Planning Policy

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OXFORD CITY COUNCIL

Oxford Local Plan 2036

Sustainability Appraisal and Strategic Environmental Assessment

Non-Technical Summary

September 2018

1. Introduction: The Oxford Local Plan 2036

This is a non-technical summary of the sustainability appraisal and strategic environmental assessment for the Oxford Local Plan 2036.

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, nature conservation, urban design, and flood management. It will be used to determine planning applications and to guide investment decisions across the city.

The plan 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.

Oxford needs about 1,400 new homes each year to fill its affordable housing need. As there is a massive deficiency of available land within Oxford, this is not physically possible. The plan takes a more realistic capacity-based approach. Neighbouring authorities will help to fill 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: it allocates new sites for housing but promotes denser development on existing employment sites. This approach will also reduce the need to commute from outside Oxford for work. The plan also encourages the 'knowledge' sector, capitalising on Oxford's global brand.

2. Strategic environmental assessment (SEA) and sustainability appraisal (SA)

Sustainability appraisal (SA) predicts and assesses the social, economic and environmental effects of the plan, and of other options considered while the plan was being developed. It is a legal requirement. It aims to ensure that sustainable development is integrated into the plan making process. SA also incorporates the requirements of the European Strategic Environmental Assessment Directive. Table 2 shows the requirements for SA.

This is the fourth SA report for the Oxford Local Plan 2036. Table 3 shows the reports prepared to date and their web-links. This report brings together the findings of the previous reports; updates them; and completes Tasks B3-C from Table 2.

Port Meadow is an internationally-important nature conservation site. The City Council has carried out a 'Habitat Regulations Assessment' to determine whether the Oxford Local Plan 2036 is likely to harm Port Meadow: the assessment showed that it would not. The Habitat Regulation Assessment's findings have been taken into account in this SA.

Table 2 – The Sustainability Appraisal (SA) Process
Stage A: Set the context and objectives, establishing the baseline and deciding on the scope
Task A1: Policy context
Task A2: Environmental, social and economic context/baseline
Task A3: Identify sustainability issues and problems
Task A4: Develop the SA Framework
Task A5: Consult on the scope of the SA report
Stage B: Develop and refine alternative and assessing effects
Task B1: Test the Local Plan objectives against the SA framework
Task B2: Develop the Local Plan alternatives/options
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 the plan's significant effects
Stage C: Prepare the SA report
Stage D: Consult on the SA report and Local Plan
Stage E: Monitor implementation of the Local Plan
Task E1: Prepare and publish post-adoption statement
Task E2: Monitor the Local Plan's significant effect
Task E2: Respond to adverse effects

Current state of Oxford Local Plan 2036 SA/SEA process

Table 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	https://www.oxford.gov.uk/downloads/download26/sustainability_appraisal_scoping_report_local_plan_2036
2. SA of preferred options document	Oxford City Council Planning team, audited by Levett-Therivel	30 June – 25 August 2017	https://www.oxford.gov.uk/download/downloads/id/3752/draft_sustainability_appraisal-_preferred_options.pdf
2a. Site assessment	Oxford City Council planning team	30 June – 25 August 2017	https://www.oxford.gov.uk/downloads/file/3755/site_assessments
3. SA of publication version plan	Oxford City Council Planning team and Levett-Therivel	1 November – 13 December 2018	This report

3. Task A1: Policy context

Oxford's Local Plan 2036 will be influenced by a range of plans and programmes as well as external sustainability objectives. The more recent of these are as follows:

Local planning authorities and other public bodies have a legal "***duty to cooperate***" on cross-boundary matters. One of Oxford's main cross-boundary matters is housing provision. Oxford needs more homes than will fit into its boundary. Some of Oxford's housing need will have to be provided by adjacent authorities. In September 2016, all bar one of the Oxfordshire local authorities signed a memorandum of cooperation about this. The Local Plans for the other Oxfordshire districts are delivering 13,100 dwellings to meet Oxford's unmet need.

In February 2018, all of the Oxfordshire local authorities signed a ***Housing and Growth Deal,*** which requires them to deliver 100,000 homes by 2031 in return for up to £215 million of central government funding. 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. The strategy supports an East-West rail link between Oxford and Bedford; rail improvements between Oxford and Didcot; redevelopment of Oxford Station; upgrades to the A34; and an Oxford-Cambridge expressway (see Figure 1).

