heritage Asset Register? Is the site likely to have archaeological interest?	0	Site is not in close proximity to a listed building, not on the OHAR and is outside the city centre archaeological area.
8) Green Spaces, Sports & Leisure 9) Biodiversity 12) Water & Soil	<b>Biological/Geological Importance</b> Is any part of the site designated for its biodiversity value? Are there any records of protected species on or near the site?	0	No part of the site has been designated for its biodiversity value.
1) Flooding 2) Vibrant Communities 4) Human Health 8) Green Spaces, Sports & Leisure 9) Biodiversity 11) Transport, Air 12) Water & Soil 10) Urban Design & Heritage 15) Sustainable Tourism	<b>Green Infrastructure</b> How does the site perform in the Green Infrastructure Assessment? Is the site identified as requiring protection as part of Oxford's green infrastructure network?	0	Brownfield site

#### Stage 2 Conclusion

The site generally scores well against the sustainability criteria and should continue on to the stage 3 assessment.

### ASSESSMENT STAGE 3: Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options.

Assessment Criteria	Rating	Comments
<b>Deliverability</b> Is the site likely to become available during the plan period? Any indication of intention to develop? How would development of the site be considered against policies in the NPPF and the Oxford Local Plan 2036 strategy?		The site is a category 1 protected employment site. It has no physical policy constraints and is brownfield. However when considered against policy issues in the NPPF the importance of the site in delivering Oxford's economic vision is very relevant as it is a very significant employment site. Oxford has a clear economic vision and a shortage in supply of employment land suggesting that this significant site should not be lost to other uses.

<b>Site/Policy Reference</b>	<b>SP9</b>	<b>Site Location Plan:</b> 
<b>Site Name</b>	<b>BMW Garsington Road</b>	
<b>Ward</b>	Lye Valley	
<b>Site Size</b>	69.9ha	
<b>Existing Use</b>	B2/B8	
<b>Landowner(s)</b>	BMW	
<b>Relevant Planning History</b>	17/00139/CONSLT - Application to seek the views of Oxford City Council as to the arrangements for reversion of existing sporting facilities currently on the Rover Sports and Social Club, Roman Way. THIS IS NOT A PLANNING APPLICATION.	
<b>Source</b>	Protected Key Employment Site	

<b>ASSESSMENT STAGE 1: Excludes sites due to clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints</b>		
<b>Assessment Criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site a SAC or SSSI?	no	
Is the site greenfield in flood zone 3b?	no	
Is the site less than 0.25 hectares in area?	no	
Is the site already at an advanced stage in the planning process? (Development commenced)	no	
<b>Stage 1 Conclusion</b>		
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to stage 2 assessment.		

<b>ASSESSMENT STAGE 2: Sustainability Appraisal and qualitative assessment of deliverability</b>			
<b>SA Objective(s)</b>	<b>Assessment Criteria</b>	<b>Rating</b>	<b>Comments</b>
<b>Physical Criteria</b>			
7) Essential Services/Facilities 11) Transport, Air	<b>Accessibility: vehicle access</b> Can access for vehicles be achieved?	++	Vehicle access to the site already exists.
2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: walking and cycling</b> Can walking and cycling connections with the surrounding area be achieved?	+	The site adjoins the urban area with existing pedestrian and cycle connections.
2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: public transport (bus)</b> Distance to nearest bus stop	++	The site is less than a 10 minute walk (300m) from the nearest bus stop.
2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: public transport (train)</b> Distance to nearest train station (Oxford Station, Oxford Parkway Station)	I	More than 20 minute walk (7400m) to the nearest existing train station, Oxford Station. Potential to be within walking distance of new Cowley branch line station if this is delivered during the plan period.
1) Flooding 13) Climate Change	<b>Flood Risk</b>	0	The worst flood zone is flood zone 1 (100%).



