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Oxfordshire Cotswolds Garden Village Area Action Plan (AAP): Preferred Options

Sustainability Appraisal Report

Prepared by LUC
July 2019

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1 Introduction

- 1.1 This Sustainability Appraisal Report has been prepared by LUC on behalf of West Oxfordshire District Council as part of the integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Oxfordshire Cotswolds Garden Village Area Action Plan (AAP).
- 1.2 This report relates to the Preferred Options version of the AAP (July 2019) and it should be read in conjunction with that document.

Local Context and the Area Action Plan Document

- 1.3 The land to the north of the A40 near Eynsham has been allocated by Policy EW1 of the West Oxfordshire Local Plan 2031¹ as the Oxfordshire Cotswolds Garden Village Strategic Location for Growth (SLG). The SLG has been identified to deliver a free-standing exemplar garden village. New development at this location is to be provided in line with the 'garden city' principles set out by the Town and Country Planning Association (TCPA)². Around 2,200 new homes together with new business land, park and ride and other supporting services and facilities are to be provided at the Garden Village.
- 1.4 Policy EW1 of the Local Plan set outs that in addition to the delivery of around 2,200 new homes, the Garden Village will involve the provision of about 40 hectares of business land (B-class) in the form of a 'campus-style' science park providing long-term employment capacity up to and beyond 2031. The development of the site is also to result in the provision of a new park and ride site with associated bus priority, provision of up to two primary schools and essential supporting transport infrastructure.
- 1.5 Eynsham itself is identified as a rural service centre in the West Oxfordshire Local Plan. Due to the position of the SLG within the eastern portion of the District, it has a strong spatial relationship with Oxford and the Oxfordshire knowledge spine. The Council's own economic evidence highlights the close relationship of Eynsham with Oxford and the surrounding area.
- 1.6 The allocation of the SLG came forward as part of additional work the Council undertook following suspension of the Local Plan examination in January 2016 to address housing requirements in the District and the issue of 'unmet' housing need from Oxford City.
- 1.7 Main modifications to the Local Plan were published in November 2016 and as part of the Local Plan examination hearings held in July 2017 it was agreed that if the Garden Village proposal was taken forward, an AAP would be the most appropriate mechanism to guide development. The AAP will set out a specific vision for the site together with a series of supporting objectives and guiding policies that will be used to determine any planning applications that are submitted and monitor progress at the site.
- 1.8 In summer 2018 the Council consulted on an initial 'issues paper' for the AAP³. This consultation was undertaken to identify early views on how to best tackle a number of important issues for the SLG including transport, housing, jobs and the environment. The results of that consultation and further technical evidence work carried out by the Council have fed in to the Preferred Options version of the AAP (July 2019), which is currently out for consultation.
- 1.9 The Local Plan (Policy EW2) also allocated land to the West of Eynsham as a Strategic Development Area (SDA) for mixed use development including 1,000 houses, a spine road and a new primary school. Considering the scale of growth supported and its close proximity to the SLG, new development which comes forward at the SDA is likely to influence the potential effects of new development at the Garden Village. It was decided by the Council that a Supplementary

¹ West Oxfordshire District Council (September 2018) *West Oxfordshire Local Plan 2031*

² TCPA (November 2017) *Practical Guides for Creating Successful New Communities*

³ West Oxfordshire District Council (June 2018) *Oxfordshire Cotswolds Garden Village Area Action Plan (AAP) - Issues Paper*

Planning Document (SPD) should be produced to ensure that development within the SDA integrates with the existing community and takes account of the environmental qualities and characteristics of the area. A separate issues paper for the SPD⁴ was consulted upon in autumn 2018. The Council is undertaking a separate SA process to inform the production of the SPD.

Sustainability Appraisal and Strategic Environmental Assessment

- 1.10 Sustainability Appraisal is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely social, environmental and economic effects of the policies and proposals within a plan from the outset of its development.
- 1.11 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the SEA Directive⁵, transposed in the UK by the SEA Regulations (Statutory Instrument 2004, No 1633). The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and which set the framework for future consent of projects requiring Environmental Impact Assessment (EIA)⁶. The purpose of SEA, as defined in Article 1 of the SEA Directive is *'to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans...with a view to promoting sustainable development'*.
- 1.12 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. National Planning Practice Guidance⁷ shows how it is possible to satisfy both requirements by undertaking a joint SA/SEA process, and to present an SA Report that incorporates the requirements of the SEA Regulations. The SA/SEA of the Oxfordshire Cotswolds Garden Village AAP is being undertaken using this integrated approach and throughout this report the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of SEA'.

Structure of this report

- 1.13 This report is the SA Report for the Oxfordshire Cotswolds Garden Village AAP: Preferred Options (July 2019). **Table 1.1** below signposts how the requirements of the SEA Regulations have been met within this report.

Table 1.1: Requirements of the SEA Regulations and where these have been addressed in this SA Report

SEA Regulation Requirements	Where covered in this SA Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated (Reg. 12). The information to be given is (Schedule 2):	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Chapters 1, 3 and Appendix 2.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Chapter 3 and Appendix 3.
c) The environmental characteristics of areas likely to be significantly affected	Chapter 3 and Appendix 3.

⁴ West Oxfordshire District Council (July 2018) *West Eynsham Strategic Development Area Supplementary Planning Document (SPD) - Issues Paper*

⁵ SEA Directive 2001/42/EC

⁶ Under EU Directives 85/337/EEC and 97/11/EC concerning EIA.

⁷ <http://planningguidance.planningportal.gov.uk/>

SEA Regulation Requirements	Where covered in this SA 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.	Chapter 3 and Appendix 3.
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 been taken into account during its preparation	Chapter 3 and Appendix 2.
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 4.
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 4.
h) An outline of the reasons for selecting the alternatives dealt with, 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;	Chapter 2 and Appendix 4.
i) a description of measures envisaged concerning monitoring in accordance with Reg. 17;	Chapter 5.
j) a non-technical summary of the information provided under the above headings	Not needed until Regulation 19 stage.
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Reg. 12(3))	Addressed throughout this SA Report.
<p>Consultation:</p> <ul style="list-style-type: none"> authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Reg. 12(5)) 	Consultation on the SA Scoping Letter was undertaken between November 2018 and January 2019. A summary of comments received and how they have been addressed is provided in Appendix 1 .
<ul style="list-style-type: none"> 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 (Reg. 13) 	Consultation is being undertaken in relation to the Oxfordshire Cotswolds Garden Village AAP: Preferred Options between August and October 2019. The current consultation document is accompanied by this SA Report.
<ul style="list-style-type: none"> other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Reg. 14). 	N/A

SEA Regulation Requirements	Where covered in this SA Report
Taking the environmental report and the results of the consultations into account in decision-making (Reg. 16)	
<p>Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted under Reg. 14 must be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> • the plan or programme as adopted • a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and • the measures decided concerning monitoring 	To be addressed after the AAP is adopted.
<p>Monitoring of the significant environmental effects of the plan's or programme's implementation (Reg. 17)</p>	To be addressed after the AAP is adopted.
<p>Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Regulations</p>	This report has been produced in line with current guidance and good practice for SEA/SA and this table demonstrates where the requirements of the SEA Regulations have been met.

1.14 This section has introduced the SA process for the Garden Village AAP. The remainder of the report is structured into the following sections:

- **Chapter 2: Methodology** describes the approach that is being taken to the SA of the AAP.
- **Chapter 3: Sustainability context for development at and surrounding Eynsham** describes the relationship between the AAP and other relevant plans, policies and programmes; summarises the social, economic and environmental characteristics of the area and identifies the key sustainability issues.
- **Chapter 4: Sustainability Appraisal findings for the Preferred Options** summarises the SA findings for the preferred policy approaches in the Preferred Options version of the AAP, also considering the cumulative effects of the AAP as a whole and identifying possible mitigation measures.
- **Chapter 5: Monitoring** describes the proposed approach that should be taken to monitoring the likely significant effects of the AAP (once adopted) and proposes initial monitoring indicators.
- **Chapter 6: Conclusions** summarises the key findings from the SA of the AAP: Preferred Options document and describes the next steps to be undertaken.

1.15 The main body of the report is supported by a number of appendices as follows:

- **Appendix 1** presents the consultation comments received in relation to the SA Scoping Letter for the AAP and explains how each one has been addressed in this version of the SA Report.
- **Appendix 2** presents the updated review of relevant plans, policies and programmes.
- **Appendix 3** presents the updated baseline information for Eynsham and the surrounding area.
- **Appendix 4** summarises the SA findings for the reasonable alternative policy options that have been considered for the Preferred Options AAP. It also presents an audit trail of the policy options considered and how they relate to the preferred policies approaches included in the Preferred Options AAP.

2 Methodology

- 2.1 In addition to complying with legal requirements, the approach being taken to the SA of the Garden Village AAP is based on current best practice and the guidance on SA/SEA set out in the National Planning Practice Guidance, which involves carrying out SA as an integral part of the plan-making process. **Table 2.1** below sets out the main stages of the plan-making process and shows how these correspond to the SA process.

Table 2.1: Corresponding stages in plan making and SA

Local Plan Step 1: Evidence Gathering and engagement
SA stages and tasks
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
<ul style="list-style-type: none"> • 1: Identifying other relevant policies, plans and programmes, and sustainability objectives • 2: Collecting baseline information • 3: Identifying sustainability issues and problems • 4: Developing the SA framework • 5: Consulting on the scope of the SA
Local Plan Step 2: Production
SA stages and tasks
Stage B: Developing and refining options and assessing effects
<ul style="list-style-type: none"> • 1: Testing the AAP objectives against the SA framework • 2: Developing the AAP options • 3: Evaluating the effects of the AAP • 4: Considering ways of mitigating adverse effects and maximising beneficial effects • 5: Proposing measures to monitor the significant effects of implementing the AAP
Stage C: Preparing the Sustainability Appraisal Report
<ul style="list-style-type: none"> • 1: Preparing the SA Report
Stage D: Seek representations on the AAP and the Sustainability Appraisal Report
<ul style="list-style-type: none"> • 1: Public participation on AAP and the SA Report • 2(i): Appraising significant changes
Local Plan Step 3: Examination
SA stages and tasks
<ul style="list-style-type: none"> • 2(ii): Appraising significant changes resulting from representations
Local Plan Step 4 & 5: Adoption and Monitoring
SA stages and tasks
<ul style="list-style-type: none"> • 3: Making decisions and providing information
Stage E: Monitoring the significant effects of implementing the AAP
<ul style="list-style-type: none"> • 1: Finalising aims and methods for monitoring • 2: Responding to adverse effects

- 2.2 The sections below describe the approach that has been taken to the SA of the Garden Village AAP to date and provide information on the subsequent stages of the process.

Stage A: Scoping

- 2.3 The SA process began in 2018 with the production of a SA Scoping Letter for the West Eynsham SDA SPD and the Garden Village AAP which was prepared in-house by West Oxfordshire District Council. Given the strong inter-relationship between the West Eynsham site and the Garden Village AAP document it was decided to set out the scope for both documents in one SA Scoping Letter. LUC was commissioned by the Council in October 2018 to provide a 'critical friend' service

during the remainder of the SA Scoping stage. This involved reviewing and advising on draft documents prepared by the Council as well as providing general advice on the SA process.

- 2.4 The Scoping stage of the SA involves understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context and key sustainability issues. The SA Scoping Letter presented the outputs of the following tasks:
- Policies, plans and programmes of relevance to the AAP and SPD were identified and the relationships between them were considered, enabling any potential synergies to be exploited and any potential inconsistencies and incompatibilities to be identified and addressed.
 - Baseline information was collected on environmental, social and economic topics in Eynsham and the surrounding area. This baseline information provides the basis for predicting and monitoring the likely effects of options for policies and site allocations and helps to identify alternative ways of dealing with any adverse effects identified.
 - Key sustainability issues for Eynsham and the surrounding area were identified, along with their likely evolution without implementation of the AAP and SPD.
- 2.5 A Sustainability Appraisal framework was presented, setting out the SA objectives against which options and subsequently policies would be appraised. The key sustainability issues identified for Eynsham were used to form the basis for the SA framework. The SA framework provides a way in which the sustainability impacts of implementing a plan can be described, analysed and compared. It comprises a series of sustainability objectives and associated sub-questions that can be used to 'interrogate' options and policies drafted during the plan-making process. These SA objectives define the long-term aspirations of the District with regard to social, economic and environmental considerations. During the SA, the performances of the plan options (and later, policies and allocations) are assessed against these SA objectives and sub-questions.
- 2.6 Public and stakeholder participation is an important part of the SA and wider plan-making processes. It helps to ensure that the SA Report is robust and has due regard for all appropriate information that will support the plan in making a contribution to sustainable development. The SA Scoping Letter was published for consultation between November 2018 and January 2019 with the statutory consultees that existed at the time (Natural England, the Environment Agency and Historic England).
- 2.7 **Appendix 1** lists the comments that were received during the consultation on the SA Scoping Letter and describes how each one is addressed in this SA Report. In light of the comments received a number of small amendments were made to the review of plans, policies and programmes, the baseline information and the key sustainability issues.
- 2.8 Updated versions of the review of plans, policies and programmes and the baseline information are presented in **Appendices 2 and 3** respectively of this report and are summarised in **Chapter 3**.
- 2.9 Since the publication of the final SA Scoping Letter, a small number of changes have been made to the SA framework which will be used for the SA of the Local Plan. These changes were made in response to consultation comments received from the statutory consultees, to ensure that the sub-objectives associated within each headline objective are appropriate.
- 2.10 **Table 2.2** overleaf presents the SA framework for the Garden Village AAP and the West Eynsham SDA SPD, which now includes 17 headline SA objectives along with their associated sub-objectives. The table also shows how all of the 'SEA topics' required by the SEA Regulations have been covered by the SA objectives. The garden community principles (as outlined in the Government's Garden Communities Programme) are demonstrated to be addressed by at least one of the SA objectives through their inclusion in the final column of the table.
- 2.11 Where changes have been made to the SA framework since it was presented in the final SA Scoping Report, these changes are shown in **bold underline** and ~~strikethrough~~ text.

Table 2.2: SA framework for the West Eynsham SDA SPD and the Garden Village AAP

Sustainability Objectives	Sub-objectives	SEA topic(s)	Relevant Garden Village Principles/Qualities
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	<ul style="list-style-type: none"> • Provide a balanced mix of dwelling types and tenures to meet identified needs including unmet housing need arising from Oxford City, specialist accommodation, self-build and the travelling community. • Increase affordable housing provision, especially for young people, first-time homeowners and essential local workers. • Accelerate housing delivery, including affordable housing, in a timely manner (e.g. modular construction, phasing of infrastructure). • Provide high quality, sustainably constructed, accessible and adaptable new homes. • Promote high quality design that protects and enriches the character of the District. 	<ul style="list-style-type: none"> • Population & Human Health • Material Assets 	<ul style="list-style-type: none"> • Ensuring a broad mix of housing types and tenures that are genuinely affordable including starter homes and opportunities for self-build • Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods • Sustainable scale • Well-designed places • Great homes • Strong local vision and engagement • Legacy and stewardship arrangements
2. Improve health and well-being and reduce inequalities	<ul style="list-style-type: none"> • Safeguard key public rights of way and deliver new and enhanced provision as appropriate including multi-use transport networks that are accessible to pedestrians, cyclists, horse riders and mobility scooter users to increase opportunities for physical activity. • Ensure the early delivery of health-promoting infrastructure including a network of high-quality green infrastructure to benefit new and existing residents and workers. • Ensure the availability and accessibility of adequate capacity for primary healthcare. • Support strong, vibrant and healthy communities. • Ensure proximity and good access to the provision/production of healthy food environments supported by community activities including space for people to grow their own food. • Meet the needs of a range of different age groups including children and young people and older people. 	<ul style="list-style-type: none"> • Population & Human Health • Material Assets 	<ul style="list-style-type: none"> • Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food • Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhood • Strong local vision and engagement • Healthy places • Green space • Legacy and stewardship arrangements
3. Promote thriving and inclusive communities	<ul style="list-style-type: none"> • Ensure that new development is supported by appropriate and timely investment in infrastructure. • Ensure that new development does not have a harmful impact on the vitality and vibrancy of Eynsham and 	<ul style="list-style-type: none"> • Population & Human Health 	<ul style="list-style-type: none"> • Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy

Sustainability Objectives	Sub-objectives	SEA topic(s)	Relevant Garden Village Principles/Qualities
	<p>instead, integrates in an effective, complementary and mutually-beneficial manner.</p> <ul style="list-style-type: none"> Promote effective and meaningful interactions between different age groups to promote social cohesion and well-being (e.g. inter-generational spaces and mix of uses). Provide new cultural, leisure and recreational opportunities including improved access to the countryside to help increase rates of physical activity. Support strong, vibrant and healthy communities. Provide for the needs of an ageing community. Meet the needs of a range of different age groups including children and young people and older people. 		<p>communities, and including opportunities to grow food</p> <ul style="list-style-type: none"> Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhood Clear identity Sustainable scale Well-designed places Great homes Strong local vision and engagement Transport Healthy places Legacy and stewardship arrangements
4. Improve education and training	<ul style="list-style-type: none"> Ensure the availability of and accessibility to adequate capacity of primary and secondary education. Provide new and enhanced opportunities to increase educational attainment, skills and training. Provide new high-quality business land in an attractive setting thereby helping to attract inward investment, generate new jobs and skills, and reduce the propensity to travel to work elsewhere. Promote high levels of home-working. Support innovation-led growth, underpinned by the strength of Oxfordshire's research, business collaboration and supply chain potential. 	<ul style="list-style-type: none"> Population & Human Health Material Assets 	<ul style="list-style-type: none"> Provision of a wide range of jobs within easy commuting distance of homes Strong local vision and engagement Future proofed
5. Maintain a low level of crime and fear of crime	<ul style="list-style-type: none"> To minimise both the fear of crime and opportunities for/incidences of crime through appropriate design, layout and mix of uses. Promote high quality design that protects and enriches the character of the District. 	<ul style="list-style-type: none"> Population & Human Health 	<ul style="list-style-type: none"> Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods Strong vision, leadership and community engagement Well-designed places Strong local vision and engagement Healthy places Legacy and stewardship arrangements
6. Improve	<ul style="list-style-type: none"> Maximise the opportunities to improve and better connect 	<ul style="list-style-type: none"> Population & 	<ul style="list-style-type: none"> Strong cultural, recreational and

Sustainability Objectives	Sub-objectives	SEA topic(s)	Relevant Garden Village Principles/Qualities
accessibility to all services and facilities	<p>to existing public transport in the area including links to Oxford and Hanborough Station.</p> <ul style="list-style-type: none"> Effectively integrate with proposed improvements to the A40 including park and ride and bus priority. Maximise opportunities for non-car travel including improved pedestrian, cycling and riding connections across the A40 and between the OCGV, West Eynsham SDA, Eynsham village, Hanborough Station and Oxford City. Develop a high quality, innovative and resilient integrated transport system. Reflect the 'compact' and 'walkable' nature of Eynsham in new development. Meet the needs of a range of different age groups including children and young people and older people. Encourage the protection and enhancement of village centre. Promote the provision of new and the protection of existing services and facilities at sustainable locations including as part of mixed-use development. 	<p>Human Health</p> <ul style="list-style-type: none"> Material Assets 	<p>shopping facilities in walkable, vibrant, sociable neighbourhoods</p> <ul style="list-style-type: none"> Providing integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport Sustainable scale Well-designed places Strong local vision and engagement Transport Healthy places Legacy and stewardship arrangements
7. Improve the efficiency of land use	<ul style="list-style-type: none"> Ensure land use meets identified community needs. Ensure development is of a suitable density or range of densities to minimise the extent of any 'developable' land-take and maximise opportunities for greenspace provision. Explore opportunities for sustainable waste management to ensure a sufficient supply of aggregate materials is available to meet identified development needs with priority given to secondary and recycled aggregate materials (where practicable). Safeguard mineral resources. Minimise impact on the soil resource <u>and seek to ensure the conservation of best and most versatile agricultural land.</u> 	<ul style="list-style-type: none"> Material Assets Water & Soil 	<ul style="list-style-type: none"> Strong vision, leadership and community engagement Community ownership of land and long term stewardship of assets Sustainable scale Future proofed
8. Reduce waste generation and disposal	<ul style="list-style-type: none"> To reduce the amount of waste generated both initially during construction and in the longer-term, post-occupation. Maximise opportunities to re-use, recycle and recover waste in accordance with the waste hierarchy. 	<ul style="list-style-type: none"> Water & Soil Population & Human Health Biodiversity, Flora & Fauna 	<ul style="list-style-type: none"> Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and seeks to minimise carbon use and

