Local Plan 2045 - Source Pathway Receptor Analysis (SPRA)

1 Introduction

1.1 The Source Pathway Receptor Analysis (SPRA) is a method to understand the linkages between potential hazards and risks to a SSSI. For a risk to arise there must be a 'hazard' called a source (e.g. the proposed development sites increasing visitors, causing surface water run off etc.), as well as a 'receptor' (the SSSIs), and a 'pathway' between the source and the receptor (i.e. air, water, visitors). A hazard does not always lead to a detrimental impact but, if identified, it shows there is a possibility of detrimental impact occurring. The nature of the impact depends on the type of hazard and the characteristics of the SSSIs.

2 SPRA Methodology

2.1 In the preparation of the SPRA, the Council developed and followed the methodology as set out in Table 1 below.

Table 1: SPRA Methodology

Methodology stages	Description
1. Develop list of SSSIs within Oxford's boundaries and those near the city boundary.	Information sourced from previous assessments and current Natural England databases.
2. Understanding of SSSI conservation objectives and current status.	Desk study with information from Natural England (via previous SPRAs) establishing: • what is being protected via each site's designation; • known sensitivities or pathways to negative impacts; and • known trends on either improvement or decline.

Methodology stages	Description
3. Identify potential pathways by which negative impacts associated with the 2045 Local Plan might affect SSSIs.	Ecological expertise (Natural England, via previous SPRAs) has been used to focus only on those pathways that are verifiable as important links between land-use and development and the SSSIs.
4. Identify whether potential pathways are likely to have an impact on SSSIs.	These considerations were used to establish potential pathways for site allocations: • Information from Natural England on known sensitivities of SSSIs; • Map-based data comprising of impact pathways by area, distance from SSSI and type of development proposed; • Status of the sites; • Expert knowledge from planners, Natural England and Environment Agency on how impacts and pathways might affect sites in a worst-case scenario.

2.2 The SSSIs reviewed as part of this assessment were predominantly those located within the city boundaries, but also factored in sites in close proximity outside of the city. The list of assessed sites is set out in Table 2:

Table 2: Assessed SSSIs

Within Oxford City Council boundary	Outside of Oxford City Council boundary
Pixey and Yarnton Meads	Wytham Woods
Wolvercote Meadows	Sidlings Copse and College Pond

Within Oxford City Council boundary	Outside of Oxford City Council boundary
Port Meadow with Wolvercote Common and Green	Brasenose Wood and Shotover Hill (partially within city boundary)
Hook Meadows and Trap Grounds	
New Marston Meadows	
Magdalen Grove (geological site)	
Magdalen Quarry (geological site)	
Rock Edge (geological site)	
Lye Valley	
Littlemore Railway Cutting (geological site)	
Iffley Meadows	

2.3 The Oxford Local Plan site allocations that are screened in this review are those from the Regulation 19 Local Plan. This includes the Preferred Options Regulation 18 site allocations (minus those that have not been carried forward) as well as any site allocations identified subsequently.

2.4 It is important to note that the Council has taken a precautionary approach to this screening in order to inform any requirements in the allocations. Proposed development on the sites identified in this assessment may subsequently be below the thresholds identified by Natural England as having potential to cause an impact on the SSSIs. Applicants will therefore need to confirm the level of risk directly with Natural England and undertake appropriate assessment/mitigation in line with the specific detail of their proposed development as and when they bring these forward. The data taken into consideration for this report includes:

- Comments from Natural England on the Preferred Option sites;
- Comments from Environment Agency on the Preferred Option sites;
- Whether the site, regardless of distance, could affect water tables or the quality of water of the rivers Thames and Cherwell;
- For SSSIs identified as sensitive to recreational pressure, whether an allocation falls within a 'comfortable walking distance' from the SSSI (estimated as within an 960 metre buffer, carried forward from analysis on suitable walking distances in the GI Study 2022). This will also depend on the uses proposed and whether likely to generate recreational pressure.

