

**Matter 8 – The Strategic Locations  
Issue 4 – Summertown**



---

Following the hearing session on this matter, it was agreed that the City Council and BBOWT would discuss wording changes to this section. It was not possible to reach an agreement on exact wording therefore we have shown two versions below showing proposed amendments by Oxford City Council and by BBOWT to Policy CS9.

**VERSION A** – Oxford City Council suggested additional wording

**VERSION B** – BBOWT suggested additional wording

**VERSION A (Oxford City Council)**

Oxford City Council proposes the following additional wording for Section 3.4 to be inserted on page 51 at the end of the Summertown section (beneath the 'Delivery and Partnership' paragraph):

The SPD will be informed by a hydrological assessment to investigate the hydrological regime and the potential impacts upon the Oxford Meadows SAC, in terms of water quantity or quality. This will form part of an Appropriate Assessment. The current groundwater recharge will be maintained using sustainable urban drainage systems, such as porous surfacing, grassy swales and infiltration trenches. Reference will be made to the Construction Industry Research and Information Association SUDS Design Manual and Planning Policy Statement 25 – Development and Flood Risk.

If the results of these further assessments show that part of the strategic location cannot be delivered without adverse impacts on Oxford Meadows SAC, which cannot be fully mitigated, then the SPD will only make provision for the level and location of development that would not have an adverse effect on the integrity of the SAC.

**VERSION B (BBOWT)**

BBOWT proposes the following additional wording for Section 3.4 to be inserted into Policy CS9:

The Council will require the Area Action Plan to be supported by a full hydrological assessment and report to demonstrate that there will be no change in the hydrological regime of Oxford Meadows SAC, in terms of water quantity or quality. This will form part of an Appropriate Assessment, which will be undertaken for the Area Action Plan to meet the requirements of the Habitats Regulations. The current groundwater recharge will be maintained using sustainable urban drainage systems, such as porous surfacing, grassy swales and infiltration trenches. Further reference should be made to the Construction Industry Research and Information Association SUDS Design Manual and Planning Policy Statement 25 – Development and Flood Risk.

The Area Action Plan must also be supported by more detailed air quality modelling and analysis to show that there will not be any localised adverse effects on the integrity of the SAC resultant from construction or increased road trips on roads within 200m of European sites.

If the results of these further assessments show that part of the Strategy cannot be delivered without adverse impacts on Oxford Meadows SAC, which cannot be fully mitigated, then the plan will only make provision for level and location of development for which it can be concluded that there will be no adverse effect on the integrity of the SAC, even if this level is below that in the strategic allocation.