Sustainability Objectives	Sub-objectives	SEA topic(s)	Relevant Garden Village Principles/Qualities
		<ul style="list-style-type: none"> • Material Assets 	<ul style="list-style-type: none"> • achieve energy-positive technology to ensure climate resilience • Future proofed
9. Reduce air pollution and improve air quality	<ul style="list-style-type: none"> • Ensure new development does not have a harmful effect on air quality, especially with regards to the Oxford Meadows Special Conservation Area (SAC). • Improve multi-use transport networks that are accessible to pedestrians, cyclists, horse riders and mobility scooter users to decrease dependency on the private car. • Avoid, minimise and mitigate the effects of poor air quality. 	<ul style="list-style-type: none"> • Air • Climatic Factors 	<ul style="list-style-type: none"> • Providing integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport • Transport • Healthy places • Green space
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	<ul style="list-style-type: none"> • Maximise opportunities for the use of renewable, low-carbon and local energy sources. • Minimise the use-of non-renewable energy sources. • Develop a high quality, innovative and resilient integrated transport system. • Minimise the need to travel and promote travel by sustainable means. • Promote the use of designs and materials which will promote energy efficiency at new development. • Promote increased levels of home working, facilitated by improved broadband provision, to reduce out-commuting and increase the self-containment of communities. 	<ul style="list-style-type: none"> • Air • Climatic Factors 	<ul style="list-style-type: none"> • Providing integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport • Sustainable scale • Transport • Green space • Future proofed
11. Protect and improve water resources	<ul style="list-style-type: none"> • Maximise resource efficiency including water. • Ensure no deterioration in water quality. 	<ul style="list-style-type: none"> • Water & Soil 	<ul style="list-style-type: none"> • Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and seeks to minimise carbon use and achieve energy-positive technology to ensure climate resilience • Green space • Future proofed
12. Reduce the risk from all sources of flooding	<ul style="list-style-type: none"> • Minimise the risk of flooding from all sources both directly (on-site) and indirectly (off-site) taking account of the potential impacts of climate change. • Increase the provision of sustainable drainage at new 	<ul style="list-style-type: none"> • Climatic Factors • Material Assets 	<ul style="list-style-type: none"> • Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains,

Sustainability Objectives	Sub-objectives	SEA topic(s)	Relevant Garden Village Principles/Qualities
	developments.		<ul style="list-style-type: none"> and seeks to minimise carbon use and achieve energy-positive technology to ensure climate resilience. • Green space • Future proofed
13. Conserve and enhance biodiversity and geodiversity	<ul style="list-style-type: none"> • Take all available opportunities to protect and enhance the biodiversity and geodiversity of the site or locality including biodiversity and geodiversity designations. • Contribute to wider biodiversity and green infrastructure networks where appropriate. • Demonstrate a net gain in biodiversity where possible. • Provide and manage opportunities for people to come into contact with resilient wildlife places whilst encouraging respect for and raising awareness of the sensitivity of such locations. 	<ul style="list-style-type: none"> • Biodiversity, Flora & Fauna 	<ul style="list-style-type: none"> • Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and seeks to minimise carbon use and achieve energy-positive technology to ensure climate resilience. • Sustainable scale • Green space • Future proofed
14. Conserve and enhance landscape character	<ul style="list-style-type: none"> • To <u>ensure that development will</u> conserve, <u>integrate with</u> and where possible enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape, <u>including hedgerows, streams and ponds.</u> • To identify, safeguard and enhance key views. 	<ul style="list-style-type: none"> • Cultural Heritage & Landscape 	<ul style="list-style-type: none"> • Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and seeks to minimise carbon use and achieve energy-positive technology to ensure climate resilience • Sustainable scale • Well-designed places • Strong local vision and engagement • Green space
15. Conserve and enhance the historic environment	<ul style="list-style-type: none"> • Conserve and/or enhance the historic environment including identified heritage assets in a manner appropriate to their significance. • Mitigate any potential impacts on any heritage assets 'at risk'. • Ensure no harmful impact on the existing historic core of Eynsham as a result of new development. • To maximise opportunities to better reveal heritage assets and improve education and understanding of their significance. • Promote sustainable and appropriately managed access to as well as enjoyment and understanding of the local historic environment for Eynsham's residents and visitors. 	<ul style="list-style-type: none"> • Cultural Heritage & Landscape 	<ul style="list-style-type: none"> • Community ownership of land and long term stewardship of assets • Legacy and stewardship arrangements • Strong local vision and engagement

Sustainability Objectives	Sub-objectives	SEA topic(s)	Relevant Garden Village Principles/Qualities
	<ul style="list-style-type: none"> • Ensure archaeological features are preserved and recorded. 		
16. Maintain high and stable levels of employment	<ul style="list-style-type: none"> • Provide new high-quality business land in an attractive setting thereby helping to attract inward investment, generate new jobs and skills, and reduce the propensity to travel to work elsewhere. • Provide for accessible employment opportunities. • To address the current demographic imbalance and help increase rates of economic activity. • Promote high levels of home-working. 	<ul style="list-style-type: none"> • Population & Human Health 	<ul style="list-style-type: none"> • Provision of a wide range of jobs within easy commuting distance of homes • Well-designed places
17. Promote sustainable economic growth and competitiveness	<ul style="list-style-type: none"> • Provide new high-quality business land in an attractive setting thereby helping to attract inward investment, generate new jobs and skills, and reduce the propensity to travel to work elsewhere. • Address the current demographic imbalance and help increase rates of economic activity. • Promote increased levels of home working, facilitated by improved broadband provision, to reduce out-commuting and increase the self-containment of communities. • Maintain and improve transport connections to support economic growth and vitality. • Ensure a strong link between jobs and housing growth. • Promote innovation-led growth, underpinned by the strength of Oxfordshire's research, business collaboration and supply chain potential. 	<ul style="list-style-type: none"> • Population & Human Health 	<ul style="list-style-type: none"> • Provision of a wide range of jobs within easy commuting distance of homes • Clear identity • Transport • Future proofed

SA Stage B: Developing and refining options and assessing effects

- 2.12 Developing options for a plan is an iterative process, usually involving a number of consultations with the public and stakeholders. Consultation responses and the SA can help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan.
- 2.13 Regulation 12 (2) of the SEA Regulations requires that:
"The (environmental or SA) report must identify, describe and evaluate the likely significant effects on the environment of—
(a) implementing the plan or programme; and
(b) reasonable alternatives, taking into account the objectives and the geographical scope of the plan or programme."
- 2.14 Any alternatives considered for the plan need to be 'reasonable'. This implies that alternatives that are not reasonable do not need to be subject to appraisal. Examples of unreasonable alternatives could include policy options that do not meet the objectives of the plan or national policy (e.g. the National Planning Policy Framework) or site options that are unavailable or undeliverable.
- 2.15 The SA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. Indeed, there will often be an equal number of positive or negative effects identified for each option, such that it is not possible to 'rank' them based on sustainability performance in order to select a preferred option. Factors such as public opinion, deliverability and conformity with national policy will also be taken into account by plan-makers when selecting preferred options for their plan.
- 2.16 This section provides an overview of how the appraisal of options has fed into the development of the Preferred Options version of the Garden Village AAP.

Identification and appraisal of options for the AAP

- 2.17 The first stage in the AAP preparation was the Issues paper published in summer 2018 which sought initial views on a potential Vision along with a number of consultation questions asking how development at the site should be taken forward, in relation to for example, the type and size of dwellings, design, employment, transport, green infrastructure, biodiversity, heritage, food production, education and community facilities. Most of the consultation questions were open-ended, seeking views and opinions rather than setting out specific options for consideration. However, a number of potential approaches (i.e. policy options) to different ways of developing the AAP site were included, such as whether to allow a range of dwelling sizes/types or set out specific requirements, whether to set specific parking standards or establish a car club, whether to encourage 'off-site' construction or not etc. Where the consultation questions represented policy options for consideration, the options have been subject to SA (including the initial Vision components), and the findings are described in **Appendix 4** of this SA Report.
- 2.18 Following the consultation on the Issues document, the Council commissioned a range of technical evidence studies relating to landscape, heritage, infrastructure, ecology, flood risk, housing and transport and undertook further community engagement including a three-day design workshop in May 2019.
- 2.19 All of the above helped the Council to prepare the Preferred Options consultation document, which sets out the Council's current thinking on the development of the site, taking account of the key issues raised through consultation as well as supporting technical evidence. The Preferred Options document includes a draft vision and core objectives, together with a series of 'preferred policy approaches'. At this stage, these are not worded as 'draft policies', but are in the form of an overview of the anticipated policy aims and objectives. Once the Council had drafted the Preferred Policy Approaches these were also subject to SA, and the findings are described in **Chapter 4** of this report.

- 2.20 The full suite of issues and consultation questions included in the 2018 consultation document and the policy options they represented are set out in **Table A4.27** in **Appendix 4**, along with the Preferred Policy Approaches they evolved into.
- 2.21 In addition to the policy approaches, the Preferred Options consultation document includes three 'spatial framework' options for how development could be distributed across the garden village site. These options were informed by the three-day design workshop held in May 2019, where a number of stakeholders considered various key issues such as where to include proposed access and highway arrangements, key connections for pedestrians, cyclists and riders, the main areas of 'undeveloped' 'green' and 'blue' spaces as well as the main areas of 'built' development including housing, employment, education and other related uses. The three spatial framework options have also been subject to SA and the findings are presented in **Appendix 4** of this SA Report. The three spatial framework options will be refined by the Council in light of stakeholder feedback and technical evidence with a view to including one agreed option in the final pre-submission draft AAP. At that stage, the final option will be appraised and the findings presented in the subsequent SA Report that goes alongside the pre-submission AAP.

SA Stage C: Preparing the Sustainability Appraisal report

- 2.22 This SA Report describes the process that has been undertaken to date in carrying out the SA of the Oxfordshire Cotswolds Garden Village AAP: Preferred Options. It sets out the findings of the appraisal of options and preferred policy approaches, highlighting any likely significant effects (both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects). It also describes the reasons for selecting or rejecting certain options during the preparation of the Preferred Options document.

SA Stage D: Consultation on AAP and this SA Report

- 2.23 West Oxfordshire District Council is inviting comments on the AAP: Preferred Options and this SA Report. Both documents are being published on the Council's website for consultation between August and October 2019.
- 2.24 **Appendix 1** presents the consultation comments that were received in relation to the SA Scoping Letter and explains how they have been addressed. Consultation comments received in relation to this SA Report will be considered in the next stage of the SA and addressed in the next version of the SA Report.

SA Stage E: Monitoring implementation of the AAP

- 2.25 Recommendations for monitoring the potential social, environmental and economic effects of implementing the Oxfordshire Cotswolds Garden Village AAP are presented in **Chapter 5**, and will be updated at each stage of the plan preparation.

Appraisal methodology

- 2.26 The reasonable alternative policy and spatial options for the AAP and the preferred policy approaches now set out in the Preferred Options document (August 2019) have been appraised against the SA objectives in the SA framework (see **Table 2.2** earlier in this section), with scores being attributed to each option or preferred policy approach to indicate its likely sustainability effects on each objective as follows:

Figure 2.1 Key to symbols and colour coding used in the SA of the Garden Village AAP

++	The option or policy is likely to have a significant positive effect on the SA objective(s).
++/-	The option or policy is likely to have a mixture of significant positive and minor negative effects on the SA objective(s).
+	The option or policy is likely to have a minor positive effect on the SA objective(s).
0	The option or policy is likely to have a negligible or no effect on the SA objective(s).
-	The option or policy is likely to have a minor negative effect on the SA objective(s).
--/+	The option or policy is likely to have a mixture of significant negative and minor positive effects on the SA objective(s).
--	The option or policy is likely to have a significant negative effect on the SA objective(s).
?	It is uncertain what effect the option or policy will have on the SA objective(s), due to a lack of data.
+/- or ++/--	The option or policy is likely to have an equal mixture of both minor or both significant positive and negative effects on the SA objective(s).

- 2.27 Where a potential positive or negative effect is uncertain, a question mark was added to the relevant score (e.g. +? or -?) and the score is colour coded as per the potential positive, negligible or negative score (e.g. green, yellow, orange, etc.).
- 2.28 The likely effects of options and draft policies need to be determined and their significance assessed, which inevitably requires a series of judgments to be made. This appraisal has attempted to differentiate between the most significant effects and other more minor effects through the use of the symbols shown above. The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) has been used to distinguish significant effects from more minor effects (+ or -) this is because the effect of an option or draft policy on the SA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective. However, scores are relative to the scale of proposals under consideration.
- 2.29 The SA findings for the Garden Village AAP options are described in **Appendix 4** and the likely effects of the preferred policy approaches in the Preferred Options document are summarised in **Chapter 4**, including an assessment of the potential cumulative impacts of the Preferred Options as a whole.

Difficulties Encountered

- 2.30 It is a requirement of the SEA Regulations that consideration is given to any data limitations or other difficulties that are encountered during the SA process. During the appraisal of the initial policy options (contained within the Issues Paper) the fact that options had not yet been worked up in detail meant that at times it was difficult to assess in detail the likely effects of the options on each SA objective. Once the preferred policy approaches had been worked up in more detail within the Preferred Options AAP it was possible to draw more certain conclusions about their likely effects.
- 2.31 The drafting of the Preferred Options AAP has been informed by a number of evidence base studies commissioned by the Council to support work at the Garden Village site. Some of these studies have been emerging as the appraisal work for the SA Report was undertaken, which has made it difficult for the full findings of the evidence base to be reflected in this report. However, the SA Report has tried to incorporate their findings as they have become available. It also should be noted that some of these studies were still to be finalised when made available to LUC. As work for the next stage of the AAP is undertaken and further evidence base studies emerge or are finalised, this will be used to inform the appraisal findings in the next iteration of the SA

Report. This will include Habitats Regulations Assessment (HRA), if HRA screening concludes that the AAP is likely to have significant effects on the Oxford Meadows SAC.

3 Sustainability Context for the SPD and AAP

Review of Plans, Policies and Programmes

- 3.1 The Garden Village AAP and the West Eynsham SDA SPD are not prepared in isolation, being greatly influenced by other plans, policies and programmes and by broader sustainability objectives. The documents need to be consistent with international and national guidance and strategic planning policies and should contribute to the goals of a wide range of other programmes and strategies, such as those relating to social policy, culture and heritage. They must also conform to environmental protection legislation and the sustainability objectives established at an international, national and regional level.
- 3.2 During the Scoping stage of the SA, a review was undertaken of the other plans, policies and programmes that are relevant to the AAP and SPD, as described in **Chapter 2**. This review has been revised and updated since it was originally presented in the SA Scoping Letter in order to ensure that the review remains up to date. The updated review can be seen in full in **Appendix 2** and the key findings are summarised below.
- 3.3 Schedule 2 of the SEA Regulations requires:
- (1) "an outline of the...relationship with other relevant plans or programmes"; and
 - (5) "the environmental protection objectives established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation"
- 3.4 It is necessary to identify the relationships between the AAP and the relevant plans, policies and programmes so that any potential links can be built upon and any inconsistencies and constraints addressed.

Key international plans, policies and programmes

- 3.5 At the international level, Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive') and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive') are particularly significant as they require Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) to be undertaken in relation to the emerging Local Plan. These processes should be undertaken iteratively and integrated into the production of the plan in order to ensure that any potential negative environmental effects (including on European-level nature conservation designations) are identified and can be mitigated.
- 3.6 There are a wide range of other EU Directives relating to issues such as water quality, waste and air quality, most of which have been transposed into UK law through national-level policy; however the international directives have been included in **Appendix 2** for completeness.

Key national plans, policies and programmes

- 3.1 There is also a wide range of national level plans, policies and programmes with relevant objectives for the SA, which are summarised in **Appendix 2**. The publication of the National Planning Policy Framework (NPPF) in 2018 (as updated in February 2019) which is supported by the online Planning Practice Guidance (PPG)⁸ provides a particularly important context for the production of the SA. The Garden Village AAP must be consistent with the requirements of the NPPF, which sets out information about the purposes of local plan-making. It states that in addition to being positively prepared, justified and effective, Local Plans will be considered sound if they are capable of:

⁸ <http://planningguidance.planningportal.gov.uk/>

"enabling the delivery of sustainable development in accordance with the policies in (the) Framework."

3.2 In addition to contributing to the achievement of sustainable development the NPPF also requires plans to be prepared positively in a way that is 'aspirational but deliverable'. This means that opportunities for appropriate development should be identified in order to achieve net gains across the three overarching objectives of sustainable development: that is to say achieving the economic, social and environmental objectives of the planning system. Significant adverse impacts on these objectives should be avoided however and, where possible, alternative options which reduce or eliminate these types of impacts should be taken forward. Where this is not possible mitigation followed by compensatory measures should be pursued.

3.3 National policy within the NPPF of most relevance to the Garden Village AAP has been summarised below.

3.4 The Government is also setting out goals for managing and improving the environment within the next 25 years within its **environment plan**⁹. The document seeks to influence planning at a local level and therefore will be relevant to the scope of the SA and production of the AAP. Reference has been included within each topic below to the relevant text from the environment plan.

Population Growth, Health and Wellbeing

3.5 The **NPPF** includes as part of its social objective the promotion of "*strong, vibrant and healthy communities*" by:

- *"ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and*
- *by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural wellbeing."*

3.6 Ultimately planning policies and planning decision making should "*aim to achieve healthy, inclusive and safe places*".

3.7 The document states that strategic policies should set out the pattern, scale and quality of development and make sufficient provision for "*housing (including affordable housing) ... [as well as] community facilities (such as health, education and cultural infrastructure)*". Policies should reflect "*the size, type and tenure of housing needed*". This policy approach is to include but should not be limited to housing requirements relating to affordable homes, families with children older people, students, people with disabilities, service families, travellers, those who rent their homes and people wishing to commission the construction of their own homes. At major developments providing new housing planning policies and decisions should be expected at least 10% of new provision to be delivered for affordable home ownership subject to conditions and exemptions.

3.8 To help to diversify opportunities for builders, promote a better mix of site sizes and increase the number of schemes that can be built-out quickly to meet housing need, the NPPF states that at least 10% of the sites allocated for housing through a local authority's plan should be on sites no larger than one hectare unless it can be demonstrated that there are strong reasons why this target cannot be achieved.

3.9 Where there is an identified need, development of sites not already allocated for housing to provide entry-level homes suitable for first-time buyers is to be supported by local planning authorities unless such need is already to be met at other locations within the authority area. These sites should comprise of entry-level homes that offer one or more types of affordable housing.

3.10 The document also promotes a theme of enhancing healthy and safe communities which is to be achieved by creating places which "*promote social interaction (and) enable and support healthy lifestyles*."