9) Biodiversity 10) Urban Design & Heritage 12) Water & Soil	<b>Topography</b> Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	0	No significant physical features identified.
4) Human Health 12) Water & Soil	<b>Contamination</b> Are land contamination issues likely?	-	Potentially significant contamination issues.
4) Human Health 11) Transport, Air	<b>Air Quality</b> Is the site within the Air Quality Management Area?	-	An Air Quality Management Area designation covers the entire city of Oxford.
4) Human Health 10) Urban Design & Heritage	<b>Neighbouring Land Uses</b> 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?	-	The site adjoins a railway line, ring road and large scale industrial use. Mitigation may be required to minimise impacts.
2) Vibrant Communities 5) Inequality 6) Education 7) Essential Services/Facilities 11) Transport, Air	<b>Distance to nearest primary School</b>	-	The site is more than a 10 minute walk (1200m) from the closest primary school.
2) Vibrant Communities 5) Inequality 7) Essential Services/facilities 11) Transport, Air	<b>Distance to nearest GP surgery</b>	-	The site is more than a 10 minute walk (1700m) from the closest GP.
2) Vibrant Communities; 5) Inequality 14) Economy and Employment	<b>Regeneration</b> Is the site located within a Lower Super Output Area within the 20% most deprived in England?	0	The site is not within one of the most deprived areas of Oxford.
<b>Environmental Criteria</b>			
2) Vibrant Communities 10) Urban Design & Heritage	<b>Land Type</b> Is the site previously developed land or greenfield?	++	Previously developed land. Development could help to make an efficient use of land.
2) Vibrant Communities 8) Green Spaces, Sports & Leisure 10) Urban Design & Heritage 15) Sustainable Tourism	<b>Townscape/Landscape Character</b> Could development harm or enhance the character of the area?	0	The site forms part of a '20th Century Fringe Business, Industry and Retail' townscape and is not near a conservation area. The site is not particularly sensitive in terms of character.
2) Vibrant Communities 10) Urban Design & Heritage 15) Sustainable Tourism	<b>Heritage assets</b> Does the site include a listed building or fall within the setting of a listed building? Is any part of the site listed on the Oxford Heritage Asset Register? Is the site likely to have archaeological interest?	0	The site is not within close proximity of a listed building, is not listed on the Oxford Heritage Asset Register and is outside of the City Centre Archaeological Area.
8) Green Spaces, Sports & Leisure 9) Biodiversity 12) Water & Soil	<b>Biological/Geological Importance</b> Is any part of the site designated for its biodiversity value?	0	No part of the site has been designated for its biodiversity value.
1) Flooding 2) Vibrant Communities 4) Human Health	<b>Green Infrastructure</b> How does the site perform in the Green Infrastructure Assessment? Is the site	0	The site is brownfield and was therefore not assessed for green infrastructure.



8) Green Spaces, Sports & Leisure 9) Biodiversity 11) Transport, Air 12) Water & Soil 10) Urban Design & Heritage 15) Sustainable Tourism	identified as requiring protection as part of Oxford's green infrastructure network?		
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**Stage 2 Conclusion**

The site generally scores well against the sustainability criteria and should continue on to the stage 3 assessment. However, any development of the site will need to take into consideration the following issues raised through the sustainability appraisal process:

- Mitigation of neighbouring land uses may be required

**ASSESSMENT STAGE 3: Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options.**

Assessment Criteria	Rating	Comments
<b>Deliverability</b> Is the site likely to become available during the plan period? Any indication of intention to develop? How would development of the site be considered against policies in the NPPF and the Oxford Local Plan 2036 strategy?		Occupied by Mini Plant, although additional employment land could be made available with reorganisations of existing uses.  Available for economic use, site has capacity to intensify within its own boundary

<b>Site/Policy Reference</b>	<b>SP16</b>	<b>Site Location Plan:</b>
<b>Site Name</b>	<b>Knights Road</b>	
<b>Ward</b>	Littlemore	
<b>Site Size</b>	2.25ha	
<b>Existing Use</b>	Open Space	
<b>Landowner(s)</b>	Oxford City Council	
<b>Relevant Planning History</b>		
<b>Source</b>	Sites and Housing Plan allocation SP24	

**ASSESSMENT STAGE 1: Excludes sites due to clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints**

Assessment Criteria	Outcome	Comments
Is the site a SAC or SSSI?	no	
Is the site greenfield in flood zone 3b?	no	
Is the site less than 0.25 hectares in area?	no	
Is the site already at an advanced stage in the planning process? (Development commenced)	no	
<b>Stage 1 Conclusion</b>		
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to stage 2 assessment.		

**ASSESSMENT STAGE 2: Sustainability Appraisal and qualitative assessment of deliverability**

SA Objective(s)	Assessment Criteria	Rating	Comments
<b>Physical Criteria</b>			
7) Essential Services/Facilities 11) Transport, Air	<b>Accessibility: vehicle access</b> Can access for vehicles be achieved?	++	Vehicle access to the site already exists.
2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: walking and cycling</b> Can walking and cycling connections with the surrounding area be achieved?	+	The site is within the urban area with existing pedestrian and cycle connections. However, improved walking and cycling connections are likely to be required.
2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: public transport (bus)</b> Distance to nearest bus stop	++	The site is less than a 10 minute walk (140m) from the nearest bus stop.
2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: public transport (train)</b> Distance to nearest train station (Oxford Station, Oxford Parkway Station)	I	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.
1) Flooding 13) Climate Change	<b>Flood Risk</b>	--	The worst flood zone is 3b
9) Biodiversity	<b>Topography</b>	o	No significant physical features identified.