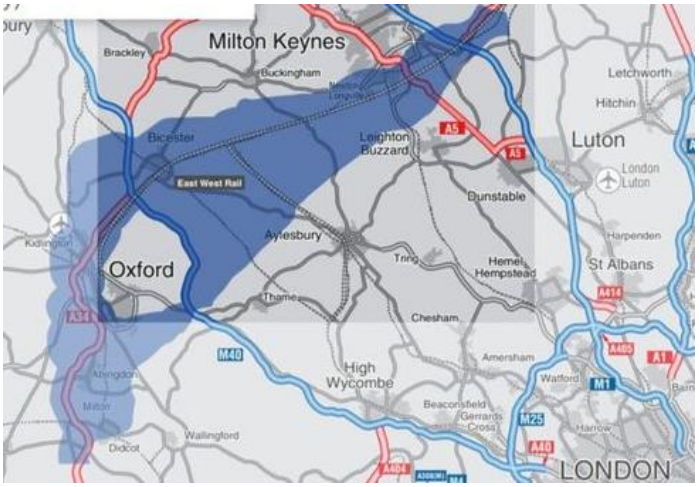

Figure 1. East-West rail and Oxford-Cambridge expressway corridors, September 2018

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. The National Infrastructure Commission supports the ***East-West rail line*** and an ***Oxford-Cambridge expressway***, shown at Figure 1.

The Headington ***neighbourhood plan*** was 'made' in July 2017; The Summertown/St. Margaret's neighbourhood plan was passed to an inspector in August 2018; and Littlemore and Wolvercote are working on their own neighbourhood plans.

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. Tasks A2 and A3: Sustainability context and existing problems

Oxford is a compact city that covers about 46 km^2. The city's Green Belt, unusually, not only constrains development at the edges of the city, but also through the city's centre. The Thames and Cherwell rivers meet in Oxford, and the city is quite flat, so it is prone to flooding: Figure 2 shows the city's flood zone. The historic city parks and nature conservation areas create pockets and corridors of green, and constrain development: see Figure 3. Oxford's population is about 160,000 and will rise to about 180,000 by 2036. Oxford is home to 32,000 students, and 4,600 businesses provide 114,000 jobs.