⁹ HM Government (January 2018) *A Green Future: Our 25 Year Plan to Improve the Environment*

- 3.11 As part of this approach social, recreational and cultural facilities and services that the community needs should be provided guided by planning policies which:
- *“plan positively provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services;*
 - *support the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community;*
 - *guard against the unnecessary loss of valued facilities and services.”*
- 3.12 Plan making through the guidance of the NPPF recognises the important role of access to open spaces and other facilities which provide opportunities for sport and physical activity has in terms of health and wellbeing of communities. The importance of delivering a sufficient choice of school places to meet the needs of existing and new communities is also recognised in the document and local planning authorities should take a *“proactive, positive and collaborative approach to meeting this requirement”*.
- 3.13 The NPPF also sets out that the standard method provided in national planning guidance should be used to undertake a local housing need assessment identifying the minimum number of homes needed. Unmet need from neighbouring areas will also need to be taken into account as part of the calculation. The **Housing Delivery Test Measurement Rule Book**¹⁰ sets out how the measurement of housing delivery in the area of relevant plan-making authorities is calculated.
- 3.14 **A Green Future: Our 25 Year Plan to Improve the Environment** sets out goals for improving the environment over the next 25 years. It details how the Government will work with communities and businesses to leave the environment in a better state than it is presently. The document identifies six key areas upon which action will be focused. Those of relevance to the topics of population growth, health and wellbeing are using and managing land sustainably; and connecting people with the environment to improve health and wellbeing. These two key areas are of relevance to the AAP as follows:
- Using and managing land sustainably:
 - Embed an ‘environmental net gain’ principle for development, including housing and infrastructure.
 - Connecting people with the environment to improve health and wellbeing:
 - Help people improve their health and wellbeing by using green spaces including through mental health services.
 - Encourage children to be close to nature, in and out of school, with particular focus on disadvantaged areas.
 - ‘Green’ our towns and cities by creating green infrastructure and planting one million urban trees.
 - Make 2019 a year of action for the environment, working with Step Up To Serve and other partners to help children and young people from all backgrounds to engage with nature and improve the environment.

Economy

- 3.15 The **NPPF** contains an economic objective to *“help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity.”*
- 3.16 It also requires that planning seeks to *“create the conditions in which businesses can invest, expand and adapt”* with policies required to *“set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth”*. Policies addressing the economy should also seek *“to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment.”*

¹⁰ Ministry of Housing, Communities and Local Government (July 2018) *Housing Delivery Test Measurement Rule Book*

- 3.17 Planning policies are also required specifically to address support for the rural economy. Sustainable growth and expansion of all types of business and enterprise in rural areas should be supported, both through conversion of existing buildings and well-designed new buildings, while the diversification of the rural economy and promotion of sustainable rural tourism and leisure developments is also supported.
- 3.18 The NPPF also supports the role of town centres as functioning at the heart of local communities. This support is required to provide for a *“positive approach to [town centres] growth, management and adaptation.”* Included within this support is a requirement to *“allocate a range of suitable sites in town centres to meet the scale and type of development needed, looking at least ten years ahead.”*

Transport

- 3.19 The **NPPF** requires that *“transport issues should be considered from the earliest stages of plan-making”*. The scale, location and density of development should reflect *“opportunities from existing or proposed transport infrastructure”*. To help reduce congestion and emissions, and improve air quality and public health the planning system should focus significant development *“on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.”* The framework also requires that planning policies support an appropriate mix of uses across an area to further help reduce the need to travel as well as the provision of high quality walking and cycling network.
- 3.20 While the framework promotes the use and development of sustainable transport networks it also requires that *“where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development”* should be identified and protected.

Air, Land and Water Quality

- 3.21 The **NPPF** states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued soil and the economic and other benefits of the best and most versatile agricultural land. Policies should also prevent new and existing development from *“contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution.”*
- 3.22 The document also requires that strategic policies should seek to make the most effective use of land in meeting local requirements making as much use as possible of previously-developed or ‘brownfield’ land. Furthermore policies should *“support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land”*.
- 3.23 **A Green Future: Our 25 Year Plan to Improve the Environment**¹¹: Of the key areas in the document around which action will be focused, those of relevance in terms of the protection of air, land and water quality are using and managing land sustainably; recovering nature and enhancing the beauty of landscapes; and increasing resource efficiency, and reducing pollution and waste. The three key areas of relevance to the AAP are as follows:
- Using and managing land sustainably:
 - Embed a ‘net environmental gain’ principle for development, including natural capital benefits to improved and water quality.
 - Protect best agricultural land.
 - Improve soil health, and restore and protect peatlands.
 - Recovering nature and enhancing the beauty of landscapes:
 - Respect nature by using our water more sustainably.
 - Increasing resource efficiency and reducing pollution and waste:
 - Reduce pollution by tackling air pollution in our Clean Air Strategy and reduce the impact of chemicals.

¹¹ HM Government (2018) A Green Future: Our 23 Year Plan to Improve the Environment [online] Available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/673203/25-year-environment-plan.pdf

Climate Change Adaptation and Mitigation

- 3.24 The **NPPF** contains as part of its environmental objective a requirement to mitigate and adapt to climate change, *"including moving to a low carbon economy"*. The document also states that the *"planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change."* To achieve these aims new development should be planned to ensure appropriate adaptation measures are included (including green infrastructure) and should be designed, located and orientated as to help to reduce greenhouse gas emissions.
- 3.25 The revised framework also requires that development is directed away from areas which are at highest existing or future risk of flooding. Where development is required in such areas, the *"development should be made safe for its lifetime without increasing flood risk elsewhere."*
- 3.26 In relation to coastal change in England planning policies and decisions should take account of the UK Marine Policy Statement and marine plans. Furthermore plans should *"reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast"*.
- 3.27 **A Green Future: Our 25 Year Plan to Improve the Environment**¹²: The key areas in the document of relevance in terms of responding to climate change are using and managing land sustainably; and protecting and improving our global environment. Actions that will be taken as part of these two key areas are as follows:
- Using and managing land sustainably:
 - Take action to reduce the risk of harm from flooding and coastal erosion including greater use of natural flood management solutions.
 - Protecting and improving our global environment:
 - Provide international leadership and lead by example in tackling climate change and protecting and improving international biodiversity.

Biodiversity

- 3.28 A further requirement of the **NPPF's** environmental objective is that the planning system should contribute to protecting and enhancing the natural environment including helping to improve biodiversity, and using natural resources prudently. In support of this aim the framework states that local planning documents should *"identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks"* and should also *"promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."*
- 3.29 The framework requires that plans should take a strategic approach in terms of *"maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries"*.
- 3.30 **A Green Future: Our 25 Year Plan to Improve the Environment**¹³: The key areas in the document of relevance in terms of the protection and promotion of biodiversity are recovering nature and enhancing the beauty of landscapes; securing clean, productive and biologically diverse seas and oceans; and protecting and improving our global environment. Actions that will be taken as part of these three key areas are as follows:
- Recovering nature and enhancing the beauty of landscapes:
 - Develop a Nature Recovery Network to protect and restore wildlife, and provide opportunities to re-introduce species that have been lost from the countryside.
 - Securing clean, healthy, productive and biologically diverse seas and oceans:

¹² HM Government (2018) A Green Future: Our 23 Year Plan to Improve the Environment [online] Available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/673203/25-year-environment-plan.pdf

¹³ HM Government (2018) A Green Future: Our 23 Year Plan to Improve the Environment [online] Available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/673203/25-year-environment-plan.pdf

- Achieve a good environmental status of the UK's seas while allowing marine industries to thrive, and complete our economically coherent network of well-managed marine protected areas.
- Protecting and improving our global environment:
 - Provide international leadership and lead by example in tackling climate change and protecting and improving international biodiversity.
 - Support and protect international forests and sustainable agriculture.

Historic Environment

- 3.31 Of relevance to the approach of the planning system to the historic environment the **NPPF** contains an environmental objective to contribute to the protection and enhancement of the built and historic environment. The document also sets out a strategy to seek *"the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay and other threats."* Such a strategy is required to take into consideration the desirability of sustaining and enhancing the significance of heritage assets and bringing them into viable use.
- 3.32 It should also be considerate of the wider benefits of conserving the historic environment, the contribution new development can make in terms of character and distinctiveness and the opportunity for the historic environment to contribute to this character and distinctiveness. Local authorities should also maintain or have access to a historic environment record which is to be supported by up to date evidence.

Landscape

- 3.33 The Local Plan will be required to have consideration for the conservation and enhancement of landscape character in the District. The **NPPF** includes as part of its approach to protecting the natural environment, recognition for the intrinsic character and beauty of the countryside, and the wider benefits to be secured from natural capital. Importantly, great weight is to be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.
- 3.34 As part of the approach to achieving well-designed places the NPPF states that planning policies and decisions should ensure that developments *"are sympathetic to local character and history, including the surrounding built environment and landscape setting."*
- 3.35 **A Green Future: Our 25 Year Plan to Improve the Environment**¹⁴: The key area in the document of relevance in terms of the conservation and enhancement of landscape character is recovering nature and enhancing the beauty of landscapes. Actions that will be taken as part of this key area are as follows:
 - Working with AONB authorities to deliver environmental enhancements.
 - Identifying opportunities for environmental enhancement of all England's Natural Character Areas, and monitoring indicators of landscape character and quality.
- 3.36 Baseline information provides the context for assessing the sustainability of proposals in the Cannock Chase Local Plan and it provides the basis for identifying trends, predicting the likely effects of the plan and monitoring its outcomes. The requirements for baseline data vary widely, but it must be relevant to environmental, social and economic issues, be sensitive to change and should ideally relate to records which are sufficient to identify trends.
- 3.37 Schedule 2 of the SEA Regulations requires data to be gathered on biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between the above factors. As an integrated SA and SEA is being carried out, baseline information relating to other sustainability topics has also been included; for example information about housing, education, transport, energy, waste and economic growth. As with the review of relevant plans, policies and programmes, a small number of amendments have been made to the baseline information since it was originally presented in the SA Scoping Letter in order to reflect comments

¹⁴ HM Government (2018) A Green Future: Our 23 Year Plan to Improve the Environment [online] Available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/673203/25-year-environment-plan.pdf

received during the Scoping consultation. The updated baseline information is presented in **Appendix 3**.

Local plans, policies and programmes

- 3.38 At the sub-regional and local levels there are a wide range of plans and programmes that are specific to development at and around Eynsham, and which provide further context for the AAP.
- 3.39 These include the Oxfordshire Strategic Economic Plan (2016), Oxfordshire Strategic Environmental Economic Investment Plan (2015), Oxfordshire Joint Strategic Needs Assessment (JSNA) (2018), Oxfordshire Housing and Growth Deal (2017), Oxfordshire Infrastructure Strategy (2017), Connecting Oxfordshire: Local Transport Plan 2015-2031 (2016), Oxfordshire Minerals and Waste Local Plan – Part 1: Core Strategy (2017), Oxfordshire Children and Young People's Plan 2018 – 2021 (2018), West Oxfordshire Local Plan 2031 (2018), West Oxfordshire Design Guide (2016) and Submission Draft Eynsham Neighbourhood Plan (December 2018).
- 3.40 These plans and programmes relate to issues such as housing, transport, design and the economy, and have also been reviewed in **Appendix 2**.

Baseline Information

- 3.41 Baseline information provides the context for assessing the sustainability the approach of the AAP and SPD. It also provides the basis for identifying trends, predicting the likely effects of these documents and monitoring its outcomes. The requirements for baseline data vary widely, but it must be relevant to environmental, social and economic issues, be sensitive to change and should ideally relate to records which are sufficient to identify trends.
- 3.42 Schedule 2 of the SEA Regulations requires data to be gathered on biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between the above factors. As an integrated SA and SEA is being carried out, baseline information relating to other sustainability topics has also been included; for example information about housing, education, transport, energy, waste and economic growth. As with the review of relevant plans, policies and programmes, a small number of amendments have been made to the baseline information since it was originally presented in the SA Scoping Letter in order to update it, drawing on the most recent evidence sources. The updated baseline information is presented in **Appendix 3**.

Key Sustainability Issues

- 3.43 A set of key sustainability issues for Eynsham and the surrounding area was identified during the Scoping stage of the SA and was presented in the SA Scoping Letter for the AAP and SPD. These drew on the key sustainability issues which were initially identified in relation to the production of the West Oxfordshire Local Plan SA Report in February 2015.
- 3.44 The updated PPP and baseline information reviews helped to guide an update of the key sustainability issues relevant to the AAP. The key sustainability issues are also considerate of the comments received during consultation on the SA Scoping Letter for the AAP and SPD in winter 2018/2019.
- 3.45 In recognition of the SEA Regulation requirement (Schedule 2) that the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme must be described in the Environmental Report, **Table 3.1** overleaf describes the likely evolution of each key sustainability issue if the AAP and/or the SPD were not to be adopted.

Table 3.1: Key Sustainability Issues for Garden Village AAP and likely evolution without the Plan