2.5 The site allocations which have been identified through this assessment as having the potential to impact upon a SSSI are set out in Table 3:

Table 3: Regulation 19 Site Allocations assessed to have a potential impact upon a SSSI

Site allocation ref	Site allocation name	SSSI
SPCW1	Banbury Road University Sites - Parcel B	- Port Meadow - New Marston
SPS3	Bertie Place Recreation Ground	- Iffley Meadows
SPCW3	Canalside Land, Jericho	- Port Meadow
SPE1	Churchill Hospital	- Adjacent to Lye Valley
SPS5	Crescent Hall	- Brasenose Wood
SPN1	Diamond Place and Ewert House	- Hook Meadows - New Marston
SPS6	Former Iffley Mead Playing Field	- Iffley Meadows
SPE3	Government Buildings and Harcourt House	- New Marston
SPE5	John Radcliffe Hospital	- Lye Valley
SPCW5	Jowett Walk (South)	- New Marston Meadows
SPS8	Land at Meadow Lane	- Iffley Meadows
SPE6	Land surrounding St Clement's Church	- New Marston
SPCW6	Manor Place	- New Marston
SPS10	MINI Plant Oxford	- Brasenose Wood
SPE10	Nuffield Orthopaedic Centre (NOC)	- Lye Valley - Brasenose Wood

Site allocation ref	Site allocation name	SSSI
SPE11	Oxford Brookes Marston Road Campus	- New Marston
SPN3	Oxford North remaining phases	- Pixey Yarnton - Wolvercote Meadows - Port Meadow
SPCW9	Oxford Railway Station and Becket Street Car Park	- Port Meadow
SPN4	Oxford University Press Sports Ground, Jordan Hill	- Port Meadow
SPN5	Pear Tree Farm	- Port Meadow
SPN6	Red Barn Farm	- Pixey and Yarnton - Wolvercote Meadows - Port Meadow
SPS14	Redbridge Paddock	- Iffley Meadows
SPE15	Slade House	- Brasenose Wood - Lye Valley
SPE16	Thornhill Park (phase 2)	- Brasenose Wood
SPS17	Unipart Site	- Brasenose Wood
SPE18	Warneford Hospital	- Lye Valley
SPCW12	West Wellington Square	- Port Meadow

3 SPRA Results

3.1 The SPRA was developed in a table to ensure that the potential cumulative impacts on each SSSI could be comprehensively assessed. This is presented in full at the end of this assessment (Table 4). This section contains a summary of the key findings which are as follows:

Site allocations directly impacting the SSSIs

- None of the proposed development sites fall within a SSSI, and there will therefore be no direct physical disturbance to the SSSIs.
- None of the proposed development sites are within walking distance of Wytham Woods or Sidling's Copse and College Pond SSSIs.

Site allocations directly adjacent to the SSSIs

- One site allocation is located directly adjacent to a SSSI (SPE1 Churchill Hospital) and it is recommended that this should include a buffer zone during construction to ensure SSSI land is not disturbed (in line with the requirements of Policy G6), as well

as any other mitigation measures required to ensure no adverse effects.

- Three others are in close proximity but separated from the SSSI by roads or a river, proposals will need to consider whether buffers are required depending on the detail of the proposal.
    - SPCW6 Manor Place (adjacent to Magdalen Grove)
    - SPE10 Nuffield Orthopaedic Centre (adjacent to Rock Edge)
    - SPS14 Redbridge Paddock (adjacent to Iffley Meadows)

Site allocations within the broader impact risk zones for SSSIs that comprise the Oxford Meadows Special Area of Conservation (SAC)

- The Council has undertaken a Habitats Regulation Assessment (HRA) in relation to the Oxford Meadows SAC. The SAC is comprised of several SSSIs: specifically: Pixey and Yarnton Meads, Wolvercote Meadows and Port Meadow with Wolvercote Common and Green SSSI. Although these SSSIs are included in the SPRA table and Table 3 identified a number of sites with potential to impact these SSSIs for completeness, the HRA assesses potential for impact on sites that comprise the SAC in further detail and supersedes the SPRA recommendations. See the HRA for more information.

Site allocations within the broader impact risk zones for the SSSIs

- **New Marston Meadows SSSI** has been identified as being sensitive to changes in the flows and quality in the River Cherwell due to being on its flood plain. The SPRA identifies that the following site allocations have the potential to impact upon the SSSI: SPE3 (Government Buildings and Harcourt House), SPE6 (Land surrounding St Clement's Church), SPE11 (Oxford Brookes Marston Road Campus), SPCW6 (Manor Place), SPCW1 (Banbury Road University Sites – Parcel B), SPN1 (Diamond Place and Ewert House), and SPCW5 (Jowett Walk (South)). It is recommended that:
    - Applications are accompanied by an assessment of surface and groundwater impacts;
    - Proposals incorporate Sustainable Drainage Systems with an acceptable management plan.
- **Iffley Meadows SSSI** has been identified as being sensitive to changes in the flows and quality of water in the two arms of the river Thames due to being in its floodplain. The SPRA identifies the following sites have potential to impact on the SSSI: SPS3 (Bertie Place Recreation Ground), SPS8 (Land at Meadow Lane), SPS6 (Former Iffley Mead Playing Field) and SPS14 (Redbridge Paddock). It is recommended that:
    - Applications are accompanied by an assessment of surface and groundwater impacts;