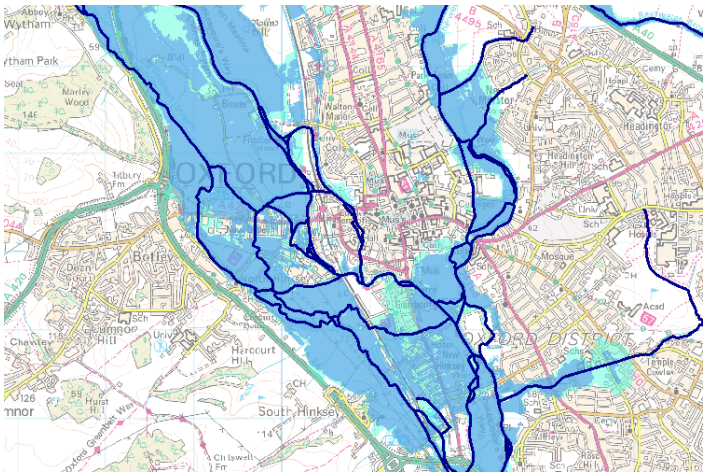

Figure 2. Oxford's flood zone

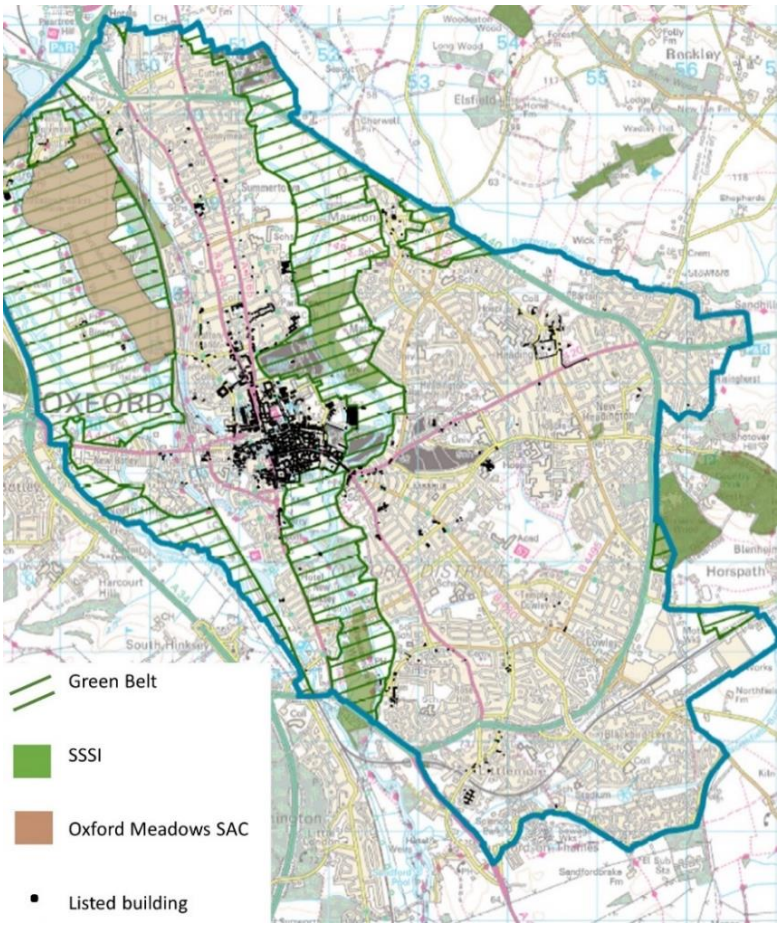

Figure 2. Nature conservation and heritage constraints on Oxford

Table 4 summarises the main problems facing the city. This report uses the following colours throughout:

Very good	Good	Neutral	Depends on implementation	Bad	Very bad

Table 4. Sustainability issues and problems in Oxford		
Topic	**Sustainability problems and issues**	
1. Water: flooding, water resources, water quality		4500 homes are currently at flood risk, decreasing to 1800 with the flood alleviation channel. There is an increased likelihood of flooding with climate change. Oxford is in an area of serious water stress. This will worsen with increased demand for water from a growing population. Water quality in the Thames catchment is mostly moderate.
2. Green spaces		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. Some green spaces may be needed for new homes. Green spaces will need to respond to climate change, providing long term flood protection and adaptable habitats.
3. Design, landscape, historic environment		Oxford has a word-famous heritage and high quality landscape. High levels of development and tourism continue to put a strain on natural and historic sites and Oxford's landscape and townscape.
4. Transport		Oxford has much higher levels of cycling and public transport use than elsewhere, but congestion is bad and getting worse. More than 40% of the city's workforce lives outside Oxford and commute in. If existing levels of car use continued, the growth envisaged for Oxfordshire would over-burden the transport network.
5. Air quality		All of Oxford is an Air Quality Management Area for NO_2, and there are air quality 'hot spots' at many major road junctions. Most of the city centre air pollution comes from buses.
6. Resources: Soil, previously developed land, energy, waste		Soil quality, development density and protection of undeveloped land have been good to date. However increased housing pressure means that there will be more pressure on undeveloped land. Housing densities are likely to grow further. The attractiveness of renewable energy technologies is likely to grow as costs fall. Although waste levels per household are not predicted to grow, the total amount of waste will increase as the number of households increases.
6. Housing Affordability and affordable housing		The average house price in Oxford is 16 times average earnings, making Oxford the most unaffordable place to live in the country. House prices are likely to rise further with increasing demand. Housing to rent on the open market is also unaffordable to many people. This affects employers' ability to attract and retain workers. High house prices in Oxford have led to a reduction in home ownership and a sharp increase in private renting, including in Houses in Multiple Occupation. This trend is likely to increase with further population growth. Oxford is unable to meet its housing requirements so some of Oxford's housing needs will need to be met outside the city. This will affect commuting flows into Oxford.