10) Urban Design & Heritage 12) Water & Soil	Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?		
4) Human Health 12) Water & Soil	<b>Contamination</b> Are land contamination issues likely?	-	Former landfill. Some land contamination issues likely.
4) Human Health 11) Transport, Air	<b>Air Quality</b> Is the site within the Air Quality Management Area?	-	An Air Quality Management Area designation covers the entire city of Oxford.
4) Human Health 10) Urban Design & Heritage	<b>Neighbouring Land Uses</b> 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?	-	Site close to stadium. Likely to be affected by Stadium event noise.
2) Vibrant Communities 3) Housing 5) Inequality 6) Education 7) Essential Services/Facilities 11) Transport, Air	<b>Distance to nearest primary School</b>	-	The nearest primary school is more than a 10 minute walk (900m) away.
2) Vibrant Communities 3) Housing 5) Inequality 7) Essential Services/facilities 11) Transport, Air	<b>Distance to nearest GP surgery</b>	-	The nearest GP surgery is more than a 10 minute walk (1,000m) away.
2) Vibrant Communities; 5) Inequality 14) Economy and Employment	<b>Regeneration</b> Is the site located within a Lower Supra Output Area within the 20% most deprived in England?	0	The site is not within one of the most deprived areas of Oxford.
<b>Environmental Criteria</b>			
2) Vibrant Communities 10) Urban Design & Heritage	<b>Land Type</b> Is the site previously developed land or greenfield?	++	Brownfield site. Development could help to make a more efficient use of land.
2) Vibrant Communities 8) Green Spaces, Sports & Leisure 10) Urban Design & Heritage 15) Sustainable Tourism	<b>Townscape/Landscape Character</b> Could development harm or enhance the character of the area?	0	The site is not particularly sensitive in terms of character.
2) Vibrant Communities 10) Urban Design & Heritage 15) Sustainable Tourism	<b>Heritage assets</b> Does the site include a listed building or fall within the setting of a listed building? Is any part of the site listed on the Oxford Heritage Asset Register? Is the site likely to have archaeological interest?	-	The site is not within close proximity of a listed building, is not listed on the Oxford Heritage Asset Register. However, the site is of high archaeological potential. The locality is dense with multi-period remains including Iron Age Settlement, Roman pottery manufacturing sites and dispersed early Saxon Settlement.
8) Green Spaces, Sports & Leisure 9) Biodiversity 12) Water & Soil	<b>Biological/Geological Importance</b> Is any part of the site designated for its biodiversity value? Are there any records of protected species on or near the site?	0	OCWS adjacent to the site. Ecology corridor.
1) Flooding	<b>Green Infrastructure</b> How does the	0	Brownfield site that has not been assessed as part

2) Vibrant Communities 4) Human Health 8) Green Spaces, Sports & Leisure 9) Biodiversity 11) Transport, Air 12) Water & Soil 10) Urban Design & Heritage 15) Sustainable Tourism	site perform in the Green Infrastructure Assessment? Is the site identified as requiring protection as part of Oxford’s green infrastructure network?		of the Green Infrastructure Study.
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**Stage 2 Conclusion**

The site generally scores well against the sustainability criteria and should continue on to the stage 3 assessment. However, any development of the site will need to take into consideration the follow issues raised through the sustainability appraisal process:

- 5% of site falls within flood zone 3b

**ASSESSMENT STAGE 3: Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options.**

Assessment Criteria	Rating	Comments
<b>Deliverability</b> Is the site likely to become available during the plan period? Any indication of intention to develop? How would development of the site be considered against policies in the NPPF and the Oxford Local Plan 2036 strategy?		Site is owned by Oxford City Council. The City Council is in the process of selecting a developer partner to both master plan and take forward the development of the site.

<b>Site/Policy Reference</b>	<b>SP25</b>	<b>Site Location Plan:</b>
<b>Site Name</b>	<b>St Frideswide Farm</b>	
<b>Ward</b>	Wolvercote	
<b>Site Size</b>	3.95ha	
<b>Existing Use</b>	Greenbelt agricultural land	
<b>Landowner(s)</b>	Croudace Homes/Christ Church	
<b>Relevant Planning History</b>		
<b>Source</b>	Call for Sites 2014; Call for sites 2016	

<b>ASSESSMENT STAGE 1: Excludes sites due to clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints</b>		
<b>Assessment Criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site a SAC or SSSI?	no	
Is the site greenfield in flood zone 3b?	no	
Is the site less than 0.25 hectares in area?	no	
Is the site already at an advanced stage in the planning process? (Development commenced)	no	
<b>Stage 1 Conclusion</b>		
This site is in the Green Belt and so would be subject to Green Belt exceptional circumstances being demonstrated and the Green Belt review; beyond this issue there are no clear conflicts with national policy or insurmountable environmental constraints. Continue to stage 2 assessment.		