Key Issue – District wide	Key Issue – Eynsham area	Likely sustainability issues if the AAP and/or SPD is not implemented
<p>S1 - Like many areas the District has an ageing population. As the population ages, more people may require increased support in terms of housing, healthcare and transport. Demographic changes, including an ageing population, are also resulting in smaller households.</p>	<p>E1 – In 2015, Eynsham & Cassington Ward had the largest population of older people in West Oxfordshire. While West Oxfordshire has a larger than national percentage of the population aged 65+, Eynsham & Cassington’s percentage of its population aged 65+ is greater still. This is reflected in lower than District average rates of economic activity. Therefore, planning for an ageing population and seeking to increase the proportion of younger people and in turn economic activity rates is extremely important for the Eynsham & Cassington area.</p>	<p>The adopted West Oxfordshire Local Plan 2031 highlights the potential issues associated with an ageing population and includes a number of policies to address this including OS2 – Locating Development in the Right Places, OS4 – High Quality Design, OS5 – Supporting Infrastructure, H2 Delivery of New Homes and H4 – Type and Mix of New Homes.</p> <p>Policy EW1 – Oxfordshire Cotswolds Garden Village Strategic Location for Growth and EW2 – West Eynsham Strategic Development Area both require the provision of a balanced mix of house types and tenures and the provision of appropriate supporting infrastructure.</p> <p>The AAP and SPD documents present an opportunity to supplement these policies at a site-specific scale. This includes the opportunity to consider in more detail the specific types of homes and other supporting uses that are needed to most effectively address identified needs moving forward.</p> <p>Without the implementation of the AAP/SPD there is potential for a continued imbalance in terms of the demographic ‘spread’ of the local population, the needs of older people not being properly met with potentially increased strain on social services and health infrastructure. Failure to attract a younger demographic through the provision of affordable new homes could also perpetuate the lower than District average rates of economic activity.</p>
<p>S2 - House prices in West Oxfordshire are increasing at a faster rate than the increase in wages making it more difficult for local people to enter the</p>	<p>E2 – Like the rest of West Oxfordshire housing affordability is a key issue in the Eynsham area. Average prices for detached and terraced houses are above</p>	<p>The adopted West Oxfordshire Local Plan (2018) through Policy H1 - Amount and distribution of housing sets out the level of housing which should be provided to meet the needs of the District and Oxford City (at least 15,950 homes). It</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely sustainability issues if the AAP and/or SPD is not implemented
<p>housing market. This has resulted in rising levels of housing need.</p>	<p>the District average and the 10-year house price change (2007 – 2017) was higher in Eynsham than West Oxfordshire as a whole across all property types.</p>	<p>also sets out the level of housing that should be provided in the Eynsham-Woodstock sub-area (5,596 homes). Policy H3 - Affordable housing sets out that new housing development should make an appropriate contribution to affordable housing in the District where applicable.</p> <p>Policies EW1 - Oxfordshire Cotswolds Garden Village Strategic Location for Growth and EW2 - West Eynsham Strategic Development Area set the assumed level of housing both locations will provide which is to include an appropriate level of affordable homes.</p> <p>The AAP and SPD documents present opportunities to supplement these policies at a site specific scale. This includes the opportunity to address the potential for a lack of supply of new affordable housing in the local area which might otherwise result and lead to a potential increase in need and a worsening of current affordability problems/ratios.</p> <p>Without the implementation of the AAP/SPD there is potential for the current predominance of owner-occupation to continue with recognition that this will be enjoyed by those who are already on the housing ladder.</p>
<p>S3 - General levels of health in the District are high but specific health issues such as obesity have increased in prominence nationwide and are a particular concern in children, indicating a need to change our diet but also increase physical activity. Although a rural district with large areas of attractive countryside, rural communities can find that, outside the rights of way network, access to</p>	<p>E3 – Eynsham has a higher than average incidence of colorectal cancer and mortality due to stroke, as well as a greater proportion of people, especially children and adults, who are obese relative to the District as a whole. Improved access to the countryside/public open space as well as leisure/community facilities to support an active community can help to address</p>	<p>The adopted West Oxfordshire Local Plan 2031 recognises the importance of health and well-being. Core Objective 9 (CO9) is to promote inclusive, healthy, safe and crime free communities whilst CO11 is to maximise the opportunity for walking, cycling and use of public transport. CO13 is to look to maintain or improve where possible the health and wellbeing of the District’s residents through increased choice and quality of shopping, leisure, recreation, arts, cultural and community facilities.</p> <p>A number of the plan policies relate to healthy living including</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely sustainability issues if the AAP and/or SPD is not implemented
public open space is limited.	this.	<p>OS4 – High Quality Design, OS5 – Supporting Infrastructure, H4 – Type and Mix of New Homes, E5 – Local Services and Community Facilities, T1 – Sustainable Transport, T3 – Public Transport, Walking and Cycling, EH3 – Biodiversity and Geodiversity, EH4 – Public Realm and Green Infrastructure, EH5 – Sport, recreation and children’s play.</p> <p>Policies EW1 - Oxfordshire Cotswolds Garden Village Strategic Location for Growth and EW2 - West Eynsham Strategic Development Area both include specific criteria that will help to address health issues including for example the provision of supporting infrastructure.</p> <p>The AAP and SPD documents present opportunities to supplement these policies at a site specific scale. This includes the opportunity to consider in more detail specific needs and opportunities arising from the developments and in the absence of the AAP/SPD there is a risk of current indicators of poor health in certain areas being likely to continue or potentially worsen with the opportunities to address this e.g. through improved recreational and leisure facilities, not being fully realised.</p>
S4 - Levels of unemployment in the District are typically low. Low skills levels are apparent in certain areas of the main towns of Witney, Chipping Norton and Carterton and may have implications for future economic growth.	E4 – Unemployment in Eynsham is less than the national average, but more than the District average. Notably the proportion of people with no qualifications whilst less than the national average, is higher than the District average. However, the proportion of people with the highest qualification (i.e. equivalent to degree or higher) is above the District average. This is reflected in a high proportion of the workforce being in managerial or	<p>The adopted West Oxfordshire Local Plan 2031 recognises the importance of education, skills and employment opportunities. A core objective (CO7) is to support sustainable economic growth which adds value to the local economy, improves the balance between housing and local jobs, provides a diversity of local employment opportunities, capitalises on economic growth in adjoining areas, improves local skills and work readiness, removes potential barriers to investment and provides flexibility to adapt to changing economic needs.</p> <p>A number of policies are of direct relevance including OS5 – Supporting Infrastructure, E1 – Land for Employment and E2 –</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely sustainability issues if the AAP and/or SPD is not implemented
	<p>professional occupations. There appears to be a slight problem in terms of early years' education with attainment falling behind the District average.</p>	<p>Supporting the Rural Economy.</p> <p>The AAP and SPD documents present opportunities to supplement these policies at a site specific scale. This includes the opportunity to consider in more detail specific needs and opportunities arising from the developments including those relating to education and skills for example.</p> <p>In the absence of the AAP/SPD there is a risk of current trends continuing or worsening (e.g. early years' education attainment rates and the proportion of residents with no qualifications). There is also a potential cost in terms of employment, training and skills opportunities associated with the developments not being fully realised.</p>
<p>S5 - There is a low level of crime and fear of crime but speeding vehicles, violent crime and antisocial behaviour remain issues of concern.</p>	<p>E5 – The Eynsham area has a low level of crime; however, burglary, criminal damage and vehicle crime offences remain issues of concern.</p>	<p>Whilst there is generally a low level of crime in West Oxfordshire, the West Oxfordshire Local Plan 2031 recognises the importance of this issue and includes a core objective (CO9) to promote inclusive, healthy, safe and crime free communities.</p> <p>Policy OS4 – High Quality Design requires new developments to demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced.</p> <p>The AAP and SPD documents present opportunities to supplement this objective and policy at a site specific scale through further specific guidance/advice/policy on design and layout and other related matters.</p> <p>Without the AAP/SPD in place, there is a risk that some current trends (e.g. burglary, criminal damage and vehicle</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely sustainability issues if the AAP and/or SPD is not implemented
		<p>crime) could continue or potentially worsen and that opportunities to address the causes or reduce the opportunities for these and other crimes to take place are not fully realised creating potential impacts in terms of quality of life and health and well-being.</p>
<p>S6 - Outside of the main towns of the District public transport accessibility is generally poor. Certain groups without access to a car, such as older people on lower incomes, young people, lone parents and those experiencing mental health problems may be particularly at risk of social exclusion as a result. An ageing population presents increasing challenges as the elderly are highlighted as a particular group least likely to have access to a private car.</p>	<p>E6 – Levels of car ownership in Eynsham show a difference to the District trend with more households with one or fewer cars and less households with more than two cars, potentially reflecting the relatively good availability of public transport including premium bus services along the A40 and Hanborough station nearby. Traffic congestion on the A40 is however a key issue due to the volume of traffic particularly in the morning and evening peaks.</p>	<p>Generally high levels of car ownership across the District are recognised as a key issue in the West Oxfordshire Local Plan as is the rural nature of the District and the difficulties faced by a large proportion of people in being able to use public transport, walking or cycling as alternatives. One of the plan’s core objectives (CO4) is to locate new residential development where it will best help to meet housing needs and reduce the need to travel with a further objective (CO11) being to maximise the opportunity for walking, cycling and use of public transport.</p> <p>A number of policies are of relevance including OS2 – Locating Development in the Right Places, OS5 – Supporting Infrastructure, T1 – Sustainable Transport and T3 – Public Transport, Walking and Cycling.</p> <p>Policies EW1 - Oxfordshire Cotswolds Garden Village Strategic Location for Growth and EW2 - West Eynsham Strategic Development Area both require consideration to be given to the need for supporting infrastructure including to mitigate the traffic impact of development.</p> <p>The AAP and SPD documents present opportunities to supplement these policies at a site specific scale. This includes consideration of matters such as parking standards, car clubs, travel plans etc.</p> <p>In the absence of the AAP/SPD there is a risk that opportunities to maximise the use of non-car modes of travel</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely sustainability issues if the AAP and/or SPD is not implemented
		<p>are not fully exploited and that congestion e.g. on the A40 continues to occur or potentially worsens.</p>
<p>S7 - The number of people travelling to work by car has increased and the distance people travel to work has increased. The District has several congestion problems. The A40 between Witney and Oxford is seen as the County's worst congestion problem.</p>	<p>E7 – 2011 Census data shows that people in Eynsham commute an average of 15.6km to work, primarily to Woodstock, Witney, Kidlington, Oxford City and London. People who work in Eynsham travel an average of 18.3km from home and come from immediately north and west of the village. As congestion on the A40 is a major concern, a number of improvements have already been, are under way, or are planned as part of Oxfordshire County Council's <i>Connecting Oxfordshire – local transport plan – A40 route strategy</i>.</p>	<p>The West Oxfordshire Local Plan 2031 recognises out-commuting and traffic congestion on some key routes such as the A40 as key issues. A core objective (CO1) is to enable new development, services and facilities of an appropriate scale and type in locations which will help improve the quality of life of local communities and where the need to travel, particularly by car, can be minimised. CO4 is to locate new residential development where it will best help to meet housing needs and reduce the need to travel.</p> <p>Part of the overall vision of the plan is to deliver an improved balance of housing and jobs and increased levels of home working, facilitated by improved broadband provision, to reduce out-commuting and increase the self-containment of local communities.</p> <p>Relevant policies include OS2 – Locating Development in the Right Places, OS5 – Supporting Infrastructure, T1 – Sustainable Transport and T3 – Public Transport, Walking and Cycling.</p> <p>Policies EW1 - Oxfordshire Cotswolds Garden Village Strategic Location for Growth and EW2 - West Eynsham Strategic Development Area both require consideration to be given to necessary supporting infrastructure including transport infrastructure.</p> <p>Policy EW1 also includes the provision of a large element of new business land (40 hectares) to help increase local employment and training opportunities and reduce the need for people to travel to work elsewhere.</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely sustainability issues if the AAP and/or SPD is not implemented
		<p>The AAP and SPD documents present opportunities to supplement these policies at a site specific scale. This includes consideration of matters such as the type, mix and scale of business land provided, parking standards, car clubs, travel plans, overall mix and location of uses etc.</p> <p>In the absence of the AAP/SPD there is a risk that opportunities to effectively address current issues of traffic congestion are not fully realised and that this continues or worsens. Also that the opportunity to reduce people's propensity to travel elsewhere is not maximised and that the current trend of out-commuting continues or potentially worsens.</p>
<p>S8 - Air quality objectives are not being met at Bridge Street, Witney and Horsefair, Chipping Norton as a result of traffic congestion in these streets.</p>	<p>E8 – With the exception of nitrogen dioxide levels, the air quality at Eynsham is on par or better than the national and District averages; however, air quality remains a key concern for many people and is of particular relevance with regard to Oxford Meadows to the east of Eynsham which is a Special Area of Conservation (SAC).</p>	<p>The importance of air quality is recognised in the West Oxfordshire Local Plan. Part of the overall vision is to improve opportunities for walking, cycling and the use of public transport to reduce reliance on the private car and address traffic congestion on key routes including the A40 as far as reasonable, thereby helping to improve journey times and air quality.</p> <p>One of the plan's core objectives (CO16) is to enable improvements in water and air-quality. A number of policies are of relevance including T1 – Sustainable Transport, T4 – Parking Provision and EH8 – Environmental Protection.</p> <p>The AAP and SPD documents present opportunities to supplement these policies at a site specific scale. This includes consideration of air quality related matters such as the mix and quantum of different land uses and transport arrangements including the opportunities to reduce vehicular emissions through for example, reduced travel or travel by alternative means to the private car.</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely sustainability issues if the AAP and/or SPD is not implemented
		<p>In the absence of the AAP/SPD there is a potential for these issues not to be fully explored and addressed through a more detailed planning framework. This could lead to a worsening of air quality problems in the immediate locality or further afield including at the Oxford Meadows SAC.</p>
<p>S9 - Many of the larger previously developed sites suitable for redevelopment have now been developed and in a rural district the opportunities to use brownfield land are limited. Beyond 2011 further urban extensions on greenfield sites may need to be provided. Such urban extensions may be relatively sustainable if the infrastructure required to support them is provided and efficient use is made of the land. It should also be noted that whilst there is the presumption that previously developed land should be developed before Greenfield land, some previously developed land may not be appropriate for development due to wider sustainability considerations such as their amenity or biodiversity value.</p>	<p>E9 – To meet the anticipated housing needs in the local area and also to help meet Oxford City’s unmet housing need, two strategic sites were identified in Eynsham – land to the north and west which are been allocated for 2,200 and 1,000 homes respectively within the new Local Plan 2031. Comprehensive and co-ordinated development that is masterplan-led and accompanied by appropriate infrastructure can help to ensure that development is sustainable despite being on greenfield land.</p>	<p>The West Oxfordshire Local Plan recognises the relatively limited supply of previously developed (brownfield) land and the associated need to release undeveloped greenfield sites to meet identified development needs. Part of the overall vision is to meet the needs of West Oxfordshire’s communities, and play a role in helping to meet wider needs, without significant change to the intrinsic character of the District.</p> <p>A number of policies are of particular relevance including OS2 – Locating Development in the Right Places, H1 – Amount and Distribution of Housing and H2 – Delivery of New Homes.</p> <p>Policies EW1 - Oxfordshire Cotswolds Garden Village Strategic Location for Growth and EW2 - West Eynsham Strategic Development Area both involve the release of large areas of undeveloped greenfield land for development. The principle of this has already been accepted by the Local Plan Inspector and the role of the AAP/SPD is to provide further detailed guidance on how the sites should be brought forward.</p> <p>In the absence of the AAP/SPD there is a risk that the positive opportunities associated with the sites will not be fully realised and that the necessary supporting infrastructure is not delivered in a timely, phased manner. The AAP/SPD will help to ensure that both sites come forward based on a set of agreed principles and utilising high quality design, materials and layout.</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely sustainability issues if the AAP and/or SPD is not implemented
<p>S10 - Although the proportion of waste being recycled or composted is increasing the amount of waste being produced also appears to be increasing although this may reflect increases in collection.</p>	<p>E10 – the level of growth planned for Eynsham (3,200 homes in total through the two proposed allocations) will increase the amount of waste generated locally including construction waste initially and in the longer-term residential and commercial waste. Opportunities for sustainable waste management will need to be fully explored.</p>	<p>The importance of addressing waste generation and collection in a sustainable manner is recognised in the Local Plan 2031. Core objective (CO17) is to minimise the use of non-renewable natural resources and promote more widespread use of renewable energy solutions and CO18 is to improve the sustainable design and construction of new development, including improving energy, water efficiency and water management.</p> <p>Policy OS3 – Prudent Use of Natural Resources requires new development to have regard to the need to minimise waste and making adequate provision for the re-use and recycling of waste; and causing no deterioration and, where possible, achieving improvements in water or air quality.</p> <p>The AAP and SPD documents present opportunities to supplement these objectives and policy at a site specific scale. This includes consideration of the potential opportunities for sustainable management of all forms of waste.</p> <p>In the absence of the AAP/SPD there is a risk that opportunities are not taken and that the developments generate additional waste including construction waste in the short term and residential and commercial waste in the longer term, that is not managed as effectively or sustainably as it could be resulting in a potential increase in unnecessary vehicular trips associated with waste collection and management/disposal.</p>
<p>S11 - Although data on carbon emissions is limited, responding to climate change and reducing carbon emissions through increased energy efficiency and increasing the supply of</p>	<p>E11 – the level of growth planned for Eynsham (3,200 homes in total through the two proposed allocations) will have a direct effect on carbon emissions in the Eynsham area. Opportunities to</p>	<p>The importance of reducing carbon emissions and tackling climate change is a central theme of the West Oxfordshire Local Plan 2031. A core objective (CO15) is to contribute to reducing the causes and adverse impacts of climate change, especially flood risk. CO17 is to minimise the use of non-</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely sustainability issues if the AAP and/or SPD is not implemented
<p>renewable and low-carbon decentralised energy sources is seen as a key challenge.</p>	<p>minimise impact on climate change and to adapt accordingly will need to be fully explored.</p>	<p>renewable natural resources and promote more widespread use of renewable energy solutions whilst CO18 is to improve the sustainable design and construction of new development, including improving energy, water efficiency and water management.</p> <p>A number of policies are of direct relevance to this issue including OS1 – Presumption in Favour of Sustainable Development, OS2 – Locating Development in the Right Places, OS3 – Prudent Use of Natural Resources, OS4 – High Quality Design and EH6 - Decentralised and renewable or low carbon energy development (excepting wind turbines).</p> <p>The AAP and SPD documents present opportunities to supplement these objectives and policies at a site specific scale for example through the consideration of opportunities to bring forward renewable and low-carbon energy sources, sustainable construction and energy efficiency in new buildings.</p> <p>In the absence of the AAP/SPD there is a risk that these issues are not fully addressed and effectively mitigated, resulting in a demonstrable increase in carbon emissions in the Eynsham area.</p>
<p>S12 - Significant climate change is now thought unavoidable and is expected to result in more frequent extreme weather events. As such there is a need to secure new development and infrastructure which is resilient to the effects of climate change particularly as buildings and infrastructure may have a 20-100</p>	<p>E12 – As above.</p>	<p>As above, but also, in the absence of more detailed guidance/policy as set out in the AAP/SPD, there is a risk that the proposed developments may be less resilient and less able to adapt to the effects of climate change.</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely sustainability issues if the AAP and/or SPD is not implemented
year life span.		
<p>S13 - There is a network of relatively isolated sites of particular importance for biodiversity in the District, which in the context of climate change would benefit from expansion and linkage to provide more sustainable biodiversity management units. The status of some priority species, notably water voles and farmland birds, has declined in recent years. Farmland birds have declined largely as a result of some agricultural practices.</p>	<p>E13 – Much of Eynsham village to the north and west is surrounded by semi-enclosed rolling farmland that is highly valued by residents, especially for its biodiversity. Although there are no specific national designated sites of importance for biodiversity within the site allocations, there are existing records of protected and notable species. City Farm - a conventionally managed farm has been identified as being of European Importance for arable plants by Plantlife and threatened plant species. Local Wildlife Sites, the Oxford Meadows and Farmoor Conservation Target Area and patches of ancient woodlands are also in close proximity. In addition to ensuring the protection of biodiversity and geodiversity in the area, residents’ access to nature should be enhanced in a manner which is considerate of the sensitivity of habitats and species.</p>	<p>The importance of biodiversity and geodiversity is a key theme of the West Oxfordshire Local Plan 2031. Part of the overall vision is to provide a network of safe, inclusive, vibrant, well-connected and prosperous market towns and villages within a healthy, attractive, historically and biodiversity rich environment where new development achieves a high standard of design and respects and complements the distinctive character of the area whilst managing the impacts of climate change.</p> <p>A core objective (CO14) is to conserve and enhance the character and significance of West Oxfordshire’s high quality natural, historic and cultural environment – including its geodiversity, landscape, biodiversity, heritage and arts – recognising and promoting their wider contribution to people’s quality of life and social and economic well-being both within the District and beyond.</p> <p>Policies of particular relevance include OS4 – High Quality Design, EH2 – Landscape Character and EH3 – Biodiversity and Geodiversity.</p> <p>The AAP and SPD documents present opportunities to supplement these objectives and policies at a site specific scale taking into account the relevant constraints to both sites but also the potential, positive opportunities to deliver net gains in biodiversity.</p> <p>In the absence of clear guidance provided through the AAP/SPD there is a risk that these site-specific opportunities will not be fully taken leading to a potentially negative effect on local and nearby biodiversity assets.</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely sustainability issues if the AAP and/or SPD is not implemented
<p>S14 - The District has a rich archaeological and architectural heritage which along with the natural beauty of the District's countryside contributes to a high quality landscape recognised in national designations such as the Cotswolds Area of Outstanding Natural Beauty. These assets also present an irreplaceable resource for education, leisure and tourism. Meeting the development needs of the community whilst maintaining a high quality landscape, including the conservation and enhancement of areas, sites and buildings that contribute to the archaeological, architectural and natural heritage, and promoting access to historic assets and the countryside remains a continuing challenge.</p>	<p>E14 – The Eynsham Area has a rich record of archaeological and architectural heritage, including Scheduled Ancient Monuments, Listed Buildings and structures, and Listed Parks & Gardens. Part of the built up area of Eynsham village is also designated as a Conservation Area. Further known archaeological sites/ finds in the wider area include remnants of Iron Age activity to the north, Roman pottery, a suspected deserted medieval village, known as Tilgarsley, its setting within medieval field systems, evidence of an early medieval gravel pit, and an ancient Salt Way. These assets present an irreplaceable resource for education, leisure and tourism. Meeting the development needs of the community whilst maintaining a high quality landscape, including the conservation and enhancement of areas, sites and buildings that contribute to the archaeological, architectural and natural heritage, and promoting access to historic assets and the countryside remains a continuing challenge.</p>	<p>The Local Plan 2031 recognises the District's rich and varied historic environment which contributes greatly to the distinctive character and identity of the area, to its tourism, cultural and social role, to economic prosperity and to quality of life.</p> <p>A core objective (CO14) is to conserve and enhance the character and significance of West Oxfordshire's high quality natural, historic and cultural environment – including its geodiversity, landscape, biodiversity, heritage and arts – recognising and promoting their wider contribution to people's quality of life and social and economic well-being both within the District and beyond.</p> <p>Policies of particular relevance include OS4 – High Quality Design, EH9 – Historic Environment, EH11 – Listed Buildings, EH13 – Historic Landscape Character and EH15 – Scheduled Monuments and other nationally important archaeological remains.</p> <p>Whilst the Local Plan clearly provides an overarching level of protection and guidance, the AAP/SPD documents provide the opportunity to consider in more detail how heritage matters can be most effectively addressed at the site-level, including for example the Listed Buildings at City Farm within the garden village site and the scheduled monument at the southern end of the West Eynsham SDA.</p> <p>In the absence of the AAP/SPD there is a risk that these issues are not fully and properly considered and that the positive opportunities presented by the development of the two sites are not fully realised.</p>
<p>S15 - The economy of West</p>	<p>E15 – Reflecting the older demographic</p>	<p>Economic growth and productivity is a central theme of the</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely sustainability issues if the AAP and/or SPD is not implemented
<p>Oxfordshire appears prosperous with low unemployment levels and high levels of economic activity. A key challenge is to maintain this prosperity and ensure sustainable economic growth, maintaining the Quality of Life for all residents.</p>	<p>profile of the Eynsham area, rates of economic activity are below the District average with a higher than average proportion of economically inactive residents. A key issue is to increase economic activity rates by attracting inward investment and a more balanced age profile.</p>	<p>West Oxfordshire Local Plan 2031. Part of the overall vision is that the District’s economy will have grown and diversified, adding value and capitalising on the proximity to the Oxfordshire ‘knowledge spine’ and the presence of RAF Brize Norton and that an improved balance of housing and jobs and increased levels of home working will have been achieved, facilitated by improved broadband provision to help reduce out-commuting and increase self-containment.</p> <p>A core objective (CO7) is to support sustainable economic growth which adds value to the local economy, improves the balance between housing and local jobs, provides a diversity of local employment opportunities, capitalises on economic growth in adjoining areas, improves local skills and work readiness, removes potential barriers to investment and provides flexibility to adapt to changing economic needs.</p> <p>Relevant policies include E1 – Land for Employment, E2 – Supporting the Rural Economy and E4 Sustainable Tourism.</p> <p>The AAP and SPD documents present opportunities to supplement these objectives and policies at a site specific scale.</p> <p>Policy EW1 - Oxfordshire Cotswolds Garden Village Strategic Location for Growth for example includes provision for around 40 ha of new business land as part of the overall mix of land uses.</p> <p>The AAP and SPD provide an opportunity to consider in more detail how economic objectives can be met.</p> <p>In the absence of this more detailed guidance there is a risk that opportunities to increase jobs, skills, training and economic productivity will not be fully capitalised on. This could lead to a continuation of the current trend of relatively</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely sustainability issues if the AAP and/or SPD is not implemented
		<p>low rates of economic activity or a worsening of this trend as the local population continues to age without an influx of new residents and workers.</p>
<p>S16 - The District contains some considerable sand, gravel and limestone resources, the extraction of which needs to be managed to protect environmental quality, with particular regard to archaeological sites and remains, landscape impacts, after-use and traffic impacts.</p>	<p>E16 – The Eynsham area includes an existing aggregate recycling facility (David Einig) which has permanent planning permission and is safeguarded under the Oxfordshire Minerals and Waste Local Plan. There are also known mineral resources (sand and gravel) in the area.</p>	<p>The West Oxfordshire Local Plan recognises that the District contains some extensive sand and gravel and limestone resources particularly in the southern half of the District, focused on the Lower Windrush Valley which has seen extensive mineral extraction for a number of years.</p> <p>The plan contains no specific policies as this is a matter for the Oxfordshire Minerals and Waste Local Plan.</p> <p>There are known sand and gravel resources in the Eynsham area and also within the garden village site there is an existing aggregate recycling facility. Policy EW1 - Oxfordshire Cotswolds Garden Village Strategic Location for Growth requires appropriate measures to safeguard and take account of the operational requirements of the existing aggregate recycling facility within the site and also to safeguard sand and gravel deposits where appropriate having regard to the policies of the Minerals and Waste Local Plan.</p> <p>These issues are less relevant to the West Eynsham SDA.</p> <p>The AAP provides the opportunity to further consider the operational requirements of the aggregate recycling facility as well as the issue of mineral safeguarding. In the absence of the AAP there is a risk that these issues are not properly addressed for example inadequate buffer distances.</p>
<p>S17 - There are some significant rivers flowing through the District, including the Thames along the</p>	<p>E17 - The Eynsham area is mostly classified at Flood Zone 1 (low risk) but there are some areas classed as Flood Zone 2 (medium risk) and 3 (high risk)</p>	<p>The Local Plan 2031 recognises the importance of both flood risk and water quality. A core objective (CO15) is to contribute towards reducing the causes and adverse impacts of climate</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely sustainability issues if the AAP and/or SPD is not implemented
<p>southern boundary of the District, the generally biodiversity rich Windrush which runs through Witney and Burford and the Evenlode running through the agricultural areas of central West Oxfordshire. In the context of climate change extreme weather events may increase the risk of flooding from these rivers. The quality of the water in these water courses may affect habitats of international importance at Oxford Meadows.</p>	<p>associated with watercourses and underlying geology. In the event of extreme weather events, especially those that pose flood risks, new infrastructure must be resilient and able to adequately mitigate impacts. New development should not increase flood risk elsewhere or adversely impact water quality.</p>	<p>change, especially flood risk.</p> <p>Policy OS4 – High Quality Design requires development to demonstrate resilience to future climate change, particularly increasing temperatures and flood risk as well as the use of water conservation and management measures. As a general principle, OS2 requires all development to not be at risk of flooding or be likely to increase the risk of flooding elsewhere.</p> <p>Policy EH7 – Flood Risk sets out the Council’s overall approach towards flood risk in line with national policy whilst also requiring sustainable drainage to manage run-off and support improvements in water quality.</p> <p>Policy EH8 – Environmental Protection sets out that proposals for development will only be acceptable provided there is no adverse impact on water bodies and groundwater resources, in terms of their quantity, quality and important ecological features.</p> <p>The AAP and SPD documents present opportunities to supplement these objectives and policies at a site specific scale taking into account the relevant constraints to both sites but also the potential, positive opportunities to deliver improvements to any existing issues of flood risk and water quality.</p> <p>In their absence there is a risk that flood risk is not managed as effectively as it could potentially be causing potential concerns in terms of the impacts of the development on flood risk which could become worse over time having regard to long-term climate change. Also there is the potential for a deterioration in water quality caused by the lack of a co-ordinated approach to development.</p>

4 Sustainability Appraisal Findings for the Preferred Options

4.1 This chapter presents the SA findings for the preferred policy approaches that are set out in the Preferred Options AAP (July 2019). The SA findings are presented in accordance with the groups of policies in the AAP document set out under the following headings:

- Draft vision and core themes.
- Building a strong, vibrant and sustainable community.
- Healthy place shaping.
- Protecting and enhancing environmental assets.
- Meeting current and future housing needs.
- Enterprise, innovation and productivity.
- Transport movement and connectivity.
- Climate change and resilience.