Table 4. Sustainability issues and problems in Oxford		
Topic	**Sustainability problems and issues**	
7. Health		The health of Oxford's residents is generally good, but there is great variation: for instance, men in richer parts of the city live, on average, 8 years longer than men in poorer parts of the city.
8. Poverty, social exclusion, crime and inequality		There are sharp inequalities across the city in terms of opportunities, wellbeing and health. There are many homeless and vulnerable people. Oxford's population is becoming increasingly diverse. Crime levels in Oxford are slightly higher than in similar areas.
9. Education, skills and employability/ training		Oxford's population overall is highly skilled, but 22% of people of working age have low or no qualifications. State schools across Oxford, and particularly in deprived areas, under-perform compared to regional and national averages. Employment growth in Oxford is likely to be in high-skill sectors: these jobs may not be accessible to local people.
10. Quality of essential services and facilities		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.
11. Employment and economy		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 - Cambridge 'knowledge arc' will further strengthen this. It is unlikely that large new employment sites will be identified in Oxford. There is pressure to expand Oxford's employment offer, particularly in the 'knowledge sector'.
12. Retail, district centres and city centre		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 be attractive.
13. Regeneration and economic revival		The diverse nature of Oxford's economic base has helped the city to be resilient in the face of recession, but Oxford's overall prosperity masks localised areas of deprivation. There are plans for improving the existing areas of regeneration in the city.
14. Sustainable tourism		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.

5. Task A4: Developing the SA framework

The Sustainability Appraisal (SA) Framework provides a structure for identifying and analysing a plan's sustainability: its social, economic and environmental impacts. Development of the Local Plan 2036 involved making decisions on broad options and detailed policies (general directions for the plan), and on sites (specific locations for development). Table 5 shows the SA framework used to appraise their sustainability.

Table 5. 'SA Framework': Questions and criteria used to test the sustainability of the plan options, policies and sites		
SA topic	**Questions used to test the sustainability of the plan options and policies: Will the option/policy…**	**Criteria used to test the sustainability of site allocations**
1. Flooding, water	reduce the risk of flooding and the resulting detriment to the public well-being, the economy and the environment	Is site in flood zone 1, 2, 3
2. Vibrant communities	encourage urban renaissance by improving efficiency in land-use, design and layout and to create and sustain vibrant communities	Neighbouring land uses
3. Housing	meet local housing needs by ensuring that everyone has the opportunity to live in a decent affordable home	n/a (all housing sites provide this)
4. Human health	improve the health and wellbeing of the population and reduce inequalities in health	Distance to GP Impact on neighbouring land uses
5. Poverty, social exclusion, crime, inequality	reduce poverty and social exclusion; reduce crime and the fear of crime	Is site in regeneration area
6. Education	raise the educational attainment and develop the opportunities for everyone to acquire the skills needed to find and remain in work	Distance to primary school
7. Essential services and facilities	provide accessible essential services and facilities	n/a
8. Green spaces, open air sports and leisure	provide adequate green infrastructure, leisure and recreation opportunities and make these readily accessible for all	Is site on previously developed land Impact on green infrastructure
9. Biodiversity	conserve and enhance Oxford's biodiversity	Distance to SSSI, local nature reserves
10. Urban design and heritage	protect and enhance the historic environment and heritage assets	Possible impact on conservation area, archaeological assets, townscape
11. Transport, air	reduce traffic congestion and associ-ated air pollution by improving travel choice, shortening journeys and reducing the need to travel by car/lorry	Vehicular access Accessibility by walking and cycling Distance to bus stop Distance to train station Is site in Air Quality Management Area
12. Water quality, water quantity and soil	maintain and improve water quality; and manage water resources	Is site likely to be contaminated
13. Efficient use of resources (including energy, waste)	increase energy and resource efficiency (including minimising waste) and renewable energy, with the aim of mitigating climate change	n/a
14. Economy and employment	achieve sustainable economic growth (including the development and expansion of a diverse and knowledge-based economy)	n/a
15. Sustainable tourism	encourage the development of a buoyant, sustainable tourism sector	n/a

6. Tasks B1 and B2. Assessing the Local Plan objectives and options

As part of the development of the plan, a range of options (or alternatives) were identified and assessed. The main options are discussed here. The full SA reports discusses other options including on employment sites, biodiversity sites, flooding and building heights.

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. The preferred option has been to focus on housing growth, while resisting the loss of important employment sites. This is most likely to lessen the barriers to economic growth. In-commuting is most likely to lessen in this scenario.

Different options for ***providing housing and employment growth*** were then considered, for instance whether to allocate new employment land or to focus development on existing site. 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 in the city, so increasing this was not favoured.