<b>ASSESSMENT STAGE 2: Sustainability Appraisal and qualitative assessment of deliverability</b>			
<b>SA Objective(s)</b>	<b>Assessment Criteria</b>	<b>Rating</b>	<b>Comments</b>
<b>Physical Criteria</b>			
7) Essential Services/Facilities 11) Transport, Air	<b>Accessibility: vehicle access</b> Can access for vehicles be achieved?	+	Site adjoins Banbury Road
2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: walking and cycling</b> Can walking and cycling connections with the surrounding area be achieved?	+	Site is on the edge of the urban area with existing pedestrian and cycle connections on the main road frontage. Creation of new pedestrian/cycle connections into the site would be required.
2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: public transport (bus)</b> Distance to nearest bus stop	++	The site is less than a 10 minute walk from the closest bus stop (50m)
2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: public transport (train)</b> Distance to nearest train station (Oxford Station, Oxford Parkway Station)	+	The site is a 10-20 minute walk to the closest train station (Oxford Parkway – 1000m). This site would benefit from improved pedestrian/cycle access to Oxford Parkway,
1) Flooding 13) Climate Change	<b>Flood Risk</b>	0	The site is located within Flood zone 1 (100%).
9) Biodiversity 10) Urban Design	<b>Topography</b>	0	No significant physical features identified.

& Heritage 12) Water & Soil	Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?		
4) Human Health 12) Water & Soil	<b>Contamination</b> Are land contamination issues likely?		Land currently in agricultural use – land contamination issues unlikely.
4) Human Health 11) Transport, Air	<b>Air Quality</b> Is the site within the Air Quality Management Area?	-	An Air Quality Management Area designation covers the entire city of Oxford.
4) Human Health 10) Urban Design & Heritage	<b>Neighbouring Land Uses</b> 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?	1	Site adjoins residential uses – design sensitivity would be required.
2) Vibrant Communities 3) Housing 5) Inequality 6) Education 7) Essential Services/Facilities 11) Transport, Air	<b>Distance to nearest primary School</b>	-	The nearest primary school is more than a 10 minute walk away (1600m).
2) Vibrant Communities 3) Housing 5) Inequality 7) Essential Services/facilities 11) Transport, Air	<b>Distance to nearest GP surgery</b>	-	The nearest GP is more than a 10 minute walk away (2400m).
2) Vibrant Communities; 5) Inequality 14) Economy and Employment	<b>Regeneration</b> Is the site located within a Lower Super Output Area within the 20% most deprived in England?	0	Site not within one of the most deprived areas of Oxford.
<b>Environmental Criteria</b>			
2) Vibrant Communities 10) Urban Design & Heritage	<b>Land Type</b> Is the site previously developed land or greenfield?	-	Greenfield
2) Vibrant Communities 8) Green Spaces, Sports & Leisure 10) Urban Design & Heritage 15) Sustainable Tourism	<b>Townscape/Landscape Character</b> Could development harm or enhance the character of the area?	0	Site not particularly sensitive in terms of character.
2) Vibrant Communities 10) Urban Design & Heritage 15) Sustainable Tourism	<b>Heritage assets</b> Does the site include a listed building or fall within the setting of a listed building? Is any part of the site listed on the Oxford Heritage Asset Register? Is the site likely to have archaeological interest?	0	Site is not within close proximity of a listed building and is outside the city centre archaeological area.
8) Green Spaces, Sports & Leisure 9) Biodiversity 12) Water & Soil	<b>Biological/Geological Importance</b> Is any part of the site designated for its biodiversity value? Are there any records of protected species on or near the site?	0	Site is not in close proximity to an area designated for its biodiversity value and there are no records of protected species.
1) Flooding	<b>Green Infrastructure</b> How does the	0	Assessed for GI but not identified for GI

<p>2) Vibrant Communities  4) Human Health  8) Green Spaces, Sports &amp; Leisure  9) Biodiversity  11) Transport, Air  12) Water &amp; Soil  10) Urban Design &amp; Heritage  15) Sustainable Tourism</p>	<p>site perform in the Green Infrastructure Assessment? Is the site identified as requiring protection as part of Oxford's green infrastructure network?</p>		<p>protection.   Private agricultural land. A public right of way runs from the eastern boundary of the site, but otherwise the site is of low amenity value. The site is of low biodiversity value, low flood management value (100% flood zone 1) and is of low landscape/character value.</p>
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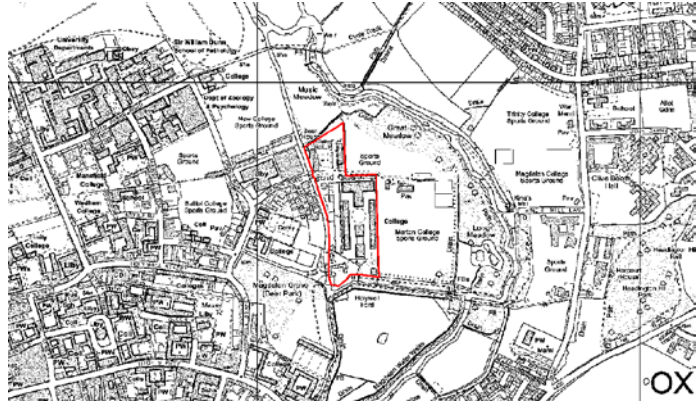
**Stage 2 Conclusion**

The site generally scores moderately against the sustainability criteria and should continue on to the stage 3 assessment.