    - Proposals incorporate Sustainable Drainage Systems with an acceptable management plan.
- **Hook Meadow and the Trap Grounds SSSI** is sensitive changes in hydrology including surface and groundwater contamination, as well as changes in flows. The SPRA identifies that site SPN1 (Diamond Place and Ewert House) has the potential to impact upon the SSSI: It is recommended that:
    - Applications are accompanied by an assessment of surface and groundwater impacts;
    - Proposals incorporate Sustainable Drainage Systems with an acceptable management plan.
- **Lye Valley SSSI** is sensitive to changes in the surface and groundwater of the area including both the flows and the quality of the water and groundwater recharge. The Council has had a hydrogeological assessment undertaken to better understand the impact risk mechanisms impacting the SSSI and this has helped to differentiate variations in risk pathways within the Lye Valley catchment. The SPRA identifies that the following sites have the potential to impact on the SSSI: SPE18 (Warneford Hospital), SPE5 (John Radcliffe Hospital), SPE10 (Nuffield Orthopaedic Centre), SPE1 (Churchill Hospital) and SPE15 (Slade House). It is recommended that:
    - Proposals should be designed to satisfy the applicable tests identified for the relevant impact risk zones that they are located within, as set out in the Lye Valley Hydrogeological Impact Assessment report and accompanying Technical Advice Note. This may require additional supporting evidence in the form of a drainage strategy and/or hydrogeological impact assessment.
- **Brasenose Wood and Shotover Hill SSSI** is identified as sensitive to recreational pressure. The SPRA identifies that the following sites has the potential to impact on the SSSI: SPE15 (Slade House). It is recommended that:
    - Adverse impacts from the proposal are shown to be mitigated, including being accompanied by a recreational pressure assessment where necessary, (subject to agreement with Natural England).

The potential for impacts arising from site allocations upon geological SSSIs

- **Magdalen Grove SSSI, Magdalen Quarry SSSI, Rock Edge SSSI and Littlemore Railway Cutting SSSI** are geological sites that are only sensitive to direct land take. No land take will result from any of the proposed development sites and there is therefore no direct impact.

4 Policy Actions

4.1 The overarching Policy G6 which sets out protections for ecological sites across the city will apply to development that could have an adverse effect, and the SPRA helps to identify the potential impact pathways that could lead to such an adverse effect. Additionally, specific mitigation requirements informed by the SPRA will be included within the wording of the specific site allocations policies that forms part of the proposed submission Local Plan.

4.2 Table 4 in the following Section 5 sets out the detailed SPRA analysis for each of the SSSIs which was summarized earlier.