More specific options were then considered:

For ***overall housing numbers***, options were:

1. Aim to meet Objectively Assessed Housing Need (OAHN) for Oxford within Oxford (1600 dwellings per year) by significantly boosting housing supply and prioritising housing over other matters.
2. Set housing numbers based on capacity: meet as much of the OAHN as possible – balanced with other matters - within Oxford, and work with adjacent authorities to provide the rest outside Oxford.
3. Continue the current level of provision (400 dwellings per year). Work with adjacent authorities to provide the rest outside Oxford.

This issue has been taken over by events. A Strategic Housing Market Assessment of 2018 found that, in order to fully meet Oxford's affordable housing need, 1,365 dwellings per year would need to be delivered. This cannot be done within Oxford. Option 2 was, and continues to be, the preferred option.

In terms of the ***level of affordable housing requirement and priority types of affordable housing*****,** options were:

1. Continue with current approach to require as much affordable housing as is viable, i.e. 50%; and to deliver this as roughly 80% social housing and 20% intermediate housing. Intermediate housing includes shared ownership, starter homes or affordable homes to buy or rent for key workers.
2. Reduce the affordable housing required to less than 50%.
3. Focus more on intermediate housing by adjusting the existing 80/20 split.
4. Reduce the 50% affordable housing requirement if the affordable dwellings is of the size most needed in Oxford (i.e. 2+ bedrooms or 3/4+ bedspaces).

Option 1 is broadly preferred in terms of the 50% affordable, but the 80/20 ratio may need to change because of the clear needs of key workers.

Because of the shortage of developable land in Oxford, the best way to use ***previously developed land*** was considered:

1. Focus all new development on previously developed land
2. Do not prevent new development on greenfield land
3. Restrict development to previously developed land and greenfield land that has been identified as suitable for allocation.

Option 3 is preferred because it would deliver more residential and key services sites than the other options.

Green Belt sites are very valuable, and so are generally protected. However, Oxford's shortage of developable brownfield land, and its strong need for new housing, means that some Green Belt sites will need to be developed. A Green Belt study was carried out to determine the impacts of development (high, moderate, low) on Green Belt sites. Options considered were:

1. Review the Green Belt boundaries and allocate Green Belt sites for housing that have a moderate and low impact on the Green Belt.
2. Review the Green Belt boundaries and only allocate Green Belt sites for housing that have a low impact on the Green Belt.
3. Review the Green Belt boundaries and allocate sites for housing that have a high, moderate and low impact on the Green Belt.
4. Do not allocate Green Belt sites for housing.

Option 1 is preferred because it strikes a balance between protecting the integrity of the Green Belt and meeting the need for housing. It means allocating 8 sites totalling about 18 hectares.

Figure 3. One of the proposed Green Belt allocations

7. Tasks B3 and B4. Assessing the Local Plan policies and sites

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 in Table 5. A similar assessment was carried out for the site allocations. Tables 6 and 7 shows the results of these assessments, and Table 8 discusses the plan's overall impacts.

Table 6. 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
2. ECONOMY																
E1 Employment sites		+	+	I	+		I		I		+/-		I	0		+
E2 Teaching and research		I	+	0		+	+				+/-			+	0	
E3 New academic floorspace		0	0			0								+		
E4 Opportunities for local		+			++	+					+		+	++		+
3. HOUSING																
H1 Scale of housing prov.	-	+/-	+	I	I	I	0	-	-	+/-	+/-	-	+/-	+		--
H2 Affordable housing		+	++	0	++						+			+		+
H3 Employer-linked		+	++	+	+	0	0							+		+
H4 Mix of dwelling sizes		+	+		+		I			0	I			+		+
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		+/-	+					+/-							-
4. RESOURCES AND ENVIRONMENT																
RE1 Sust design & construc	+		I		+				+	I	I	+/-	++		I	+
RE2 Efficient use of land		0	++		+		I			I	+		+	+		+
RE3 Flood risk management	0		+	0		0	I	0	0			0	0			
RE4 Sustainable urban drainage	+		0	0			+		0	+		+	0			
RE5 Health, wellbeing, HIA		+		+	+			I			I					
RE6 Air quality			I	+					+		++		I			
RE7 Managing impact		+	+	0				+/-	0	0				+/-		
RE8 Noise and vibration		+	+/-	0				+/-	0		+/-			+/-		
RE9 Contaminated land				0					0			0				
5. GREEN SETTING																
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	I	I		I				I	I	I	0	I				
G5 Outdoor sports		0	+/-	0				0								
G6 Residential garden land	-	+	+					0	-	I		-	-			
G7 Other green/open space	-	+/-	+	I			+	-	+/-	I		-	-			
G8 Protect existing GI				0				0	0	0			0	0		
G9 New and enhanced GI			+/-	+				+	I	+		I	0			
6. HERITAGE																
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	+			+		
7. EFFICIENT MOVEMENT																