**ASSESSMENT STAGE 3: Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options.**

Assessment Criteria	Rating	Comments
<p><b>Deliverability</b>  Is the site likely to become available during the plan period?  Any indication of intention to develop?  How would development of the site be considered against policies in the NPPF and the Oxford Local Plan 2036 strategy?</p>		<p>Site is suitable. Landowner has indicated (Call for sites 2016) that site is available with preferred use as residential.</p>



<b>Site/Policy Reference</b>	<b>SP31</b>	<b>Site Location Plan:</b> 
<b>Site Name</b>	<b>St Catherine's College</b>	
<b>Ward</b>	Holywell	
<b>Site Size</b>	4.71 ha	
<b>Existing Use</b>	Educational facilities	
<b>Landowner(s)</b>	St Catherine's College	
<b>Relevant Planning History</b>	Planning appeal allowed 2002 for student accommodation and academic uses	
<b>Source</b>	Call for Sites 2016	

<b>ASSESSMENT STAGE 1: Excludes sites due to clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints</b>		
<b>Assessment Criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site a SAC or SSSI?	no	
Is the site greenfield in flood zone 3b?	no	
Is the site less than 0.25 hectares in area?	no	
Is the site already at an advanced stage in the planning process? (Development commenced)	no	
<b>Stage 1 Conclusion</b>		
A portion of this site is in the Green Belt and so development of that section would be subject to Green Belt exceptional circumstances being demonstrated and the Green Belt review; beyond this issue there are no clear conflicts with national policy or insurmountable environmental constraints. Continue to stage 2 assessment.		

<b>ASSESSMENT STAGE 2: Sustainability Appraisal and qualitative assessment of deliverability</b>			
<b>SA Objective(s)</b>	<b>Assessment Criteria</b>	<b>Rating</b>	<b>Comments</b>
<b>Physical Criteria</b>			
7) Essential Services/Facilities 11) Transport, Air	<b>Accessibility: vehicle access</b> Can access for vehicles be achieved?	++	Vehicle access to the site already exists.
2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: walking and cycling</b> Can walking and cycling connections with the surrounding area be achieved?	+	The site is within the urban area with existing pedestrian and cycle connections.
2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: public transport (bus)</b> Distance to nearest bus stop	-	The site is more than a 10 minute walk (950m) from the nearest bus stop.
2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: public transport (train)</b> Distance to nearest train station (Oxford Station, Oxford Parkway Station)	-	The site is more than a 20 minute walk (2000m) from the nearest train station.
1) Flooding 13) Climate Change	<b>Flood Risk</b>	--	The worst flood zone is flood zone 3b (brownfield)
9) Biodiversity 10) Urban Design & Heritage 12) Water & Soil	<b>Topography</b> Does the site include any significant physical features such as trees, rivers/streams or changes in ground	-	Trees cover less than 50% of the site, and it is bordered by the River Cherwell along one edge.



	level?		
4) Human Health 12) Water & Soil	<b>Contamination</b> Are land contamination issues likely?	-	Land previously used as landfill – some land contamination issues likely.
4) Human Health 11) Transport, Air	<b>Air Quality</b> Is the site within the Air Quality Management Area?	-	An Air Quality Management Area designation covers the entire city of Oxford.
4) Human Health 10) Urban Design & Heritage	<b>Neighbouring Land Uses</b> 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?	I	Site adjoins residential uses – design sensitivity required.
2) Vibrant Communities 3) Housing 5) Inequality 6) Education 7) Essential Services/Facilities 11) Transport, Air	<b>Distance to nearest primary School</b>	-	The site is more than a 10 minute walk (2200m) from the closest primary school.
2) Vibrant Communities 3) Housing 5) Inequality 7) Essential Services/facilities 11) Transport, Air	<b>Distance to nearest GP surgery</b>	-	The site is more than a 10 minute walk (1200m) from the closest GP.
2) Vibrant Communities; 5) Inequality 14) Economy and Employment	<b>Regeneration</b> Is the site located within a Lower Super Output Area within the 20% most deprived in England?	0	Site is not within one of the most deprived areas of Oxford.
<b>Environmental Criteria</b>			
2) Vibrant Communities 10) Urban Design & Heritage	<b>Land Type</b> Is the site previously developed land or greenfield?	+/-	Mixed greenfield/brownfield site, impact would depend on design and layout of development.
2) Vibrant Communities 8) Green Spaces, Sports & Leisure 10) Urban Design & Heritage 15) Sustainable Tourism	<b>Townscape/Landscape Character</b> Could development harm or enhance the character of the area?	-	The site is in the Central Conservation Area. Impact of development on the character of the area would depend on design.
2) Vibrant Communities 10) Urban Design & Heritage 15) Sustainable Tourism	<b>Heritage assets</b> Does the site include a listed building or fall within the setting of a listed building? Is any part of the site listed on the Oxford Heritage Asset Register? Is the site likely to have archaeological interest?	-	Site contains a grade I listed building. The impact of development on the listed building would depend on design. General archaeological potential, as a medieval (?) causeway is located at the northern end of the parcel and should be respected.
8) Green Spaces, Sports & Leisure 9) Biodiversity 12) Water & Soil	<b>Biological/Geological Importance</b> Is any part of the site designated for its biodiversity value?	-	The site adjoins a Local Wildlife Site. Any impacts of development would need to be carefully considered.
1) Flooding 2) Vibrant Communities 4) Human Health 8) Green Spaces, Sports & Leisure	<b>Green Infrastructure</b> How does the site perform in the Green Infrastructure Assessment? Is the site identified as requiring protection as part of Oxford's green infrastructure	0	Greenfield parts of the site not identified for protection as GI