5 Source Pathway Receptor Analysis of SSSIs and Proposed Development Sites

Table 4: SPRA of SSSIs and Proposed Development Sites

SSSI*	Unit condition	Designation features	Site Allocation/s	Permitted Uses	Physical disturbance (direct impact)	Air (indirect impact)	Water (indirect impact)	Other pathways (indirect impacts)	Potential cumulative Impact	Mitigation or recommendation
Pixey and Yarnton Meads	**100% favourable**	MG4 Alopecurus pratensis - Sanguisorba officinalis grassland	1) SPN3 Oxford North remaining phases 2) SPN6 Red Barn Farm	1) Mixed-use development including residential and knowledge-economy employment. 2) Employment (research and development/knowledge economy).	None.	Volume traffic relates mainly to proximity to A34. Potential effect from volume traffic dust during construction.	Groundwater recharge and flows. Water contamination.	Potential greater number of visitors increasing recreational pressure.	Part of Oxford Meadows SAC. Sensitive to air quality and changes in hydrology. Within walking distance to proposed housing sites would increase visitor pressure.	Refer to the Council's separate Habitat Regulations Assessment (HRA) as this SSSI forms part of the Oxford Meadows SAC.
Wolvercote Meadows	**100% favourable**	MG4 Alopecurus pratensis - Sanguisorba officinalis grassland	1) SPN3 Oxford North remaining phases 2) SPN6 Red Barn Farm	1) Mixed-use development including residential and knowledge-economy employment. 2) Employment (research and development/knowledge economy).	None.	Volume traffic relates mainly to proximity to A34. Potential for construction-related impacts.	Groundwater recharge and flows. Water contamination.	Potential greater number of visitors increasing recreational pressure.	Part of Oxford Meadows SAC. Sensitive to air quality and changes in hydrology. Within walking distance to proposed housing sites would increase visitor pressure.	Refer to the Council's separate Habitat Regulations Assessment (HRA) as this SSSI forms part of the Oxford Meadows SAC.
Port Meadow with Wolvercote Common and Green	**100% favourable**	Population of schedule 8 plan - Apium repens, Creeping Marshwort; MG11 - Festuca rubra - Agrostis stolonifera - potentilla anserina grassland; MG13 Agorstis stolonifera - Alopecurus geniculatus grassland; MG6 - Lolium perenne -	1) SPN3 Oxford North remaining phases 2) SPCW1 Banbury Road University Sites – Parcel B 3) SPCW3 Canalside Jericho 4) SPCW9 Oxford Railway Station and	1) Mixed-use development including residential and knowledge-economy employment. 2) Academic and student accommodation and/or residential development. 3) Mixed-use development. 4) Mix of uses in addition to a new station including residential, employment uses, hotel and replacement car parking. 5) Residential, with pitches contained in a smaller area. 6) Residential.	None.	Air quality impacts relate mainly to the proximity to the railway line. Potential for construction-related impacts.	Surface water run-off. Water contamination Alteration of water tables.	Potential greater number of visitors, occupiers and users of the development and from neighbouring sites.	Part of Oxford Meadows SAC. Sensitive to air quality and changes in hydrology Within walking distance to proposed housing sites would increase visitor pressure	Refer to the Council's separate Habitat Regulations Assessment (HRA) as this SSSI forms part of the Oxford Meadows SAC.

SSSI*	Unit condition	Designation features	Site Allocation/s	Permitted Uses	Physical disturbance (direct impact)	Air (indirect impact)	Water (indirect impact)	Other pathways (indirect impacts)	Potential cumulative Impact	Mitigation or recommendation
		Cynosurus cristatus grassland	Becket Street Car Park 5) SPN4 Oxford University Press Sports Ground, Jordan Hill 6) SPN5 Pear Tree Farm 7) SPN6 Red Barn Farm 8) SPCW12 West Wellington Square	7) Employment (research and development/knowledge economy). 8) Add						
New Marston Meadows	**100% favourable**	MG13 - Agrostis stolonifera - Alopecurus geniculatus grassland; MG4 - Alopecurus pratensis - Sanguisorba officinalis grassland; S28 - Phalaris arundinacea tall herb fen; S5 - Glyceria maxma swamp; S6 - Carex riparia swamp; S7 - Carex acutifrrmis swamp	1) SPCW1 Banbury Road University Sites – Parcel B 2) SPN1 Diamond Place and Ewert House 3) SPE3 Government Buildings and Harcourt House 4) SPCW5 Jowett Walk 5) SPE6 Land Surrounding St Clements Church 6) SPCW6 Manor Place 7) SPE11 Oxford Brookes Marston Road Campus	1) Academic and student accommodation and/or residential development. 2) Residential development and/or student accommodation and/or replacement community hall and/or a new health medical centre. Possible retention of some car parking. 3) Residential development, which may include student accommodation, as well as academic institutional uses. 4) Purpose-built student accommodation. 5) Residential development and/or student accommodation. 6) Student accommodation and/or car free residential development. 7) Institutional and student accommodation with potential for residential development.	None.	Potential effect from volume traffic and dust during construction of all sites.	Surface water run- off. Water contamination.	None.	Sensitive to changes in the flows and quality of water in the river Cherwell due to being in its floodplain.	Development proposals should reduce surface water runoff in the area and should be accompanied by an assessment of groundwater and surface water. Development proposals must incorporate sustainable drainage with an acceptable management plan.
Hook Meadow and the Trap Grounds	**67.56% Unfavourable - recovering;** **32.44% Unfavourable – no change**	MG23 - Juncus effusus/acutiflorus - Galium palustre rush pasture; MG5 - Cynosurus cristatus - Centaurea nigra grassland; MG8 - Cynosurus	1) SPN1 Diamond Place and Ewert House	1) Residential development and/or student accommodation and/or replacement community hall and/or a new health medical centre. Possible retention of some car parking.	None.	Potential effect from volume traffic and dust during construction of all sites.	Surface water run- off. Water contamination.	None.	SSSI sensitive to changes in hydrology and air quality (being close to the railway line).	Development proposals should reduce surface water runoff in the area and should be accompanied