Mitigation

4.2 The potential sustainability effects for the preferred policy approaches set out in the AAP have been identified without taking mitigation into account. While some potential negative effects have been identified in relation to the preferred policy approaches included in the AAP, it is recognised that these could be avoided or mitigated through the implementation of other policy safeguards either in the West Oxfordshire Local Plan, or within the AAP itself. Therefore, for each of the SA objectives, **Table 4.9** at the end of the findings section summarises the key Local Plan and AAP policies which would help to mitigate the potential negative effects identified.

Draft Vision and Core Themes

4.3 The AAP presents the Draft Vision for the Oxfordshire Cotswolds Garden Village up to 2031, as well as seven Core Themes for the area. The Core Themes are set out to provide a more tangible way of taking forward the Draft Vision for the Garden Village. Thirty-eight Core Objectives have been grouped below the seven Core Themes and these set out the main aims for the Garden Village development. The SA findings for the Draft Vision and Core Themes presented in the AAP are described below.

4.4 As shown in **Table 4.1** below, minor positive effects are expected for most of the SA objectives in relation to the Draft Vision. This reflects the Draft Vision's aspirational and sustainable approach to development at the Garden Village, ensuring that it draws on the area's special environmental, social and economic qualities, as well as promoting the garden village principles.

Table 4.1 Summary of sustainability effects for the Draft Vision and Core Themes for the Oxfordshire Cotswolds Garden Village AAP

SA Objective	Draft Vision	Core Themes						
		CT1	CT2	CT3	CT4	CT5	CT6	CT7
SA 1: Housing	+	+	0	0	++	0	0	0
SA 2: Health and well-being	+	+	++	+	+	0	+	0

SA 3: Inclusive Communities	+	+	+	0	+	0	0	0
SA 4: Education	+	0	0	0	0	+	+	0
SA 5: Crime	+	0	++	0	0	0	0	0
SA 6: Services and facilities	+	+	+	0	0	+	++	0
SA 7: Land use	0	0	0	+	--	--	-	+
SA 8: Waste	0	0	0	0	0	0	0	+
SA 9: Air quality	+	0	+	+	-	+/-	+/-	+
SA 10: Climate change	+	0	+	0	-	+/-	+/-	++
SA 11: Water	0	0	0	+	0	0	0	0
SA 12: Flooding	+	0	+	+	-	-	-	+
SA 13: Biodiversity and geodiversity	+	+	+	++	-	-	-	0
SA 14: Landscape	+	+	+	++	-	-	-	0
SA 15: Historic environment	+	+	+	++	-	-	-	0
SA 16: Employment	+	0	0	0	+	++	+	0
SA 17: Economic growth	+	0	0	0	+	+	+	0

- 4.5 The Draft Vision explicitly includes reference to the provision of affordable, attractive and energy efficient housing. The local character of West Oxfordshire is to be integrated as part of the new Garden Village which will achieve a strong and distinctive character of its own. Therefore a minor positive effect is expected under SA objective 1: **housing**, SA objective 14: **landscape** and SA objective 15: **historic environment**.
- 4.6 The Draft Vision also includes a description of thriving community life at the Garden Village which is supported by opportunities for sustainable public transport, extensive green space, walkable neighbourhoods, and access to a range of different facilities. As such a minor positive effect is also expected in relation to SA objective 2: **health and well-being**, SA objective 3: **inclusive communities**, and SA objective 6: **services and facilities**.
- 4.7 The Garden Village is furthermore presented as an area which provides a broad range of exciting employment and training opportunities, with development 'future proofed' through measures such as improved digital connectivity. The Draft Vision also sets out that new school facilities will support residents at the Garden Village. A minor positive effect is therefore likely in relation to SA objective 4: **education**.
- 4.8 The Draft Vision refers to the garden Village as an area which can be safely navigated and therefore a minor positive effect is given for SA objective 5: **crime**.
- 4.9 SA objective 9: **air quality** and SA objective 10: **climate change** will be influenced in part by improved levels of energy efficiency at housing, provisions for sustainable transport, increased opportunities for remote working/working from home, and the provision of future-proofed infrastructure at the Garden Village. The future proofing of infrastructure is also expected to help safeguard new infrastructure against flood events. Increases in flood risk in the Garden Village are furthermore likely to be mitigated through the incorporation of extensive areas of green space. This type of approach is likely to help prevent the proliferation of hard surfacing which might otherwise increase surface runoff. A minor positive effect is therefore expected in relation to SA objectives 9: **air quality**, 10: **climate change** and 12: **flooding**.

- 4.10 The Draft Vision is also expected to result in a minor positive effect in relation to SA objective 13: **biodiversity and geodiversity**, by setting the Garden Village out as an area in which wildlife can flourish. It also envisages the provision of a new country park in the area.
- 4.11 The attractive, high-quality business land, and the improved public transport which the Draft Vision sees the Garden Village as incorporating are likely to make the area more attractive to those wishing to invest in the area. It is also likely to provide new jobs and improved access to employment areas for residents. The Draft Vision also provides an image of the Garden Village as an area within which home- and remote-working is promoted. As such a minor positive effect is expected for SA objective 16: **employment** and SA objective 17: **economic growth**.
- 4.12 Due to the Draft Vision's high level and generally aspirational nature, it is not anticipated that any significant positive effects are likely to occur in relation to the SA objectives. In combination with the core themes, the AAP's more detailed policies will support the achievement of the Draft Vision. The more detailed policies will be the elements of the AAP which will most influence planning decisions at the Garden Village. As such more significant effects are expected to occur as a result of the preferred policy approaches, as discussed below.

Core Themes

- 4.13 Generally, the seven APP core themes are likely to have a negligible effect in relation to many of the SA objectives as they are not directly related. However, a number of significant and minor positive effects for the core themes have been identified as well as some negative effects, where the thrust of the theme relates directly to specific SA objectives.
- 4.14 Core theme 1 addresses the intention to build a strong, vibrant and sustainable community. It outlines how this can be achieved through design principles that respect and enhance the area's distinct character, while creating a unique identity for the Garden Village. A minor positive impact is therefore expected in relation to SA objective 1: **housing** as well as for SA objective 14: **landscape**, and SA objective 15: **historic environment**. Core theme 4 is also expected to have positive effect in relation to SA objective 1. The positive effect for core theme 4 is likely to be significant due to the incorporation of the objectives of ensuring current and future housing needs, including providing a balanced mix of different housing opportunities. Positive effects in relation to SA objectives 14 and 15 are also expected for core theme 3, as it contains the objective of reflecting, respecting and enhance the natural and historic environment. The positive impact expected in relation to SA objective 15 is likely to be significant given that development should specifically conserve identified heritage assets and should capitalise on opportunities presented by heritage assets in the area.
- 4.15 The delivery of strong, vibrant and healthy communities is supported through the approach of core theme 1. Core theme 1 sets out to maintain and appropriately manage green spaces, deliver investment in infrastructure in a timely manner, minimise the need to travel, and provide a range of leisure and recreational activities. As such minor positive effects are expected in relation to SA objective 2: **health and well-being** and SA objective 3: **inclusive communities**. Core theme 2 include aims such as food growing options and developing local healthcare facilities and therefore is also expected to have positive effects in relation to SA objectives 2 and 3. The direct focus of this core theme in relation to health objectives means that the positive effect is likely to be significant. A minor positive effect in relation to SA objective 2 is also likely to result for core theme 3. This element of the AAP is supportive of the provision of a comprehensive network of blue and green infrastructure and as such could help support higher amounts of physical activity among local residents. Given that networks which allow active travel are supported through core theme 6 a minor positive effect is also expected in relation to SA objective 2.
- 4.16 Core themes 5 and 6 are expected to have positive effects in relation to SA objective 4: **education** and SA objective 6: **services and facilities**. The provision of a range of accessible education and training opportunities are supported through these core themes. Furthermore, the Garden Village should achieve effective integration with the A40 corridor and the area should be accessible by high quality and convenient public transport choices, which should allow residents to access services and facilities in the surrounding area. The positive effect expected in relation to SA objective 6 is likely to be significant for core them 6 as this element of the AAP supports the creation of walkable neighbourhoods as well as sustainable mixed use development, which may allow for the delivery of new service and facilities in close proximity to housing development at

the Garden Village. The aims of delivering new development that is well connected and accessible by active modes of transport means that a minor positive effect is also recorded in relation to SA objective 6 for core theme 1 and core theme 2.

- 4.17 Only core theme 2 seeks to address to the promotion of a safe and crime free environment at the Garden Village. Given that this element of the AAP directly seeks to address crime and safety at the Garden Village a significant positive effect is expected in relation to SA objective 5: **crime**.
- 4.18 The delivery of a large amount of housing and employment development at the Garden Village as well as supporting infrastructure including new roads will result in a large amount of greenfield land take. As such significant negative effects are expected in relation to SA objective 7: **land use** for core themes 4 and 5 relating to housing and employment delivery, with a minor negative effect for core theme 6, which relates to transport infrastructure. Core theme 3 incorporates an objective of preventing adverse impacts on soils in the area, while core theme 7 incorporates the priority of achieving the optimal use of land. As such a minor positive effect is expected in relation to SA objective 7 for both core themes.
- 4.19 Core theme 7 also includes the objective of minimising the generation and impact of waste in the area. An approach which achieves zero waste is to be pursued where possible. A minor positive is therefore expected for this core theme in relation to SA objective 8: **waste**. The remaining core themes are not directly related to waste management.
- 4.20 Core theme 7 directly seeks to address climate change at the Garden Village and includes support for a move towards low and zero carbon energy. Therefore, a significant positive effect is expected in relation to SA objective 10: **climate change**. This core theme is also expected to have a minor positive effect in relation to SA objective 9: **air quality**, due to the potential to limit air pollution by encouraging renewable or low carbon energy supply systems at the Garden Village. The delivery of new housing and employment land at the Garden Village as well as new infrastructure is likely to result in increased levels of vehicle traffic in the area. As such a minor negative effect is expected in relation to SA objectives 9 and 10 for core theme 4, core theme 5 and core theme 6. The minor negative effect expected in relation to these two SA objectives for core themes 5 and 6 is likely to be combined with a minor positive effect as they could reduce the need to travel due to their aims for delivery of new employment uses that would allow for easy commuting, and encouraging home-working. Core theme 2 is also likely to have a minor positive effect on both SA objectives 9 and 10 as it supports safe and convenient opportunities for active travel. As core theme 3 includes the objective of mitigating harmful impacts on environmental assets including air, a minor positive effect is expected in relation to SA objective 9. Considering that this core theme also includes an objective of protecting of water quality as part of the overarching theme of protecting the area's environmental assets, a minor positive effect is also expected in relation to SA objective 10: **water**.
- 4.21 Core theme 3 also includes the provision of a comprehensive network of green and blue infrastructure as part of its objectives which could help reduce flood risk in the Garden Village with a minor positive effect in relation to SA objective 11: **flooding**. Delivering development which is resilient to climate change through its design is promoted through core theme 7, which is likely to include consideration of flood risk in the area, therefore a minor positive effect is expected in relation to SA objective 11. As core theme 2 includes the objective of maintaining large areas of green space at the Garden Village this approach may allow for the safe infiltration of surface water and a minor positive effect is expected in relation to SA objective 11. Core themes 4, 5 and 6 support the delivery of new housing and employment development at the Garden Village as well transport infrastructure to support new growth and are therefore likely to result in increased impermeable surfaces in the area which could lead to increased levels of flood risk. A minor negative effect is therefore expected for these three core themes in relation to SA objective 11.
- 4.22 Core themes 1, 2 and 3 are expected to have a similar range of effects in relation to SA objective 13: **biodiversity and geodiversity**, SA objective 14: **landscape** and SA objective 15: **historic environment**. Core theme 1 includes the aim of securing long-term maintenance and stewardship arrangements for the Garden Village. This is likely to help ensure that green spaces, heritage assets and other elements of built and natural environment are appropriately maintained in the long term to the benefit of local wildlife as well as local landscape character. It is expected that the support core theme 2 provides in relation to the incorporation of high quality green space

would also have benefits in terms of maintaining areas which allow for habitat provision and connectivity as well as landscape setting and the setting of the historic environment. A significant positive effect is expected in relation to SA objectives 13, 14 and 15 for core theme 3 as this element of the AAP directly seeks to protect local environmental assets. This includes the natural and historic environment with net gains for biodiversity to be achieved where possible. Conversely core themes 4, 5 and 6 are expected to have a minor negative effect in relation to these three SA objectives. The high level of development supported through these core themes, as well as the supporting transport infrastructure to be provided has potential to result in habitat loss, fragmentation and disturbance. Detrimental impacts may also result in terms of landscape character and the setting of nearby heritage assets.

- 4.23 Core theme 5 directly seeks to support the delivery of a balanced range of employment opportunities and the area's economic potential. As such a significant positive effect is expected in relation to SA objective 16: **employment** and SA objective 17: **economic growth**. As core theme 6 supports the provision of transport improvements which would support access to employment opportunities a minor positive effect is expected in relation to SA objective 16. It is expected that improvements of this type will be necessary if the economy in the area is to grow further and therefore a minor positive effect is also expected in relation to SA objective 17. The delivery of new homes, as supported through core theme 4, is likely to provide employment opportunities for local people and may allow for economic growth in areas which are linked to local supply chains in the construction industry. As such a minor positive effect is expected in relation to SA objectives 16 and 17 for core theme 4.

Building a strong vibrant and sustainable community

- 4.24 This section summarises the SA findings for the preferred approaches in relation to ensuring that development leads to the creation of a strong, vibrant and sustainable community. The preferred policy approaches include key development principles, quantum and mix of uses, spatial framework, high quality design, provision of supporting infrastructure and long-term maintenance and stewardship.
- 4.25 This section includes the approach for the spatial framework (preferred approach 3) for the Garden Village. The AAP: Preferred Options includes three spatial framework options that were developed through a 3-day stakeholder design workshop and are being considered for inclusion in the AAP. The three spatial framework options have been appraised individually as part of the options appraisal work set out in **Appendix 4** of this SA Report (see **Table A4.26** and subsequent summary of SA findings). Preferred approach 3: Spatial Framework in the AAP states that the three options will be refined in light of stakeholder feedback and technical evidence so that one agreed spatial framework option can be included in the final pre-submission draft AAP. The findings for preferred approach 3: Spatial Framework therefore reflect the most significant effects identified out of the three options for each SA objective, but these will be revised in the SA of the final draft AAP.
- 4.26 The sustainability findings relating to each of these preferred approaches have been grouped together in this section. **Table 4.2** below provides a summary of the expected sustainability effects. A description of the potential effects is provided below the table.

Table 4.2: Summary of sustainability effects for preferred policy approaches for building a strong, vibrant and sustainable community

SA objective	PA1: Key Development Principles	PA2: Quantum and Mix of Uses	PA3: Spatial Framework	PA4: High Quality Design	PA5: Provision of Supporting Infrastructure	PA6: Long-term maintenance and stewardship
SA1: Housing	++/-?	++	++	++/-?	0	+/-?
SA2: Health and well-being	+	+/-?	++	+	+	+
SA3: Inclusive communities	++	0	++	++	++	++
SA4: Education	+	+/-?	++	+	++	0
SA5: Crime	0	0	0	0	0	+
SA6: Services and facilities	+	+	++	+	+	0
SA7: Land use	+	--	--	+	-	0
SA8: Waste	0	0	0	0	0	0
SA9: Air quality	+	+/-	+/--	+	+/-	0
SA10: Climate change	+	+/-	++/--	+	+/-	0
SA11: Water	+	-	+/-	+	+/-	0
SA12: Flooding	+	-	++/-	+	+/-	0
SA13: Biodiversity and geodiversity	+	--	++/-	+	+/-	+
SA14: Landscape	++	--?	++/-?	++	-?	+
SA15: Historic environment	++	--?	-?	++	-?	+
SA16: Employment	+	++	++	+	+	0
SA17: Economic growth	+/-?	++	++	+/-?	+	0

4.27 Delivering an amount of new housing at the Garden Village will contribute to housing need within West Oxfordshire as well as the wider area including Oxford. Preferred approach 2 supports the delivery of about 2,200 new homes at the Garden Village and therefore a significant positive effect is expected in relation to SA objective 1: **housing**. Preferred approach 3 would allow for the delivery of a high number of new homes, to be accommodated within the spatial framework for the new Garden Village. All three options for the spatial framework would have the same effect irrespective of how the homes are distributed. As such a significant positive effect is expected in relation to SA objective 1 for this element of the AAP. Preferred approach 1 and preferred approach 4 are likely to help ensure a high quality of housing is delivered at the Garden Village through the requirement of a high quality of design and the incorporation of the garden village principles. Furthermore preferred approach 4 sets out a requirement for a Design Code in

support of new development as appropriate, which is likely to further ensure that homes are built to a high standard of design. A significant positive effect is therefore also expected in relation to SA objective for preferred approaches 1 and 4. Considering that these two preferred approaches may place requirements on developers which may prove to be overly onerous in certain circumstances, an uncertain minor negative effect is recorded in combination. The negative effect is uncertain depending on whether the rate of housing delivery may be adversely affected. Preferred approach 6 is expected to result in housing development being maintained in an appropriate manner through the requirement for a Community Management and Maintenance Plan (CMMP). The quality of housing schemes should be maintained in the long term, in this manner meaning a minor positive effect is expected. However, preferred approach 6 is also expected to place further requirements on housing developers meaning an uncertain minor negative effect is also expected in combination.