9) Biodiversity 11) Transport, Air 12) Water & Soil 10) Urban Design & Heritage 15) Sustainable Tourism	network?		
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<b>Stage 2 Conclusion</b>
<p>The site generally scores well against the sustainability criteria and should continue on to the stage 3 assessment. However, any development of the site will need to take into consideration the following issues raised through the sustainability appraisal process:</p> <ul style="list-style-type: none"> <li>• The site falls within flood zone 3b (brownfield)</li> <li>• The site includes existing trees</li> <li>• There is potential for land contamination issues</li> <li>• Design sensitivity may be required taking into consideration neighbouring land uses</li> <li>• Design sensitivity may be required taking into consideration the site’s location in a conservation area and proximity to a heritage asset</li> <li>• The site adjoins an area designated for its biodiversity value</li> </ul>

<b>ASSESSMENT STAGE 3: Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options.</b>		
Assessment Criteria	Rating	Comments
<b>Deliverability</b> Is the site likely to become available during the plan period? Any indication of intention to develop? How would development of the site be considered against policies in the NPPF and the Oxford Local Plan 2036 strategy?		Planning permission granted in October 17 for 78 student bedrooms plus a three storey graduate centre (17/00758/FUL).

<b>Site/Policy Reference</b>	<b>SP43</b>	<b>Site Location Plan:</b>
<b>Site Name</b>	<b>Land at Meadow Lane</b>	
<b>Ward</b>	Rose Hill and Iffley	
<b>Site Size</b>	0.989ha	
<b>Existing Use</b>	Green undeveloped land	
<b>Landowner(s)</b>	Donnington Hospital Trust	
<b>Relevant Planning History</b>		
<b>Source</b>	Sites and Housing Plan Rejected site; LP call for sites	

**ASSESSMENT STAGE 1: Excludes sites due to clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints**

Assessment Criteria	Outcome	Comments
Is the site a SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site less than 0.25 hectares in area?	No	
Is the site already at an advanced stage in the planning process? (Development commenced)	No	
<b>Stage 1 Conclusion</b>		
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to stage 2 assessment.		

**ASSESSMENT STAGE 2: Sustainability Appraisal and qualitative assessment of deliverability**

SA Objective(s)	Assessment Criteria	Rating	Comments
<b>Physical Criteria</b>			
7) Essential Services/Facilities 11) Transport, Air	<b>Accessibility: vehicle access</b> Can access for vehicles be achieved?	+	The site adjoins an existing road.
2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: walking and cycling</b> Can walking and cycling connections with the surrounding area be achieved?	+	The site is within the urban area with existing pedestrian and cycle connections.
2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: public transport (bus)</b> Distance to nearest bus stop	++	The site is less than a 10 minute walk (100m) from the nearest bus stop.
2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: public transport (train)</b> Distance to nearest train station (Oxford Station, Oxford Parkway Station)	-	The site is more than a 20 minute walk (4,000m) from the nearest train station.
1) Flooding 13) Climate Change	<b>Flood Risk</b>	--	The worst flood zone is flood zone 3b.
9) Biodiversity 10) Urban Design & Heritage 12) Water & Soil	<b>Topography</b> Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	-	Some existing trees. Trees cover less than 50% of the site.