SSSI*	Unit condition	Designation features	Site Allocation/s	Permitted Uses	Physical disturbance (direct impact)	Air (indirect impact)	Water (indirect impact)	Other pathways (indirect impacts)	Potential cumulative Impact	Mitigation or recommendation
		cristatus - Caltha palustris grassland								by an assessment of groundwater and surface water. Development proposals must incorporate sustainable drainage with an acceptable management plan
Lye Valley	**22.96% Favourable; 77.04% Unfavourable - recovering**	Invertebrate Assemblage; M13 - Schoenus nigricans - Juncus subnodulosus mire; M22 - Juncus subnodulosus - Cirsium palustre fen meadow	1) SPE1 Churchill Hospital 2) SPE5 John Radcliffe Hospital 3) SPE10 Nuffield Orthopaedic Centre (NOC) 4) SPE15 Slade House 5) SPE18 Warneford Hospital	1) Hospital. Potential for additional employer linked housing. 2) Hospital. 3) Hospital. 4) Healthcare facilities, associated administration, employment-use, and/or residential development, including employer-linked affordable housing. 5) Healthcare facilities and related uses, including extra care accommodation; residential development (including employer-linked affordable housing and student accommodation); hospital-related research; hospital-related employment; additional academic institutional and educational uses.	Site SPE1 Churchill Hospital is adjacent to SSSI and could be a source of disturbance during the construction phase.	None.	Depending on location within the catchment, potential impacts could include: Surface water run-off; Water contamination;Changes to groundwater flows or recharge	None.	Sensitive to changes in the surface and groundwater of the area, including both the flows and quality of the water. Erosion of the watercourses upstream of the two SSSI sites can also have an impact on them. No direct land take involved in any of the site allocations. However, a mechanism should be put in place to ensure that SSSI land is not disturbed during construction phase of	All proposals involving redevelopment or partial redevelopment of existing sites and provide the opportunity to reduce water run-off in the area. Assessment of groundwater and surface water impacts needed at design stage for all sites. Buffer zone during construction phase at Site SPE1 Churchill Hospital to ensure SSSI land is not disturbed.

SSSI*	Unit condition	Designation features	Site Allocation/s	Permitted Uses	Physical disturbance (direct impact)	Air (indirect impact)	Water (indirect impact)	Other pathways (indirect impacts)	Potential cumulative Impact	Mitigation or recommendation
									adjacent sites (Site SPE1 Churchill Hospital).	
Iffley Meadows	**53.80% Favourable; 46.20% Unfavourable - recovering**	Nationally scarce plant - Fritillaria meleagris, Fritillary; MG10 - Holcus Lanatus - Juncus effusus; MG4 - Alopecurus pratensis - Sanguisorba officinalis grassland; MG9 - Holcus lanatus - Deschampia Caespitosa	1) SPS3 Bertie Place Recreation Ground 2) SPS6 Former Iffley Mead Playing Field 3) SPS8 Land at Meadow Lane 4) SPS14 Redbridge Paddock	1) Residential development with a public playground and MUGA re-provided on site. 2) Residential development and public open space. 3) Residential development. 4) Hospital and staff/student accommodation), but with potential for intensification to introduce some employer-linked housing. 5) Residential development and public open space.	None.	None.	Surface water run-off. Water contamination.	None.	Sensitive to changes in the flows and quality of water in the two arms of the river Thames due to being in its floodplain.	Development proposals should reduce surface water runoff in the area and should be accompanied by an assessment of groundwater and surface water. Development proposals must incorporate sustainable drainage with an acceptable management plan
Brasenose Wood and Shotover Hill	**42.67% Favourable; 57.33% Unfavourable - recovering**	Invertebrate Assemblage; Populations of nationally scarce butterflies - Strymonidia pruni, Black Hairstreak; H1 - Calluna vulgaris - Festuca ovina heath; U1 b, c, d, f - Festuca ovina - Agrostis capillaris - Rumex Acetosella grassland; W10 - Quercus robur - Pteridium aquilinum -	1) SPE15 Slade House	1) Health-care facilities, associated administration, employment-use, and/or residential development, including employer-linked affordable housing.	None.	None.	None.	Potential greater number of visitors increasing recreational pressure.	Sensitive to recreational pressure. Within walking distance (960m) from proposed residential and employment usage which would potentially increase pressure on this site.	Development proposals should be accompanied by: Assessment of recreational pressure from Site SPE15 Slade House once proposals are known due to proximity. Alternatively, and subject to agreement with Natural