- 4.28 It is expected that providing new infrastructure, including community services and facilities as well as green space in manner which will be accessible to a high number of residents will be of particular benefit in terms of health and well-being at the Garden Village. Option 1 considered for the spatial framework (preferred approach 3) would make this type of provision in a manner which is considered particularly beneficial in terms of providing access to infrastructure which could benefit local public health. A significant positive effect is therefore expected in relation to SA objective 2: **health and well-being** for preferred approach 3. It is expected that the benefits which are likely to be secured through preferred approaches 1, 4, 5 and 6 would also include those relating to improvements in public health. The incorporation of the garden village principles through preferred approach 1 and preferred approach 4 will help to promote the delivery of green infrastructure. This is likely to allow for benefits including the promotion of higher levels of physical activity among residents. This approach to green infrastructure would be complemented by securing the long term maintenance of the Garden Village including green spaces through preferred approach 6. The delivery of new infrastructure in line with the Infrastructure Delivery Plan (IDP), as set out through preferred approach 5, may include new primary health care facilities which would help reduce the potential for existing services at Eynsham to become overloaded as new housing is delivered at the Garden Village. A minor positive effect is also expected for preferred approach 2 due to the close proximity of existing healthcare facilities which residents may make use of at Eynsham, although this is combined with an uncertain minor negative effect considering that new residents in the area may place pressure on existing services at the village.
- 4.29 The delivery of new growth at the Garden Village which is of a high design quality and in line with the garden village principles is likely to help ensure that the area is developed as a self-sustaining settlement. As such a significant positive effect is expected for SA objective 3: **inclusive communities** for preferred approaches 1 and 4. It is also likely that providing a distribution of development as well as supporting infrastructure to ensure that a high number of residents can access services and facilities will also contribute to this aim. Option 1 (and to a lesser extent Option 3) considered for the spatial framework (preferred approach 3) would make provisions of this type in a manner which is likely to be particularly beneficial in terms of providing access to services and facilities for a high number of residents. A significant positive effect is therefore also expected for preferred approaches 3 and 5 in relation to SA objective 3. It will be important to promote a sense of ownership at the Garden Village to secure an inclusive and self-sustaining community, in the long term in particular. A significant positive effect is therefore also expected for preferred approach 6 in relation to this SA objective. While preferred approach 2 sets out the principle of delivering a specific amount of new housing and employment development at the Garden Village, it does not identify that specific elements of supporting infrastructure will be provided and therefore a negligible effect is expected in relation to SA objective 3.
- 4.30 Securing delivery of the right infrastructure at the right time and in the right place will be important to provide the highest number of residents with access to services and facilities, including education. A positive effect is therefore expected in relation to SA objective 4: **education** and SA objective 6: **services and facilities** for preferred approaches 3 and 5. Options 1 and 3 considered for the spatial framework (preferred approach 3) would allow for the incorporation of new education facilities in a manner which would be beneficial to residents at the Garden Village as well as to those within the village of Eynsham itself. The positive effect in relation to SA objective 4 for both preferred approaches is expected to be significant considering that these elements of the AAP are expected to support the provision of new education facilities to

the required level and at a location which a high number of residents can easily access. Preferred approach 3 is expected to deliver services and facilities at locations which are accessible to a high number of pupils and therefore the positive effect for SA objective 6 is likely to be significant. However, while preferred approach 5 would support the accessibility of services and facilities through the delivery of needed infrastructure, market forces are likely to play an important role in some services and facilities such as those in the retail sector. The positive effect for preferred approach 5 in relation to SA objective 6 is therefore likely only to be minor. It is expected that supporting the delivery of development in line with the garden village principles and to a high quality of design would help ensure that most residents have access to education provisions and other services and facilities. This is likely to include access by active and sustainable modes of transport. A minor positive effect is therefore expected in relation to SA objective 4 and SA objective 6 for preferred approaches 1 and 3. Providing a high level of new development (including new housing in particular) at the north of Eynsham would provide new residents with good levels of access to existing services and facilities including education at the village. Considering the potential sensitivities of schools to intakes of new pupils the minor positive effect expected in relation to SA objective 4 for preferred approach 2 is likely to be combined with an uncertain minor negative effect.

- 4.31 Where a long term sense of community can be fostered at the Garden Village and maintenance of open spaces can be secured it is expected that a greater feeling of safety amongst residents will result. As such a minor positive effect is expected in relation to SA objective 5: **crime** for preferred approach 6.
- 4.32 The area identified for the Garden Village to the north of Eynsham contains mostly greenfield land. An area of Grade 2 agricultural land is directly to the north of the A40 and therefore policies which would directly support development or infrastructure provision at this location are likely to have adverse impacts in terms of achieving more efficient use of land in the District. Significant negative effects are recorded in relation to SA objective 7: **land use** for preferred approaches 2 and 3 considering the high level of housing, employment and other uses which would be supported at this location (irrespective of which spatial framework is taken forward through preferred approach 3). Preferred approach 5 would support the delivery of new infrastructure at the Garden Village. While this would include new road provisions and other infrastructure which would involve substantial land take, the amount of greenfield land used for such development is likely to be much less than that which is required for housing and employment at the Garden Village. The negative effect expected for preferred approach 5 in relation to SA objective 7 is therefore minor. Preferred approaches 1 and 4 would place an emphasis on incorporating the garden village principles at new development as well as on achieving a high quality design. This will include the incorporation of elements of green infrastructure, including the retention of sizable areas of green space as new growth is delivered. A minor positive effect is therefore expected in relation to SA objective 7 for preferred approaches 1 and 4 considering that the incorporation of such an approach at the Garden Village is likely to help secure a more sustainable pattern of land use.
- 4.33 It is expected that supporting the delivery of a high level of housing and employment development and supporting infrastructure (such as road improvements) would mean that an increased number of journeys by private vehicle would result in the area. As such a minor negative effect is expected in relation to SA objective 9: **air quality** and SA objective 10: **climate change** for preferred approach 2 and 5. Preferred approach 2 would however place new development in close proximity to a number of existing bus stops, which might be made use of by new residents and encourage modal shift. Preferred approach 5 would support the delivery of new infrastructure which would include sustainable transport provisions and new services and facilities. This approach is likely to reduce the need for residents to travel long distances on a regular basis which would limit any potential increased impact in terms of greenhouse gas emissions or air pollution. The minor negative effect for preferred approaches 2 and 5 is therefore expected to be combined with a minor positive effect. The promotion of high quality design to incorporate the garden village principles will include the promotion of walking, cycling and public transport. As such a positive effect is expected for preferred approach 1 and 4 in relation to both SA objective 9 and 10. It is expected that this positive effect would be minor and not significant. Preferred approaches 1 and 4 would influence the layout of new development to support modal shift in a manner which is thought to be less direct than the spatial framework set out through preferred approach 3. While all options considered for the spatial framework would

include the incorporation of a new park and ride site, the delivery of new development would increase the new of journeys in the area when compared to current levels. Furthermore spatial framework option 3 allows for development to be focused towards the A40 which may result in increased travel along this route, with a significant proportion likely to be made by private vehicle. The provision of the proposed park and ride with bus priority and cycle lane along the A40 is likely to help promote modal shift along this route. However, as the main road in the area, the A40 regularly accommodates a high volume of traffic which may discourage some users from adopting active modes of transport when using it. A significant negative effect is therefore recorded for SA objectives 9 and 10, as part of an overall mixed effect for each objective. These effects are reflective of the high number of journeys which will need to be made as new residents and commuters are accommodated in the area. The score also reflects the potential for air quality issues to be compounded at the Oxford AQMA to which the A40 leads. Option 1 and option 2 for the spatial framework would allow for routes for active travel, to achieve walkable neighbourhoods and this is likely to reduce the need for car travel in the long term, resulting in positive effects also identified for SA objectives 9 and 10. The spatial framework may also allow for the provision of a biogas facility at the Garden Village in line with option 1 making the positive effect in relation to SA objective 10 significant.

- 4.34 The incorporation of the garden village principles at the new development would result in the incorporation of new green infrastructure. Preferred approaches 1 and 4 are thereby expected to support the retention of green spaces which can allow for the safe infiltration of surface water. A minor positive effect is therefore expected for these preferred approaches in relation to SA objective 11: **water** and SA objective 12: **flooding**. Limiting the volume of water which enters the wastewater system is expected to limit the potential for issues of overcapacity resulting. The principle of delivering new housing and employment development and supporting infrastructure, as set out through preferred approaches 3 and 5, has been identified as having adverse impacts in terms of SA objectives 11 and 12 due to increased amounts of impermeable surfaces in the area. The adverse impact identified in relation to these SA objectives for preferred approach 3 (in line with option 3 for the spatial framework) is likely to be combined with a positive effect given that the spatial framework to be put forward will incorporate substantial areas of green space which is likely to facilitate the safe infiltration of surface water. As this approach would have a more direct impact on flood risk (given the potential to limit runoff) the positive effect expected in relation to SA objective 12 is likely to be significant. Preferred approach 5 is also likely to have a combined minor positive and minor negative effect in relation to these SA objectives. New infrastructure development would increase the amount of impermeable surfaces in the area, but would also help to address flood risk and accommodate wastewater in the area. Preferred approach 2 sets out the level of growth that is acceptable at the Garden Village site with no consideration for any mitigation of the adverse effects associated with the land take involved. As such a minor negative effect is expected in relation to SA objective 11 and SA objective 12 as only a small of area of the site falls within Flood Zone 2 or 3. It is also recognised that these areas are at risk from surface water flooding, with parts of the east of the site at high risk of flooding from groundwater and all other areas within the site have negligible flood risk¹⁵.
- 4.35 The Garden Village is located within relatively close proximity to South Freeland Meadows and City Farm Local Wildlife Sites and additional areas of ancient woodland to the north. Preliminary ecological assessment work undertaken to support the production of the AAP¹⁶ identified a number of adverse effects relating to potential habitat loss and fragmentation and other pressures associated with human activities. This included effects relating to vegetation clearance, topsoil stripping and watercourse diversion or drainage. Protected species such as bats, great crested newts and otters were identified as potentially being affected as a result of construction or the subsequent operation phase of the development. As such the delivery of new growth and infrastructure supported through preferred approaches 2 and 5 is expected to have a minor negative effect in relation to SA objective 13: **biodiversity and geodiversity**. The negative effect expected in relation this SA objective for preferred approach 2 is likely to be significant. This element of the AAP would result in a high amount of land take which could cause habitat loss, fragmentation and disturbance and does not contain any approach which might help to mitigate these effects. Conversely the substantial areas of green space incorporated as part of

¹⁵ JBA (2019) *Level 2 Strategic Flood Risk Assessment – Land North and West of Eynsham*

¹⁶ TACP (2019) *Oxfordshire Cotswolds Garden Village And West Eynsham Preliminary Ecological Impact Assessment*

the spatial framework for growth set out through preferred approach 3 is likely to allow for protection and potential improvements to habitat provision and connectivity in the area, resulting in a significant positive effect. This reflects the approach of incorporating expansive green space to the northern edge which would include wildflower areas and new woodland tree planting under option 1 for the spatial framework. A significant positive effect is therefore also expected in combination with the minor negative for preferred approach 3 in relation to this SA objective. Preferred approach 5 is supportive of the incorporation of (unspecified) elements of green infrastructure as part of the overall infrastructure delivery. This is also likely to support habitat connectivity at the Garden Village. The principles of green infrastructure are embedded as part of the garden village principles. As such requiring the provision of new growth to meet a high standard of design which incorporates these principles is likely to benefit biodiversity and geodiversity in the area. A minor positive effect is therefore expected in relation to SA objective 13 for preferred approaches 1 and 4. Similarly, the maintenance of green spaces at the Garden Village in the long term through appropriate arrangements for stewardship are expected to help preserve these areas as suitable for supporting wildlife. A minor positive effect is therefore also expected for preferred approach 6 in relation to SA objective 13.

- 4.36 The existing rural open character at the Garden Village site contains or is in close proximity to a number of heritage assets. This includes Listed Buildings at City Farmhouse in the north of the site as well as those at Eynsham Mill. The Historic Environment Assessment¹⁷ undertaken to support the Garden Village AAP identifies that avoiding harm to these assets should be secured by retaining the listed buildings and their spatial relationship, along with other key elements of their setting. Non-designated assets at the site have been identified as being limited to the hollow way and earthwork remains of the medieval deserted settlement of Tilgarsley which are recommended to be preserved in situ. A number of historic pathways/ tracks/ roads and hedgerows that are 'historically important' are also within the site to be retained as far as possible within any future development. The Eynsham Conservation Area is to the south east of the site but there is a substantial amount of residential development already present in this direction. The high level of growth to be delivered at the Garden Village has the potential to adversely affect the existing landscape character and the setting of heritage assets in the area. Therefore, a negative effect is expected in relation to SA objective 14: **landscape** and SA objective 15: **historic environment** for preferred approaches 2, 3 and 5. The negative effect expected in relation to SA objective 14 and objective 15 for preferred approach 2 is likely to be significant considering the mostly undeveloped character of the site and the heritage assets within the site boundary. It is also recognised that this element of the AAP is not related to the spatial distribution of development at the Garden Village.
- 4.37 Furthermore part of the site has been assessed as being of 'medium-high' landscape sensitivity as part of work undertaken for the strategic study for accommodating Oxford's unmet housing need¹⁸. As part of the additional landscape and visual assessment work for the Garden Village site and West Eynsham SDA itself¹⁹, the Garden Village site has been identified as having a strongly rural nature which is judged to be of moderate-high sensitivity for perceptual qualities. The northern brook is judged to be of relatively higher sensitivity. The landscape study recommends that the northern edge of the settlement should allow for transitional space from development to open countryside. Preferred approach 3 would deliver new growth in the Garden Village which includes the incorporation of green infrastructure and potentially an approach which avoids the creation of a hard edge to the north. This approach could have a beneficial impact in terms of maintaining landscape character at this location and therefore the minor negative effect expected in relation to SA objective 14 for preferred approach 3 is likely to be combined with a significant positive effect. The significant positive effect has been recorded to reflect the approach of incorporating expansive green space to the northern edge in line with option 1 for the spatial framework. This approach would directly respond to the recommendations of the landscape findings for the site. The incorporation of the garden village principles and encouraging a high quality of design at the site through measures such as requiring a Design Code for new development is directly expected to affect these SA objectives. A significant positive effect is expected in relation to SA objective 14 and SA objective 15 for preferred approaches 1 and 4. It

¹⁷ LUC (July 2019) *Oxfordshire Cotswolds Garden Village and West Eynsham Development Area Historic Environment Assessment*

¹⁸ LUC; BBP Regeneration (2016) *Oxford Spatial Options Assessment*

¹⁹ LUC (2019) *Oxfordshire Cotswolds Garden Village West Eynsham Strategic Development Area: Landscape and visual assessment*

is also expected that securing the long term stewardship of the Garden Village will have the long term effect of preserving and enhancing local character and the setting of heritage assets. This element of the AAP is expected to help encourage appropriate management techniques particularly through the promotion of a local sense of ownership. A minor positive effect is therefore expected in relation to SA objective 14 and SA objective 15 for preferred approach 6.

- 4.38 The most direct impacts in terms of providing residents with access to suitable employment opportunities and encouraging local investment and economic growth is likely to be achieved through the identification of new employment land. Preferred approach 2 sets out the quantum of development and mix of uses at the site. At this stage this takes in about 2,200 homes and about 40 hectares of business land with the quantum of other land uses to be confirmed in more detail with regard for further evidence studies including infrastructure planning and transport modelling. Furthermore, the spatial framework supported through all three options being considered for preferred approach 3 would incorporate a high amount of new employment land (40ha) in line with the 'working assumptions' of the Local Plan. The three options considered for preferred approach 3 would potentially allow for enhancement of these significant positive effects through variations of the spatial framework. Variations include supporting the provision of homes to be designed to facilitate flexible working (option 1) or orientating development towards the A40 which could be of benefit to specific new employment types in the area (option 3). As such a significant positive effect is expected for preferred approaches 2 and 3 in relation to SA objective 16: **employment** and SA objective 17: **economic growth**. The key principles for development at the Garden Village set out through preferred approach 1 will require the development to be forward thinking and responsive to trends and technologies. This approach is expected to make the area more adaptable to new economic opportunities (such as higher levels of home-working) and employment growth in emerging areas. A minor positive effect is expected in relation to SA objective 16 and SA objective 17 for this preferred approach. The requirement for development to accord with the garden village principles through preferred approach 4 as well as preferred approach 1 is likely to ensure that a high quality of design makes new employment growth attractive to businesses considering expansion. This approach is also likely to ensure that employment land is highly accessible to a large proportion of residents. The more onerous nature of requirements of both of these preferred approaches may make certain types of developments less likely to come forward at the Garden Village. The minor positive effect expected in relation to SA objective 17 is therefore combined with an uncertain minor negative effect for preferred approaches 1 and 4. The delivery of new infrastructure to match the timing of new growth at the Garden Village will be important to ensure that new and existing employment opportunities are accessible for residents. It will also help make the area suitable to accommodate new economic growth. A minor positive effect is therefore also expected in relation to SA objective 16 and SA objective 17 for preferred approach 5.

Healthy Place Shaping

- 4.39 This section summarises the SA findings for the preferred policy approaches for the AAP in relation to healthy place shaping in the Garden Village. The preferred policy approaches cover the themes of adopting healthy place shaping principles, social integration and inclusion, providing opportunities for healthy active play and leisure, green infrastructure and enabling healthy food choices.
- 4.40 The sustainability findings relating to each of these preferred policy approaches have been grouped together in this section. **Table 4.3** below provides a summary of the expected sustainability effects. A description of the potential effects is provided below the table.

Table 4.3: Summary of sustainability effects for preferred policy approaches for protecting and enhancing environmental assets

SA objective	PA7: Adopting Healthy Place Shaping Principles	PA8: Social Integration and Inclusion	PA9: Providing Opportunities for Healthy Active Play and Leisure	PA10: Green Infrastructure	PA11: Enabling Healthy Food Choices
SA1: Housing	+	0	0	0	0
SA2: Health and well-being	++	++	++	++	++
SA3: Inclusive communities	+	++	+	+	0
SA4: Education	+	+	+	0	0
SA5: Crime	+	++	0	0	0
SA6: Services and facilities	+	+	+	0	0
SA7: Land use	0	+	0	+	+
SA8: Waste	0	0	0	0	0
SA9: Air quality	+	+	+	+	0
SA10: Climate change	+	+	+	+	+
SA11: Water	+	0	+	+	0
SA12: Flooding	0	0	+	+	0
SA13: Biodiversity and geodiversity	+	0	+	++	+
SA14: Landscape	+	0	+	++	0
SA15: Historic environment	+	0	0	+	0
SA16: Employment	+	+	0	0	0
SA17: Economic growth	+	+	0	0	+

4.41 Preferred approach 7 would incorporate the principles of healthy place shaping within the AAP. Given that these principles have scope to include the promotion of a high quality of housing development at the Garden Village a minor positive effect is expected in relation to SA objective 1: **housing**.

4.42 The focus of the preferred approaches in this section of the AAP is to promote healthy lifestyles amongst residents at the Garden Village. As such the most direct effects are expected in relation to SA objective 2: **health and well-being**. A significant positive effect has been recorded in relation to this SA objective for all preferred approaches in this section. The promotion of design which incorporates the principles of healthy place shaping is to be supported through preferred approach 7. Preferred approach 8 would support the delivery of development to maximise

opportunities for social interaction thereby limiting the potential for isolation amongst residents. Preferred approaches 9 and 10 are also expected to have a significant positive effect given that they would support the delivery of infrastructure which would provide opportunities for play and exercise at the Garden Village. Options for healthy food growing and consumption are to be supported through preferred approach 11.