4) Human Health 12) Water & Soil	<b>Contamination</b> Are land contamination issues likely?	0	Current land use suggests that land contamination issues are unlikely.
4) Human Health 11) Transport, Air	<b>Air Quality</b> Is the site within the Air Quality Management Area?	-	An Air Quality Management Area designation covers the entire city of Oxford.
4) Human Health 10) Urban Design & Heritage	<b>Neighbouring Land Uses</b> 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?	1	The site adjoins residential dwellings. Design sensitivity required.
2) Vibrant Communities 3) Housing 5) Inequality 6) Education 7) Essential Services/Facilities 11) Transport, Air	<b>Distance to nearest primary School</b>	-	The site is more than a 10 minute walk (1,200m) from the closest primary school.
2) Vibrant Communities 3) Housing 5) Inequality 7) Essential Services/facilities 11) Transport, Air	<b>Distance to nearest GP surgery</b>	+	The site is less than a 10 minute walk (750m) from the closest GP.
2) Vibrant Communities; 5) Inequality 14) Economy and Employment	<b>Regeneration</b> Is the site located within a Lower Super Output Area within the 20% most deprived in England?	0	The site is not within one of the most deprived areas of Oxford.
<b>Environmental Criteria</b>			
2) Vibrant Communities 10) Urban Design & Heritage	<b>Land Type</b> Is the site previously developed land or greenfield?	-	Greenfield
2) Vibrant Communities 8) Green Spaces, Sports & Leisure 10) Urban Design & Heritage 15) Sustainable Tourism	<b>Townscape/Landscape Character</b> Could development harm or enhance the character of the area?	--	The site is located within the Iffley Village Conservation Area. The conservation area appraisal identifies this area as being of particular significance to the conservation area's rural character. Development is unlikely to be possible without a significantly negative effect on the conservation area.
2) Vibrant Communities 10) Urban Design & Heritage 15) Sustainable Tourism	<b>Heritage assets</b> Does the site include a listed building or fall within the setting of a listed building? Is any part of the site listed on the Oxford Heritage Asset Register? Is the site likely to have archaeological interest?	0	The site is not within close proximity of a listed building, is not listed on the Oxford Heritage Asset Register and is outside of the City Centre Archaeological Area.
8) Green Spaces, Sports & Leisure 9) Biodiversity 12) Water & Soil	<b>Biological/Geological Importance</b> Is any part of the site designated for its biodiversity value?	0	No part of the site has been designated for its biodiversity value.
1) Flooding 2) Vibrant Communities 4) Human Health 8) Green Spaces, Sports & Leisure 9) Biodiversity	<b>Green Infrastructure</b> How does the site perform in the Green Infrastructure Assessment? Is the site identified as requiring protection as part of Oxford's green infrastructure network?	0	Greenfield site that has not been identified for protection as green infrastructure. This private animal grazing space is connected via an adjacent PROW. The site is unimportant to flood management as, although it contains some 3b FZ area, it is largely in FZ 1. The site also has no

11) Transport, Air 12) Water & Soil 10) Urban Design & Heritage 15) Sustainable Tourism			biodiversity designations or functions. It is in an area of moderate landscape value; however, this site is of particular significance in retaining the rural aesthetic of the area.
<b>Stage 2 Conclusion</b>			
The site generally scores well against the sustainability criteria and should continue on to the stage 3 assessment.			

<b>ASSESSMENT STAGE 3: Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options.</b>		
Assessment Criteria	Rating	Comments
<b>Deliverability</b> Is the site likely to become available during the plan period? Any indication of intention to develop? How would development of the site be considered against policies in the NPPF and the Oxford Local Plan 2036 strategy?		The site is available. The site was proposed by the landowner at the Sites and Housing Plan stage. It has also been put forward in the Local Plan call for sites for housing.

<b>Site/Policy Reference</b>	<b>SP65</b>	<b>Site Location Plan:</b>
<b>Site Name</b>	<b>Bayards Hill Primary School Playing Fields</b>	
<b>Ward</b>	Barton and Sandhills	
<b>Site Size</b>	1.96ha	
<b>Existing Use</b>	School playing fields	
<b>Landowner(s)</b>	Community School Alliance	
<b>Relevant Planning History</b>		
<b>Source</b>	Protected Open Space, SR2	

<b>ASSESSMENT STAGE 1: Excludes sites due to clear conflicts with national planning policy and/or any insurmountable environmental or physical constraints</b>		
<b>Assessment Criteria</b>	<b>Outcome</b>	<b>Comments</b>
Is the site a SAC or SSSI?	No	
Is the site greenfield in flood zone 3b?	No	
Is the site less than 0.25 hectares in area?	No	
Is the site already at an advanced stage in the planning process? (Development commenced)	No	
<b>Stage 1 Conclusion</b>		
No clear conflicts with national policy or insurmountable environmental or physical constraints. Continue to stage 2 assessment.		

<b>ASSESSMENT STAGE 2: Sustainability Appraisal and qualitative assessment of deliverability</b>			
<b>SA Objective(s)</b>	<b>Assessment Criteria</b>	<b>Rating</b>	<b>Comments</b>
<b>Physical Criteria</b>			
7) Essential Services/Facilities 11) Transport, Air	<b>Accessibility: vehicle access</b> Can access for vehicles be achieved?	++	Vehicle access to the site already exists.
2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: walking and cycling</b> Can walking and cycling connections with the surrounding area be achieved?	+	The site is located within the urban area with existing pedestrian and cycle connections.
2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: public transport (bus)</b> Distance to nearest bus stop	++	The site is less than a 10 minute walk (100m) from the nearest bus stop.
2) Vibrant Communities 4) Human Health 11) Transport, Air	<b>Accessibility: public transport (train)</b> Distance to nearest train station (Oxford Station, Oxford Parkway Station)	-	The site is more than 20 minute walk from the nearest train station.