Table 6. 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
M1 Prioritising walking, cycling		+		0	+						+		0	+/-	0	+
M2 Assess & manage devel				0			0				+		+	+/-		+
M3 Motor vehicle parking	0	+	+	+	+/-		I			+	++		+	-	+/-	+
M4 Electric charging points				+					+	-	+		+			+
M5 Cycle parking		0	+/-	+			0			+/-	+		0	0	0	
8. RETAIL, COMMUNITY AND INFRASTRUCTURE																
V1 Vitality of centres		0		0	0		0			I	0			0	0	
V2 City centre shopping fronta		0?					0							0		
V3 Covered Market		+/-								0				0		
V4 District local centre shop fronts		0?					0							0		
V5 Sustainable tourism		0	0								0			+	+	
V6 Cultural/social activities		+	0	0	0	0				0	0			+	+	
V7 Infrastructure & communit		0		0	+	0	0				0					
V8 Utilities				0		+	I				0	I	0	0		I

Table 7. Appraisal of site allocations

Site	Site appraisal criteria																
	Vehicle access	Walking & cycling	Bus	Train	Flood risk	Topography	Contamination	Air quality	Neighbouring luses	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	-	I	-	-	0	++	I	0	0	0
SP3 Cowley Centre	++	++	++	-	0	0	0	-	I	+	+	0	++	I	I	0	0
SP4 Blackbird Leys Central Area	++	+	++	I	0	0	0	-	I	+	+	+	++	0	0	0	0
SP5 Summer Fields School	I	I	++	-	0	-	0	-	0	-	++	0	-	0	0	0	0
SP6 Diamond Place & Ewert Hous	++	++	++	-	0	0	0	-	I	-	+	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	++	+	++	I	0	0	-	-	-	-	-	0	++	0	0	0	0
SP10 Oxford Science Park	++	-	++	I	--	0	0	-	-	-	-	0	++	0	-?	-?	0
SP11 Oxford Business Park	++	+	-	I	0	0	0	-	I	-	-	0	++	I	I	?	0
SP12 Sandy Lane Recreat. Ground	++	+	++	I	0	-	0	-	I	-	-	0	I	0	0	0	0
SP13 Northfield Hostel	++	+	++	I	0	0	0	-	-	+	-	0	I	0	0	0	0
SP14 Edge of … Oxford Academy	+	+	++	I	0	0	0	-	I	-	-	0	-	0	0	0	0
SP15 Kassam Stadium	++	+	++	I	--	0	?	-	0	-	-	0	++	0	0	0	0
SP16 Knights Road	++	+	++	I	--	0	-	-	-	-	-	0	++	0	-	0	0
SP17 Govt. Buildings and Har. Hse	+	+	++	-	0	-	0	-	I	+	-	0	++	I	0	0	0
SP18 Headington Hill Hall	+	+	++	-	0	--	0	-	I	-	+	0	I	I	I	0	0
SP19 Land su St Clements Church	+	++	++	-	--	-	0	-	0	-	-	0	-	I	I	0	0
SP20 Churchill Hospital site	++	+	++	-	0	-	0	-	I	-	-	0	++	0	-	I	0
SP21 Nuffield Orthopaedic Centre	++	+	++	-	0	0	0	-	I	+	-	0	++	0	0	0	0
SP22 Old Road campus	++	+	++	-	0	0	0	-	0	-	+	0	++	0	0	I	0
SP23 Warneford Hospital	++	+	++	-	0	0	0	-	I	-	+	0	I	0	I	I	0
SP24 Marston paddock	++	+	++	-	0	-	0	-	0	-	-	+	-	I	0	0	0
SP25 St. Frideswide Farm	+	+	++	+	0	0	0	-	I	-	-	0	-	0	0	0	0