- 4.43 The focus of preferred approach 8 on encouraging social integration and inclusion is likely to result in a significant positive effect in relation to SA objective 3: **inclusive communities**. Measures would include the provision of mixed use development which includes space and facilities to promote inter-generational activities and interests. It is also likely that providing green space and space for play which may encourage informal interaction among residents is likely to have similar benefits. A minor positive effect is therefore expected in relation to SA objective 8 for preferred approach 9 and 10. A minor positive effect is also expected in relation to SA objective 8 for preferred approach 7. The principles of healthy place shaping which this preferred approach is supportive of include measures which relate to lifetime homes. As such this element of the AAP is likely to support living space which accommodates different age groups at the Garden Village.
- 4.44 A minor positive effect is expected for preferred approaches 7, 8 and 9 in relation to SA objective 4: **education**. The principles of healthy place shaping are incorporated in the AAP through preferred approach 7. These include support for facilities and community networks which is likely to incorporate education provision. The approach to ensuring inclusive communities (preferred approach 8) may include the delivery of school infrastructure at an early stage at the Garden Village to act as an important community 'hub' for social inclusion and cohesion. The principles of active design underpinning preferred approach 9 include the delivery of development to ensure that facilities such as schools are within walking distance for residents.
- 4.45 Designing development to reduce crime is included in the principles which relate to healthy place shaping. As such a minor positive effect is expected in relation to SA objective 5: **crime** for preferred approach 7. A significant positive effect is expected in relation to this SA objective for preferred approach 8, as it states that opportunities to reduce the incidence and fear of crime at the Garden Village are to be identified and addressed in consultation with key stakeholders including Thames Valley Police.
- 4.46 As the principles of active design underpinning preferred approach 9 include the delivery of development which allows for easy access to services and facilities, a minor positive effect is expected in relation to SA objective 6: **services and facilities**. An emphasis on mixed-use development is supported through preferred approach 8. It is likely that this would result in many residents being provided with a good level of access to services and facilities and therefore a minor positive effect is also expected in relation to SA objective 6 for this preferred approach. The principles of healthy place shaping include support for facilities and community networks which is likely to ensure an appropriate level of service provision at the Garden Village. Therefore, a minor positive effect is expected in relation to SA objective 6 for preferred approach 7.
- 4.47 Preferred approaches 10 and 11 support the maintenance of areas of the Garden Village as high quality green infrastructure and areas for food growing including new allotments and a community farm/orchard. As such these elements of the AAP will limit the amount of greenfield land take at the Garden Village thereby securing a more efficient use of land. A minor positive effect in relation to SA objective 8: **land use** is therefore expected for these preferred approaches. A minor positive effect is also expected for preferred approach 8. This element of the AAP includes support for development which places an emphasis on mixed-use development which is likely to help achieve more efficient patterns of use.
- 4.48 It is expected that achieving a more efficient pattern and mix of uses at the Garden Village will help to reduce the need to travel by private vehicles, thereby encouraging benefits relating to minimisation of air pollution and release of greenhouse gases. Furthermore delivering infrastructure which supports residents on a day to day basis and encourages social integration will help encourage travel by more active modes. The principles of active design which underpin the approach to healthy active play and leisure are also likely to result in similar benefits. As such a minor positive effect is expected in relation to SA objective 9: **air quality** and SA objective 10: **climate change** for preferred approaches 7, 8 and 9. The incorporation of green infrastructure

at the Garden Village as supported through preferred approach 10 is likely to provide opportunities for active travel. Positive impacts in terms of reducing air pollution and carbon storage are also likely to result. The provision of new opportunities for healthy food growing may have some limited positive effects in terms of air quality. However, more substantial effects are expected in terms of making the Garden Village more resilient to climate change by providing a local food source. A minor positive effect in relation to SA objective 10 is therefore expected for both of these preferred approaches. A minor positive effect is expected for referred approach 10 alone in relation to SA objective 9.

- 4.49 The principles which inform healthy place shaping include reference to minimising the impact of water pollution. As such a minor positive effect is expected in relation to SA objective 11: **water** for preferred approach 7. The delivery of multifunctional open space including SuDS at the Garden Village as supported through preferred approach 9 is expected to limit the volume of water which enters the wastewater system as well as having direct impacts in terms of limiting any increase in local flood risk. A minor positive effect is therefore expected for this preferred approach in relation to SA objective 11: water and SA objective 12: **flooding**. It is also expected that the wider incorporation of a green infrastructure approach would help to protect local water quality. Beneficial impacts are also likely to result in terms of minimising any increase in flood risk which may result as new development is delivered. Preferred approach 10 is informed by the Water Standards which aim to provide green infrastructure to effectively manage water quantity as well as water quality. A minor positive effect is therefore expected for preferred approach 10 in relation to SA objectives 11 and 12.
- 4.50 Delivering new development at the Garden Village is to allow for high quality green and blue spaces in line with the healthy place shaping principles. As such preferred approach 7 is likely to allow for opportunities to provide habitat space, as well as wider habitat connectivity. A minor positive effect is therefore recorded in relation to SA objective 13: **biodiversity and geodiversity**. Considering the positive effect these types of provisions are likely to have in terms of landscape character (particularly with consideration for the high level of development to be supported at the Garden Village) a minor positive effect is expected in relation to SA objective 14: **landscape**. Preferred approach 9 is likely to result in similar benefits given that the opportunities for healthy play that it would support is likely to include parks and other open space which are likely to have ecological and landscape value. An approach to the delivery of development at the Garden Village which allows for the incorporation of green infrastructure, in line with preferred approach 10 is likely to be of particular benefit in terms of protecting sites of wildlife value as well as important landscape features. Preferred approach 10 is directly supportive of ensuring the delivery of a network of connected green spaces which allow for opportunities for biodiversity and encourages a landscape led approach. The Green Infrastructure Study²⁰ undertaken to support work for the Garden Village site indicates that new development should be designed to retain the most important hedges and hedgerow trees wherever possible, contributing to a strong landscape structure, connecting with the site's past and providing important biodiversity. A significant positive effect is therefore expected in relation to SA objective 13 and 14 for preferred approach 10 which is responsive to findings of the study. While the provision of opportunities for food growing (such as allotments and a new community farm) will allow for habitat connectivity in the area, these features are likely to be of less value in terms of landscape character. A minor positive effect is therefore expected for preferred approach 11 in relation to SA objective 13.
- 4.51 The delivery of new development at the Garden in line with the healthy place shaping principles is to be informed by the need to protect the historic environment. A minor positive effect is therefore expected in relation to SA objective 15: **historic environment** for preferred approach 7. It is also expected that maintaining elements of green infrastructure (many of which act as important landscape features and thereby provide the setting for local heritage assets) as new development is delivered at the Garden Village will benefit the significance of the historic environment. Recommendations which inform preferred approach 10 identify that there are likely to be opportunities to conserve and reflect the most historic parts of the site, as development is delivered. Therefore a minor positive effect is expected in relation to SA objective 15: **historic environment** for preferred approach 10.

²⁰ LUC (May 2019) Oxfordshire Cotswolds Garden Village West Eynsham Strategic Development Area: Green Infrastructure Study

4.52 Providing development in line with the healthy place shaping principles would encourage accessibility for residents to employment opportunities in the area particularly by more active modes. The principles are also informed by the objective of enabling economic growth to support employment in the area. A minor positive effect is therefore expected for preferred approach 7 in relation to SA objective 16: **employment** and SA objective 17: **economic growth**. Preferred approach 8 would support the delivery of mixed use spaces which is likely to support some employment uses and provide residents with easy access to jobs at these locations. The consideration for the provision of a home workers' meeting space set out in the supporting text of the preferred approach has the potential to encourage businesses to use each other's services and promote them to others. As such this element of the AAP may help to encourage local economic growth, particularly among small businesses. Preferred approach 8 is therefore also expected to have a minor positive effect in relation to SA objectives 16 and 17. The support provided for local food growing opportunities by preferred approach 11 may include the incorporation a permanent farmers' market at the Garden Village. This would support the businesses of local commercial farm producers and therefore a minor positive effect is expected for this preferred approach in relation to SA objective 17.

Protecting and enhancing environmental assets

4.53 This section summarises the SA findings for the preferred policy approaches for the AAP in relation to protecting and enhancing environmental assets in the Garden Village. The preferred policy approaches cover the themes of biodiversity net gain, water environment, environmental assets, and heritage assets.

4.54 The sustainability findings relating to each of these preferred policy approaches have been grouped together in this section. **Table 4.4** below provides a summary of the expected sustainability effects. A description of the potential effects is provided below the table.

Table 4.4: Summary of sustainability effects for preferred policy approaches for protecting and enhancing environmental assets

SA objective	PA12: Achieving 25% Biodiversity Net	PA13: Water Environment	PA14: Environmental Assets	PA15: Heritage Assets
SA1: Housing	-?	-?	-?	-?
SA2: Health and well-being	+	+	+	0
SA3: Inclusive communities	+	+	0	0
SA4: Education	+	0	0	+
SA5: Crime	0	0	0	0
SA6: Services and facilities	0	0	0	0
SA7: Land use	+	+	++	0
SA8: Waste	0	+	++	0
SA9: Air quality	+	+	++	0
SA10: Climate change	+	+	0	0

SA objective	PA12: Achieving 25% Biodiversity Net	PA13: Water Environment	PA14: Environmental Assets	PA15: Heritage Assets
SA11: Water	+	++	++	0
SA12: Flooding	+	++	0	0
SA13: Biodiversity and geodiversity	++	++	++	0
SA14: Landscape	+	+	+	+
SA15: Historic environment	+	+	+	++
SA16: Employment	-?	-?	-?	-?
SA17: Economic growth	-?	-?	-?	-?

- 4.55 Prioritising biodiversity gains at the Garden Village as well as protecting other environmental assets (including those which make up parts of the water environment) and elements of the historic environment may make certain parts of the Garden Village unsuitable for new development. This may be as a result of constraints which are identified or viability issues which arise. A minor negative effect in relation to SA objective 1: **housing**, SA objective 16: **employment** and SA objective 17: **economic growth** is therefore recorded for all preferred approaches considered. The effects are uncertain given that design measures may allow for development to proceed with appropriate mitigation measures in place. The uncertainty also reflects the unknown nature of the decisions of developers in relation to the potential to deliver new development at this stage.
- 4.56 The provision of green space as a subset of green infrastructure is supported through preferred approach 12 and preferred approach 13 and this is likely to provide a space for leisure, recreation and physical exercise. Therefore, a minor positive effect is expected in relation to SA objective 2: **health and well-being**. Preferred approach 12 is also considerate of local food production through allotments, which could have further benefits in terms of local public health. Light and noise pollution have been considered through preferred approach 14 and as such this element of the AAP should contribute to protecting health and well-being for local residents. A minor positive effect is also expected in relation to SA objective 2 for this preferred approach.
- 4.57 The provision of green spaces and development which is considerate of the water environment at the Garden Village is likely to help to create more inclusive communities by allowing for space for formal and informal gatherings and interactions. Therefore preferred approaches 12 and 13 are likely to have a minor positive impact in relation to SA objective 3: **inclusive communities**.
- 4.58 The approach to achieving biodiversity net gain at the Garden Village set out through preferred approach 12 includes the potential for outdoor classrooms. A minor positive effect is therefore expected in relation to SA objective 4: **education**. Educational benefits from heritage assets in the area are noteworthy given that there are a number of suggested ideas to promote cultural activities identified, such as the creation of an Eynsham Area Museum. As such a minor positive effect is also recorded in relation to SA objective 4 for preferred approach 15.
- 4.59 Allowing for incorporation of green infrastructure at new development as supported through preferred approaches 12, 13 and 14 is likely to reduce greenfield land take in the area and as such promote more efficient land use locally. Positive effects are therefore expected in relation to SA objective 7: **land use** for these preferred approaches. Preferred approach 14 is also expected to help minimise the impact of development on soil resources and directly safeguard the best and most versatile agricultural land. Practices such the incorporation of a community farm, smallholdings, community gardens, allotments and orchards may be options to secure an

approach to this process of safeguarding. As such the positive effect expected in relation to SA objective 7 for preferred approach 14 is likely to be significant.

- 4.60 Grey water recycling as supported through preferred approach 13 is likely to benefit the achievement of the waste hierarchy in the Garden Village. As such a minor positive effect is expected in relation to SA objective 8: **waste** for this preferred approach. A consideration of waste and the achievement of the waste hierarchy during the design and construction of all development at the Garden Village has been included in preferred approach 14. The more encompassing nature of this element of the AAP in relation to waste management which may include making space for home-composting and storage of recycling bins means that the positive effect identified for this preferred approach is likely to be significant.
- 4.61 Policy approaches which seek to provide opportunities for the achievement of modal shift are those which are most likely to affect SA objective 9: **air quality** and SA objective 10: **climate change**. Improving the functionality of green spaces to foster a gain in biodiversity will have complementary effects on climate change resilience and air quality considering the potential effect vegetation can have in relation to air pollution in terms of purification and reduction. Sustainable Drainage Systems (SuDS) are also expected to increase the resilience of the Garden Village in terms of climate change. Preferred approaches 12 and 13 are expected to have minor positive effects through the incorporation of new elements of green and blue infrastructure as well as SuDS. Preferred approach 14 would not directly address issues relating to climate change but part of the approach to secure the protection and enhancement of the environment would include protection of air quality. As such a significant positive effect is expected in relation to SA objective 10 for this preferred approach.
- 4.62 The incorporation of green infrastructure at the Garden Village will have added benefits in terms of allowing for the infiltration of surface water, thereby limiting flood risk and potentially preventing substantial increases the volume of water which is required to be treated through the wastewater system. A minor positive effect is therefore expected in relation to SA objective 11: **water** and SA objective 12: **flooding** for preferred approach 12. Preferred approach 13 is directly concerned with the protection of water quality at the Garden Village. This includes reference to the need for a local strategy to assess the wastewater network and flood risk and therefore a significant positive effect is expected in relation to SA objective 11 and SA objective 12 for this preferred approach. Part of the approach of protecting environmental assets at the Garden Village includes a considerate of water quality. As such a significant positive effect is also recorded in relation to SA objective 11 for preferred approach 14.
- 4.63 Achieving 25% biodiversity net gain as set out through preferred approach 12 will help to ensure that all available opportunities to protect and enhance biodiversity are taken. This preferred approach also seeks to encourage contributions to wider biodiversity networks, and opportunities for people to come into contact with wildlife. Therefore, a significant positive effect in relation SA objective 13: **biodiversity and geodiversity** is expected for preferred approach 12. A minor positive effect is also expected for SA objective 14: **landscape** considering the potential for protection and enhancement of the local landscape setting through appropriate measures to preserve and manage ecological features. Protection of the water environment and more a general protection of environmental assets is also likely to benefit ecological networks in the area surrounding the Garden Village. The protection for these natural assets which is set out through preferred approaches 13 and 14, may also provide indirect protection for elements which contribute to the local landscape character. As such a significant positive effect is expected in relation to SA objective 13 and a minor positive effect is expected in relation to SA objective 14 for preferred approaches 13 and 14. Preferred approach 13 also sets out a requirement for development to be considerate of the Oxford Meadows SAC in terms of air pollution and the findings of the HRA. As preferred approach 15 seeks to protect the setting of heritage assets in the area as well as heritage assets themselves, an indirect positive effect is likely to result in terms of preserving local landscape character. A minor positive effect is therefore expected in relation to SA objective 14 for this preferred approach.
- 4.64 The primary aim of preferred approach 15 is to secure the conservation and enhancement of historic assets. Particular consideration is to be given to those assets that are listed as 'at risk' such as City Farm, the medieval village of Tilgarsley, and the Church of St Peter and Paul. A significant positive effect in relation to SA objective 15: **historic environment** is therefore expected for preferred approach 15. Minor positive effects are expected in relation to this SA

objective for preferred approaches 12, 13 and 14. This effect is recorded considering the protection that each preferred approach provides for elements of the natural environment and the contribution these features may make to the setting of heritage assets in the area.

Meeting current and future housing needs

- 4.65 This section summarises the SA findings for the preferred approaches for the AAP in relation to meeting current and future housing need at the Garden Village. The preferred approaches include housing delivery, housing mix, build to rent, self/custom built housing and meeting specialist housing needs.
- 4.66 The sustainability findings relating to each of these preferred approaches have been grouped together in this section. **Table 4.5** below provides a summary of the expected sustainability effects. A description of the potential effects is provided below the table.

Table 4.5: Summary of sustainability effects for preferred policy approaches for meeting current and future housing need

SA objective	PA16: Housing Delivery	PA17: Housing Mix	PA18: Build to Rent	PA19: Self/Cust om Build	PA20: Specialist Housing
SA1: Housing	++	++/-?	++/-?	++/-?	++
SA2: Health and well-being	+/-?	0	0	0	+
SA3: Inclusive communities	+	++	++	+	++
SA4: Education	+/-?	0	0	0	+
SA5: Crime	0	0	0	0	0
SA6: Services and facilities	+	0	0	0	+
SA7: Land use	--	0	0	0	0
SA8: Waste	0	0	0	0	0
SA9: Air quality	+/-	0	+	0	+
SA10: Climate change	+/-	0	+	+	+
SA11: Water	-	0	0	0	0
SA12: Flooding	-	0	0	0	0
SA13: Biodiversity and geodiversity	--	0	0	0	0
SA14: Landscape	--?	0	0	+?	0
SA15: Historic environment	--?	0	0	+?	0
SA16: Employment	+	0	0	+	0
SA17: Economic growth	+	0	0	+	+

- 4.67 It is expected that the majority of the preferred policy approaches would have negligible or positive effects in relation to the SA objectives. The negligible effects recorded for all the preferred policy approaches other than preferred approach 16 are likely, given that only this preferred approach sets out the principle of delivering a specific level of housing at the Garden Village. As such the effect of providing a certain mix of housing in relation to land take and sensitive environmental receptors (including affordable, custom and accessible homes) as supported by preferred approaches 17, 18, 19 and 20 are incorporated in the effects identified for the preferred policy approach for housing delivery.
- 4.68 The delivery of around 2,200 homes at the Garden Village site would help provide for the identified housing need in West Oxfordshire as well as in Oxford. A significant positive effect is therefore expected for the preferred approach 16 in relation to SA objective 1: **housing**. Preferred approach 17 for housing mix is also likely to have a significant positive effect in relation to this SA objective given that it responds to the needs of people in the surrounding areas in terms of house size, affordability and tenure. In all it would set a requirement of 50% affordable housing, subject to viability. This is in line with the requirements of the West Oxfordshire Local Plan affordable housing policy (Policy H3) for the highest value zone. It is also in line with the recommendations of the Housing Strategy Advice report which states that the Garden Village AAP should specify that 30% of new homes should be delivered as affordable housing for rent, and 20% as affordable home ownership, subject to viability²¹. Preferred approaches included for the remaining themes 18, 19 and 20 would help meet the housing requirements of those wishing to rent, those wishing to build their own property and older people and people with disabilities. Build to rent properties and self/custom build properties as supported by the relevant preferred policy approaches in the AAP would be required to deliver a percentage of affordable homes. This requirement is subject to viability considerations for preferred approaches 17, 18 and 19. This requirement may discourage some developers more undertaking development at the Garden Village and therefore the significant positive effect identified for SA objective 1 is likely to be combined with a minor negative effect. The negative effect is uncertain dependent upon the decisions of developers which are unknown at this stage.
- 4.69 Preferred approach 16 would place new housing development in close proximity to existing healthcare facilities in the village of Eynsham. As such a minor positive effect is expected in relation to SA objective 2: **health and well-being**. As the provision of a high amount of housing development at this location may place pressures on healthcare services at the village, the minor positive effect is expected in combination with an uncertain minor negative effect. It is expected that the delivery of housing which meets the needs of specific groups of the community would have a beneficial impact in terms of promoting uplift in public health. This will most notably include older people and people with disabilities. Preferred approach 20 will require the delivery of all homes as accessible and adaptable dwellings (unless impractical or unviable) and also in principle support for the provision of specialist housing accommodation for older people. As such a minor positive effect is expected in relation to SA objective 2. This preferred approach is considered of particular relevance when viewed in the context of the projected change in local demographics for the county. It is likely that a 44% increase in the population aged over 65 and 55% increase in those aged over 85 between 2016 and 2031 will occur in Oxfordshire making the issue of providing suitable accommodation for the groups of particular relevance.
- 4.70 It is expected that all of the preferred approaches for meeting current and future housing needs would have a positive effect in relation to ensuring that the needs of local people are met. This includes the requirement for new infrastructure to support new housing growth. A minor positive effect is expected in relation to SA objective 3: **inclusive communities** for the preferred approaches 16 and 19. Preferred approach 16 is to include providing new homes phased in accordance with the provision of supporting infrastructure. Preferred approach 19 would allow for new self/custom build homes that could help to meet the needs of specific groups in the local community. Preferred approaches 17, 18 and 20 are likely to guide developers to provide housing which would meet the specific needs of groups such as younger families, individuals in the rental market, older people and people with disabilities. These approaches would therefore help to ensure the Garden Village is a more inclusive community where different groups can integrate.