SSSI*	Unit condition	Designation features	Site Allocation/s	Permitted Uses	Physical disturbance (direct impact)	Air (indirect impact)	Water (indirect impact)	Other pathways (indirect impacts)	Potential cumulative Impact	Mitigation or recommendation
		Rubus fruticosus woodland; W16 - Quercus spp. - Betula spp. - Deschampia flexuosa woodland; W8 - Fraxinus excelsoir - Acer campestre - Mercurialis perennis woodland								England, the proposals could submit and implement a plan for mitigating any potential adverse impact as a result of increased recreational pressures from development.
Magdalen Grove (Geological SSSI)	**100% favourable**	FB - Quarternary of the Thames	No site allocations.	N/A	None – geological site.	None – geological site.	None – geological site.	None – geological site.	SSSI is a geological site only sensitive to direct land take. No land take involved in any of the site allocations.	Avoid development on SSSI.
Rock Edge (Geological SSSI)	**100% favourable**	ED - Oxfordian	No site allocations.	N/A	None – geological site.	None – geological site.	None – geological site.	None – geological site.	SSSI is a geological site only sensitive to direct land take. No land take involved in any of the site allocations.	Avoid development on SSSI.
Littlemore Railway Cutting (Geological SSSI)	**100% unfavourable no change**	ER - Oxfordian	No site allocations.	N/A	None – geological site.	None – geological site.	None – geological site.	None – geological site.	SSSI is a geological site only sensitive to direct land take. No land take involved in any of the site allocations.	Avoid development on SSSI.
Magdalen Quarry (Geological SSSI)	**100% favourable**	ED - Oxfordian	No site allocations.	N/A	None – geological site.	None – geological site.	None – geological site.	None – geological site.	SSSI is a geological site only sensitive to direct land take. No land take involved in any of the site allocations.	Avoid development on SSSI.
Wytham Woods	**3.50% Favourable; 96.50% Unfavourable - recovering**	Populations of nationally scarce butterly species - Strymonidia pruni,	No site allocations.	N/A	None.	None.	None.	None.	Air quality may be an issue being so close	N/A

SSSI*	Unit condition	Designation features	Site Allocation/s	Permitted Uses	Physical disturbance (direct impact)	Air (indirect impact)	Water (indirect impact)	Other pathways (indirect impacts)	Potential cumulative Impact	Mitigation or recommendation
		Black Hairstreak; Vascular plant assemblage; CG3 - Bromus erectus lowland calcareous grassland; CG5 - Bromus erectus - Brachypodium pinnatum lowland calcareous grassland; W10 - Quercus robur - Pteridium aquilinum - Rubus fruticosus woodland; W8 - Fraxinus excelsoir - Acer campestre - Mecurialis perennis woodland							to the A34. There are no proposed development sites within walking distance to the SSSI.	
Sidlings Copse and College Pond	**33.19% Favourable; 66.81% Unfavourable - recovering**	Nationally scarce plant - Epipactis phyllanthes, Green flowered Helleborine; Population of schedule 8 plant - Himantoglossum hircinum, Lizard Orchid; CG3 - Bromus erectus lowland calcareous grassland; M13 - Schoenus nigricans - Juncus subnodulosus mire; S26 - Phragmites australis - Urtica dioica tall-hern fen; U1e - Festuca ovina - Agrostis capillaris - Rumex acetosella lowland acid grassland; W10 - Quercus robur - Pteridium aquilinum - Rubus fruticosus woodland	No site allocations.	N/A	None.	None.	None.	Potential greater number of visitors increasing recreational pressure.	Sensitive to recreational pressure from Oxford City, with footpaths from the district linking up to the site. There are already cases of vandalism on site, and further development will increase both recreational pressure and other damaging activities. There are no proposed development sites within walking distance to the SSSI.	N/A

*** All proposals for sites which would have a potential effect on a SSSI should tailor their mitigation measures around the specific conservation objectives for that SSSI**