Table 7. Appraisal of site allocations

Site	Site appraisal criteria																
	Vehicle access	Walking & cycling	Bus	Train	Flood risk	Topography	Contamination	Air quality	Neighbouring luses	Distance to prim. sch.	Distance to GP	Regeneration	Land type	Townscape	Heritage	Biological	Green infrastructure
SP26 Hill View Farm	++	+	++	-	0	0	0	-	-	-	-	0	I	++	0	0	0
SP27 Land west of Mill Lane	+	+	++	-	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	++	+	-	-	--	-	-	-	I	-	-	0	+-	-	-	-	0
SP32 Banbury Rd university sites	++	+	++	-	0	-	0	-	I	+	+	0	++	I	-	0	0
SP33 Bertie Place recreat ground	I	+	++	-	--	--	-	-	-	-	-	+	-	0	0	-?	0
SP34 Canalside land	++	+	++	+	--	0	0	-	-	+	+	0	++	I	I	I	0
SP35 Court Place gardens	++	+	++	-	--	--	0	-	I	+	-	0	I	I	I	-	0
SP36 Cowley Marsh depot	++	+	++	I	-	0	-	-	I	+	+	0	++	0	0	0	0
SP37 Faculty of Music, St Aldate's	+	++	++	+	0	0	0	-	I	-	+	0	++	I	-	0	0
SP38 Former Barns Rd E allotmen	I	I	++	-	0	-	0	-	-	+	-	0	-	0	0	0	0
SP39 Former Iffley Mead playing f	I	I	++	-	0	0	?	-	I	+	+	0	-	0	I	0	0
SP40 Grandpont car park	++	+	++	+	0	0	-	-	-	+	+	0	++	I	0	0	0
SP41 Jesus College sports ground	+	+	++	-	0	0	0	-	I	-	-	0	-	0	0	0	0
SP42 John Radcliffe Hospital site	++	+	++	-	0	0	0	-	0	-	+	0	++	0	I	0	0
SP43 Land at Meadow Lane	+	+	++	-	--	-	0	-	I	-	+	0	-	--	0	0	0
SP44 Lincoln College sports groun	+	++	++	-	0	-	0	-	0	-	++	0	-	I	-	0	0
SP45 Littlemore Park	++	+	++	-	--	-	0	-	0	-	-	0	++	0	0	-	I
SP46 Manor Place	+	++	++	+	-	I	0	-	I	-	-	0	-	I	I	I	0
SP47 Manzil Way	++	+	++	-	0	-	0	-	I	+	+	0	++	0	0	0	0
SP48 Nielsen, London Road	++	+	++	-	0	-	0	-	-	+	-	0	I	0	0	0	0
SP49 Old power station	++	+	++	++	--	0	0	-	0	+	-	0	++	-	-	0	0
SP50 Oriel College land	++	++	++	+	0	0	0	-	0	-	+	0	++	I	-	0	0
SP51 Oxford Brookes Marston Rd.	++	+	++	-	0	0	0	-	0	+	-	0	++	I	I	-	0
SP52 Oxford Stadium	++	+	++	-	0	0	-	-	0	+	-	0	++	0	I	0	0
SP53 Oxford Univ Press sports gr	+	+	++	+	0	0	0	-	I	-	-	0	-	0	0	0	0
SP54 Pullens Lane	+	+	++	-	0	--	0	-	I	-	+	0	++	I	0	0	0
SP55 Radcliffe Observatory Quart	++	+	++	+	0	0	0	-	I	+	+	0	++	I	I	0	0
SP56 Ruskin College campus	++	+	++	-	0	-	0	-	0	-	+	0	I	I	I	0	0
SP57 Ruskin Field	I	-	-	-	0	--	0	-	I	-	-	0	-	I	I	0	0
SP58 Slade House	++	+	++	-	0	0	0	-	0	-	++	0	++	0	0	I	0
SP59 Summertown House, Apsley	++	+	++	-	0	0	0	-	I	-	-	0	++	0	I	0	0
SP60 Union Street car park	++	++	++	-	0	0	0	-	I	+	+	0	++	0	0	0	0
SP61 Univ of Oxford science area	++	++	++	+	0	0	0	-	I	-	-	0	++	I	I	0	0
SP62 Valentia Rd	+	+	++	-	0	0	0	-	I	-	+	0	-	0	0	0	0
SP63 West Wellington Sq	+	++	++	+	0	0	0	-	0	+	+	0	++	I	I	0	0
SP64 Wolvercote paper mill	++	+	++	-	--	0	0	-	0	-	-	0	I	I	I	I	I
SP65 Bayards Hill primary school	++	+	++	-	0	0	0	-	I	+	+	+	-	0	0	0	0
SP66 William Morris Close sports	+	+	++	I	0	0	0	-	I	-	+	0	-	0	0	0	0

Table 8. 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 flood hierarchy, sustainable drainage systems, and sustainable design will all help to minimise impacts on flooding.