1) Flooding 13) Climate Change	<b>Flood Risk</b>	0	The worst flood zone is flood zone 1 (100% of the site falls within FZ1)
9) Biodiversity 10) Urban Design & Heritage 12) Water & Soil	<b>Topography</b> Does the site include any significant physical features such as trees, rivers/streams or changes in ground level?	0	No significant physical features identified.
4) Human Health 12) Water & Soil	<b>Contamination</b> Are land contamination issues likely?	0	Current land use suggests that contamination issues are unlikely (site currently in use as school playing fields)
4) Human Health 11) Transport, Air	<b>Air Quality</b> Is the site within the Air Quality Management Area?	-	An Air Quality Management Area designation covers the entire city of Oxford.
4) Human Health 10) Urban Design & Heritage	<b>Neighbouring Land Uses</b> 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?	I	The site adjoins a residential area. Design sensitivity required should the site be required for development.
2) Vibrant Communities 5) Inequality 6) Education 7) Essential Services/Facilities 11) Transport, Air	<b>Distance to nearest primary School</b>	+	The site is less than a 10 minute walk (50m) from the closest primary school.
2) Vibrant Communities 5) Inequality 7) Essential Services/facilities 11) Transport, Air	<b>Distance to nearest GP surgery</b>	+	The site is less/more than a 10 minute walk (750m) from the closest GP.
2) Vibrant Communities; 5) Inequality 14) Economy and Employment	<b>Regeneration</b> Is the site located within a Lower Super Output Area within the 20% most deprived in England?	+	The site is within one of the most deprived areas of Oxford. There is a potential for development to support wider regeneration aims.
<b>Environmental Criteria</b>			
2) Vibrant Communities 10) Urban Design & Heritage	<b>Land Type</b> Is the site previously developed land or greenfield?	-	Greenfield site.
2) Vibrant Communities 8) Green Spaces, Sports & Leisure 10) Urban Design & Heritage 15) Sustainable Tourism	<b>Townscape/Landscape Character</b> Could development harm or enhance the character of the area?	0	The Landscape Character area describes the area as Inter-war/ Post-war Suburbs. The site is not particularly sensitive in terms of character.
2) Vibrant Communities 10) Urban Design & Heritage 15) Sustainable Tourism	<b>Heritage assets</b> Does the site include a listed building or fall within the setting of a listed building? Is any part of the site listed on the Oxford Heritage Asset Register?	0	The site is not within close proximity of a listed, building, is not listed on the Oxford Heritage Asset Register and is outside of the City Centre Archaeological Area.

	Is the site likely to have archaeological interest?		
8) Green Spaces, Sports & Leisure 9) Biodiversity 12) Water & Soil	<b>Biological/Geological Importance</b> Is any part of the site designated for its biodiversity value?	0	No part of the site has been designated for its biodiversity value.
1) Flooding 2) Vibrant Communities 4) Human Health 8) Green Spaces, Sports & Leisure 9) Biodiversity 11) Transport, Air 12) Water & Soil 10) Urban Design & Heritage 15) Sustainable Tourism	<b>Green Infrastructure</b> How does the site perform in the Green Infrastructure Assessment? Is the site identified as requiring protection as part of Oxford's green infrastructure network?	0	This site is currently in use a school playing field. The site is of low biodiversity value, low flood risk (100% in FZ1), and is in an area assessed as having a low landscape character value.  The site is a greenfield site that has not been identified for protection as green infrastructure. The site benefits from policy protection as a school playing field.
<b>Stage 2 Conclusion</b>			
<p>The site generally scores well against the sustainability criteria and should continue on to the stage 3 assessment. However, any development of the site will need to take into consideration the following issues raised through the sustainability appraisal process:</p> <ul style="list-style-type: none"> <li>• Design sensitivity may be required taking into consideration neighbouring land uses</li> </ul>			

<b>ASSESSMENT STAGE 3: Qualitative assessment of deliverability and consideration of potential sustainability impacts. Identification of preferred options.</b>		
<b>Assessment Criteria</b>	<b>Rating</b>	<b>Comments</b>
<b>Deliverability</b> Is the site likely to become available during the plan period? Any indication of intention to develop? How would development of the site be considered against policies in the NPPF and the Oxford Local Plan 2036 strategy?		Landowner (Community Schools Alliance Trust) is supportive of part of the school playing fields which is surplus to the school's needs being developed for key worker housing



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