Table 8. Total plan impacts	
2. Vibrant communities	The plan protects existing communities by limiting the proportion of HMOs, and supporting the provision of new accommodation for students and 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 approach is to intensify development on brownfield sites, and protect the Green Belt where housing would have a high impact.
3. Housing	Oxford cannot meet all of its housing need within its own boundary and has worked with adjacent authorities to deliver its objectively assessed housing need. The plan prioritises the delivery of affordable housing. 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 housing provision 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 by providing more affordable housing, protecting key employment sites, supporting local training, and promoting 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. Protection, modernisation and intensification of category 1 and 2 employment sites will provide work opportunities requiring a range of skills. The plan also supports university expansion.
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 totaling 18 hectares are in the Green Belt. Eleven recreational sites would be affected.
9. Biodiversity	The plan seeks to protect 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 will lead to development of greenfield sites, and about a dozen sites are near 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 aim to protect and enhance the historic environment, and the 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 that constrain car parking. However, the level of housing and economic growth will generally lead to a more urban environment, and could negatively affect Oxford's green setting and historic environment. A range of heritage and landscape designation 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 Oxford's air quality. These include a transport mode hierarchy; parking controls and promotion of car-free

Table 8. Total plan impacts	
	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 areas of the city are well served by walking, cycling and bus routes. The general increase in housing across the city as a result of the plan could 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 sustainable drainage systems 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, and restricts parking, thus making the private car less attractive. The plan supports energy efficient heat networks. Policies on sustainable drainage systems will help to deal with the impacts of climate change. However the increase in households will probably lead to an overall increase in CO_2 emissions.
14. Economy and employment	The plan 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 plan does not provide for all of Oxford's objectively assessed need for housing, thus requiring adjacent authorities to provide the remaining homes. However, it aims to provide housing on a capacity basis, including significant quantities of affordable housing. It also aims to minimise the need to travel; and it supports the Local Economic Partnership's economic growth plan.

8. Task B5: Minimising the impacts of the plan policies and sites

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 site allocations include, as appropriate, requirements for 10% of larger sites to be kept as publicly accessible open space; justification for sites that are proposed in the flood plan; requirements for sustainable drainage schemes where drainage could be a problem; relocation of recreational facilities; biodiversity surveys; biodiversity buffer zones; retention of important trees; reduction in car parking; and improvements to walking and cycling.

It is not possible to say precisely what additional impact the SA process had on the plan, as other inputs also influence the plan. Some of the changes made to the plan that are consistent with the measures suggested by the SA to make the plan more sustainable are:

- Increased information about how the Oxford Flood Alleviation Scheme should be considered when determining flood risk.
- Reference to air pollution at Port Meadow
- Strengthening of protection for wildlife sites
- Stronger requirements for developers to show that their projects will promote walking and cycling
- Mention of electric bikes, dockless bikes and car clubs in the plan
- Reinstatement of a requirement that employer-linked housing should be car-free
- Inclusion of air quality requirements for several site allocations

8. Task B6: Proposing monitoring

Monitoring allows the actual impacts of the Local Plan to be identified, and the level of implementation of the plan to be assessed. Once the plan is adopted, it will be necessary to monitor a series of issues, including

- Number of homes, jobs, and people in Oxford
- Number and proportion of homes that are affordable
- Number of properties at risk from flooding
- Area of Green Belt and greenfield land developed
- Percentage of people travelling to work by car, walking, cycling etc.

9. Responding to this consultation

The draft Local Plan 2036 and this SA are being made available for public comment until 11:59 on Thursday 13 December 2018. Please send any comments, marked for the attention of Richard Wyatt, to:

Email: planningpolicy@oxford.gov.uk.

Post: Planning Policy Team
St. Aldate's Chamber
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If you have any questions please contact Richard Wyatt
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Phone: 01865 252704

All of the SA documents are also available on the website: www.oxford.gov.uk/localplan .