²¹ ICENI (July 2019) Oxfordshire Cotswolds Garden Village and West Eynsham SDA: Housing Strategy Advice

As such the positive effect expected in relation to preferred approaches 17, 18 and 20 is likely to be significant.

- 4.71 Preferred approach 16 would place new housing in close proximity to education facilities at the village of Eynsham and therefore a minor positive effect is expected in relation to SA objective 4: **education**. Given that a substantial increase in the number of pupils in the area may place pressures on these facilities the minor positive effect is expected to be combined with an uncertain minor negative effect. It is expected that preferred approach 20 would have an indirect and minor positive effect in relation to SA objective 4. This preferred approach would include provisional support for education and employment-linked housing. As such while this approach would not directly support the delivery of new education facilities in the Garden Village (addressed elsewhere in the AAP - including preferred approach 5), it may support housing for students and teachers.
- 4.72 It is expected that the location of new housing development directly to the north of Eynsham would provide new residents with access to some existing services and facilities at the village. A minor positive effect is therefore expected in relation to SA objective 6: **services and facilities** for preferred approach 16. Preferred approach 20 would support the delivery of education and employment-linked housing as well as specialist housing accommodation for older people in close proximity to services and facilities and public transport. It is expected that the consideration of the accessibility of housing for older people in relation to services and facilities as well as public transport would be particularly relevant to ensure such groups do not become isolated. A minor positive effect is therefore expected in relation to SA objective 6 for this preferred approach.
- 4.73 The delivery of around 2,200 homes at the Garden Village as set out through preferred approach 16 would take in a significant area of greenfield land. This includes areas of Grade 2 agricultural land directly to the north of the A40 as well as surrounding areas of Grade 3 agricultural land which may be developed. As such a significant negative effect in relation to SA objective 7: **land use** for this preferred approach.
- 4.74 The delivery of a high level of new housing is likely to significantly increase the level of traffic in the area, both during construction and when the development is finished. As such, a minor negative effect is expected for preferred approach 16 in relation to SA objective 9: **air quality** and SA objective 10: **climate change**. These effects have been identified considering the potential negative impacts that additional traffic may result in, in terms of air pollution and carbon emissions. It is however noted that there are a number of bus stops along the southern edge of the potential development boundary on the A40, which will encourage trips to be made by sustainable transport, in addition to the proposed park and ride and bus priority. As such the negative effects expected for these SA objectives are likely to be combined with a minor positive effect. Preferred approaches 18 and 20 would place an emphasis on delivering certain elements of local housing provision at accessible locations with strong public transport accessibility. A minor positive effect has therefore been recorded in relation to SA objective 9 and SA objective 10. It is expected that adopting these types of approaches could help to reduce the need to travel long distances and reduce reliance on private vehicles at the Garden Village. Preferred approach 19 seeks to promote high quality, innovative and sustainable designs at new homes of this type through the requirement for design codes. It is expected that this requirement could help to promote the incorporation of sustainable construction materials and renewable energy. As such energy consumption and dependency on fossil fuels may be reduced in the area. A minor positive effect is therefore expected in relation to SA objective 10 for this preferred policy approach.
- 4.75 Negative effects are also expected in relation to SA objective 11: **water**, SA objective 12: **flooding** and SA objective 13: **biodiversity and geodiversity** for preferred approach 16. The high level of greenfield land take required is not only expected to increase the area of impermeable surfaces at the site but is also likely to result in habitat loss, fragmentation and disturbance. The increase in impermeable surfaces in the area is likely to have adverse impacts in terms of flood risk and any increase in surface water runoff could lead to pollutants being carried into waterbodies or overcapacity issues at wastewater infrastructure. The Garden Village is in close proximity to the City Farm and South Freeland Meadows Local Wildlife Sites and the proximity to these areas may result in specific adverse effects. As such while the negative effect expected in relation to SA objective 12 is likely to be minor, the negative effect expected in relation to SA objective 13 is likely to be significant. While the incorporation of SuDS and green

infrastructure may help to mitigate these types of effects, the requirement for such provisions will be addressed through other elements of the AAP.

- 4.76 It is also expected that delivering new housing at the Garden Village site could have adverse impacts in terms of landscape character and the setting of nearby heritage assets. Large parts of the site have been identified as being of 'medium-high' landscape sensitivity, while heritage assets such as the Eynsham Hall a Registered Park and Garden and the listed buildings at City Farmhouse are within or in close proximity to the site boundaries. Development is likely to result in changes to the existing mostly open and rural character of the site and the significance of the setting of the nearby heritage assets. Therefore, a significant negative effect is expected in relation to SA objective 14: **landscape** and SA objective 15: **historic environment** for the preferred approach 16. Preferred approach 19 would guide self/custom build housing to be arranged in clusters to contribute to the protection of the anticipated design quality of the Garden Village. This approach is likely to help preserve and potentially enhance the established landscape character and historic environment where the new development of this type is to be provided. Minor positive effects are therefore expected in relation to SA objectives 14 and 15 for preferred approach 19. The exact design of new development is currently unknown and its specifics will have a significant influence in terms of the effects on landscape character and the setting of heritage assets. All positive and negative effects recorded in relation to these SA objectives are therefore uncertain.
- 4.77 It is expected that delivering a high level of housing in the plan area would support the provision of new employment opportunities in the construction industry. It is also likely to support economic growth in areas of which feed into the supply line for this industry. A minor positive effect is therefore expected in relation to SA objective 16: **employment** and SA objective 17: **economic growth** for preferred approach 16. As preferred approach 19 is likely to present opportunities for smaller builders and contractors in particular and should also help to create local jobs a minor positive effect is also expected for this approach in relation to SA objective 16 and SA objective 17. Preferred approach 20 would in principle support employment-linked housing and could help meet the needs of university staff and post graduate students. As such this preferred approach could help to make the Garden Village more attractive for those businesses that would employ highly skilled local workers, thereby supporting local economic growth. A minor positive effect is therefore expected in relation to SA objective 17 for the preferred approach 20.

Enterprise, innovation and productivity

- 4.78 This section summarises the SA findings for the preferred approaches for the AAP in relation to enterprise, innovation and productivity. The following issues are covered in the preferred approaches for the AAP: new business space; other commercial opportunities; homeworking/telecommuting; employment skills and training.
- 4.79 The sustainability findings relating to each of these preferred approaches have been grouped together in this section. **Table 4.6** below provides a summary of the expected sustainability effects. A description of the potential effects is provided below the table.

Table 4.6: Summary of sustainability effects for preferred policy approaches for enterprise, innovation and productivity

SA objective	PA21: New business space	PA22: Other commercial opportunities	PA23: Homeworking/telecommuting	PA24: Employment skills and training
SA1: Housing	0	0	0	0
SA2: Health and well-being	0	0	+	0
SA3: Inclusive communities	+	++	+	+
SA4: Education	++	0	0	++
SA5: Crime	0	0	0	0
SA6: Services and facilities	0	++	0	0
SA7: Land use	--	--	0	0
SA8: Waste	0	0	0	0
SA9: Air quality	+/-?	+	+	0
SA10: Climate change	+/-?	+	+	0
SA11: Water	0	0	0	0
SA12: Flooding	-	-	0	0
SA13: Biodiversity and geodiversity	--	-	0	0
SA14: Landscape	--?	-?	0	0
SA15: Historic environment	--?	-?	0	0
SA16: Employment	++	++	+	++
SA17: Economic growth	++	++	+	++

4.81 Preferred approaches 21 to 24 are all expected to have positive effects in relation to SA objective 16: **employment** and SA objective 17: **economic growth** given their focus on encouraging enterprise, innovation and productivity at Green Village. The safeguarding of 40ha of land for the delivery of a 'campus style' science park through preferred approach 21 is likely to be delivered as a large scale project that provides a focal point for the economic and employment aspirations for the Garden Village. This element of the Garden Village is proposed to have a location close to the A40 and this is likely to provide accessible employment opportunities to residents within the Garden Village as well as attracting inward investment that will facilitate economic growth in the region in the long term. Additionally, the establishment of the 'Science Park' builds on the local situation which includes high value employment uses in close proximity to the Garden Village at

the Oxfordshire 'knowledge spine'. A significant positive effect is therefore expected in relation to these SA objectives for preferred approach 21.

- 4.82 Significant positive effects are also expected for preferred approach 22 and preferred approach 24 in relation to SA objectives 16 and 17. The delivery of small-scale commercial and flexible business space within the Garden Village at a variety of suitable locations has the potential to further increase employment opportunities for residents of the Garden Village, as well as providing suitable space for growing businesses. Community employment plans (CEPs) are to be submitted to support planning applications as set out in preferred approach 24. This requirement is likely to ensure that the creation of new business space within the site is balanced with an appropriate level of investment into skills and training. There is strong potential for synergy between this approach and the provision of the new 'Science Park', considering the potential for the establishment of links to educational facilities to develop 'work readiness' among local residents. As such, significant positive effects are also expected in relation to SA objective 4: **education** for preferred approaches 21 and 24. Preferred approach 23 is anticipated to have minor positive effects in relation to SA objective 16 and SA objective 17. While this preferred approach would not support the delivery of new employment land, facilitating home working through fast broadband and the delivery of flexible work spaces is likely to be beneficial in terms of the productivity of the area.
- 4.83 Despite proposed improvements to mitigate potential increases in the volume of traffic in the area, it is likely that the level of employment growth sported at the Garden Village will result in increased number of journeys being undertaken in the area and potentially levels of congestion. As such increased levels of air pollution and greenhouse gas emissions may also occur. Preferred approach 24 therefore has the potential to contribute positively to mitigating this issue by providing employment opportunities outside of the traditional workspace, which is likely to reduce the overall level of commuter trips in the area. As such, minor positive effects are expected for this preferred approach in relation to SA objective 9: **air quality** and SA objective 10: **climate change**. Preferred approaches 21 and 22 are also expected to result in minor positive effects in relation to these SA objectives. The provision of small scale commercial and flexible business space at a number of locations to create vibrant 'hubs' or 'clusters' is likely to provide a level of self-containment within the Garden Village that will reduce the need for residents to travel further afield. Similarly, the delivery of the 'Science Park' also offers potential for the employment and some education needs to be met within the Garden Village and therefore may also act to reduce the need to travel elsewhere. However, the scale of the project indicates that in the long term the park will attract a large amount of commuters and visitors, which may result in increased pressure on roads in the area. As such, minor negative effects are also expected for preferred approach 21 in relation to these SA objectives as there is potential for increased levels of congestion. The effects are uncertain as it is difficult to predict the potential commuting and visiting patterns in relation to the new park at this stage, as transport modelling remains ongoing.
- 4.84 The potential for the Garden Village to achieve some degree of self-sufficiency as supported by preferred approach 22 is likely to result in significant positive effects in relation to SA objective 6: **services and facilities**. The maximisation of opportunities for non-car travel that are likely to occur where the proposed childcare, shops, pubs, restaurants, gyms and other services and facilities are offered onsite will ensure that the needs of a range of demographics are met in the Garden Village. Significant positive effects are also expected for this preferred approach in relation to SA objective 3: **inclusive communities** due to the potential for greater interaction between residents where vibrant local centres which include shared-use facilities are supported. Minor positive effects are expected for the other preferred approaches (21, 23 and 24) in relation to this SA objective. The provision of an innovative new business space, in conjunction with an approach which will help to develop the skills of local people and flexible working possibilities is likely to contribute to the creation a community that is adaptive to the needs of a range of different residents. The potential for increased home working supported through preferred approach 23 has the potential to offer residents greater flexibility in terms of achieving to a more positive life/work balance. A minor positive effect is therefore expected for this preferred approach in relation to SA objective 2: **health and well-being**.
- 4.85 Whilst there are many potential benefits related to preferred approaches 21 and 22, the development proposed is likely to result in substantial greenfield land take to the north of the

A40. A proportion of this land is Grade 2 agricultural land and there are significant areas of Grade 3 agricultural land surrounding this. As such a loss of high quality agricultural land is likely to result if large-scale employment development was to proceed and a significant negative effect is expected for preferred approaches 21 and 22 in relation to SA objective 7: **land use**.

- 4.86 In addition to the potential loss of agricultural land, there is potential for the proposed employment supported through preferred approaches 21 and 22 to have adverse impacts on other sensitive environmental receptors. The land to the north of the A40 is currently greenfield with sparsely distributed agricultural use buildings. Parts of this land have been identified as having 'medium-high' landscape sensitivity. The delivery of the proposed developments would result in urbanisation of the environment with the potential to disrupt the existing landscape character. A negative effect in relation to SA objective 14: **landscape** is therefore expected for both of these preferred approaches. Considering the large amount of land take which would be involved through preferred approach 21 the negative effect is recorded as significant. Additionally, there are heritage assets within the Garden Village site or in close proximity to its boundaries. This includes Eynsham Hall a Registered Park and Garden and the listed buildings at City Farmhouse. New development has the potential to adversely affect the setting of these designated assets. Therefore, a negative effect is also expected for these preferred approaches in relation to SA objective 15: **historic environment**. The negative effect recorded for preferred approach 21 is significant considering the substantial area of large involved. In both cases, the effects are uncertain in relation to these SA objectives as any impact landscape character or setting will depend in part on the design of new development which is unknown at this stage.
- 4.87 There is also potential for proposed developments to result in adverse effects on biodiversity in the area due to loss, fragmentation and disturbance of habitats. The Garden Village site is located in close proximity to the City Farm and South Freeland Meadows Local Wildlife Sites and the proximity of these areas may mean that specific adverse impacts may result. As such, a negative effect is expected for preferred approaches 21 and 22 in relation to SA objective 13: **biodiversity and geodiversity**. The substantial greenfield land required through preferred approach 21 means that the negative effect identified in relation to SA objective 13 is significant. The land take associated with the proposed developments will result in an overall increase in the level of impermeable surfaces in the site, resulting in minor negative effects in relation to SA objective 12: **flooding**. While the incorporation of SuDS and green infrastructure may help to mitigate these types of effects, the requirement for such provisions will be addressed through other elements of the AAP.

Transport, Movement Connectivity

- 4.88 This section summarises the SA findings for the preferred approaches for the AAP in relation to transport, movement and connectivity in the Garden Village. The preferred approaches include reducing the need to travel, reducing private car use, active travel, public transport, effective use of the transport network and changing transport trends and technologies.
- 4.89 The sustainability findings relating to each of these preferred approaches have been grouped together in this section.

4.90 **Table** 4.7 below provides a summary of the expected sustainability effects. A description of the potential effects is provided below the table.

Table 4.7: Summary of sustainability effects for preferred approaches for transport movement and connectivity

SA objective	PA25: Reducing the overall need to travel	PA26: Reducing private car use	PA27: Active and healthy travel	PA28: Public transport	PA29: Effective use of transport network	PA30: Changing transport trends and technologies
SA1: Housing	0	0	0	0	0	0
SA2: Health and well-being	++	++	++	+	0	0
SA3: Inclusive communities	++	0	0	0	0	0
SA4: Education	0	0	0	0	0	0
SA5: Crime	+	0	0	0	0	0
SA6: Services and facilities	++	+	+	+	+	0
SA7: Land use	+	0	0	-?	0	0
SA8: Waste	0	0	0	0	0	0
SA9: Air quality	++	++	++	++	+/-?	-?
SA10: Climate change	++	++	++	++	+/-?	+
SA11: Water	0	0	0	0	0	0
SA12: Flooding	0	0	0	-	0	0
SA13: Biodiversity and geodiversity	0	0	0	0	0	0
SA14: Landscape	0	0	0	-?	0	0
SA15: Historic environment	0	0	0	-?	0	0
SA16: Employment	+	0	0	+	+	0
SA17: Economic growth	+	0	0	+	+	0

4.91 It is anticipated that the many of the preferred approaches would have negligible or positive effects in relation to the SA objectives. Negligible effects are recorded in relation to many of the SA objectives where the focus of the preferred approach is limited in its scope mostly to the theme it is seeks to address.

4.92 It is expected that all the preferred options are likely to result in positive effects in relation to SA objective 9: **air quality** and SA objective 10: **climate change** given that they seek to encourage a reduction in the overall levels of travel by private vehicle at the Garden Village. Preferred approach 25 and preferred approach 26 are expected to result in significant positive effects in relation to these SA objectives as they are likely to significantly reduce the quantity and length of private car trips in the Garden Village. These elements of the AAP are therefore expected to

substantial reduce the potential for new development to contribute to increases in greenhouse gas emissions and air pollution. In the case of preferred approach 25, the provision of mixed-use developments is likely to increase the potential for long-term changes in terms of transport decisions as residents will be in close proximity to a variety of different uses. For preferred approach 26, behavioral changes in transport choices are also likely to occur as a result of parking standards designed to discourage car use and encourage the use of car sharing solutions. Similarly, the provision of improved active travel infrastructure (through preferred approach 27) and public transport (through preferred approach 28) are also likely to result in significant positive effects in relation to SA objective 9 and SA objective 10. There is potential to facilitate a modal shift away from private car journeys towards sustainable and more active modes through these preferred approaches.

- 4.93 Preferred approach 30 is supportive of electric vehicle use in the Garden Village. Charging points are to be provided at new residential developments and these types of measures have the potential to reduce reliance on fossil fuel vehicle use. However, ensuring that the electricity used for this mode of transport is from renewable sources will depend on overall grid decarbonisation, resulting in uncertainty to this approach. Furthermore there is potential that the use of electric vehicles will still have an adverse impact on air quality considering that particulate matter is still likely to result from brake and tyre wear. As such, an uncertain minor positive effect is expected in relation to SA objective 9 and SA objective 10 for preferred approach 30. Preferred approach 29 is expected to result in a mixed minor positive and minor negative effect for SA objective 9 and SA objective 10 as its focus is on improving the efficiency of the existing transport network. This approach may result in reduced air pollution and greenhouse gas emissions in the area given that congestion would be less likely to occur along local routes. Improvements to the local road network (including the A40) may result in the number of vehicles which can be accommodated at a given time increasing. As such the associated adverse impacts in terms of air quality and carbon emissions may rise.
- 4.94 Achieving a low level of travel by private vehicle as a result of modal shift which includes increased number of journeys made by active modes is also likely to increase levels of exercise among residents. Associated benefits in terms of public health are therefore likely to result. As such, positive effects are expected for all the preferred approaches apart from preferred approach 30 in relation to SA objective 2: **health and well-being**. The positive effect expected for preferred approaches 25 to 27 is expected to be significant as these elements of the AAP are considered most likely to help encourage uptake of more active modes of transport. This type of change is to be achieved by siting and designing development to reduce travel distances at the Garden Village, promoting development which puts 'people first' and incorporating improvements which support active travel. These types of improvement might include segregated routes and crossing points. While preferred approach 28 is focused on securing a high uptake of public transport services it also includes support for pedestrian and cycle connectivity at various public transport nodes. As such a minor positive effect is expected in relation to SA objective 2 for this preferred approach.
- 4.95 Significant positive effects are also expected in relation to SA objective 3: **inclusive communities** for preferred approach 25. The layout and design of development which is supported through this element of the AAP is likely to achieve a high level of self-sufficiency and community cohesion through the delivery of variety of uses onsite
- 4.96 Preferred approach 25 promotes a Garden Village layout that will facilitate the integration of different uses, which will include the provision of 'clusters' of complementary mixed-use development. These locations are likely to meet the needs of a range of age groups within the Garden Village and therefore a significant positive effect is expected in relation to SA objective 6: **services and facilities** for this preferred approach. A minor positive effect is expected in relation to this SA objective for preferred approaches 26, 27 and 28. The transport options these approaches support will help cater for a wide variety of users. As such most residents of the Garden Village will be provided with access to the centres of the Garden Village at which services and facilities are focussed. Encouraging shared use of facilities and a more walking friendly layout of the Garden Village as supported through preferred approach 25 is likely to promote levels of community stewardship. A minor positive effect is therefore expected in relation to SA objective 5: **crime**.

- 4.97 Meeting a variety of community needs within clusters of mixed-use development, as promoted in preferred approach 25, also promotes a more efficient pattern of land use within the Garden Village. A minor positive effect is therefore expected for this approach in relation to SA objective 7: **land use**. Whilst the provision of an 850 space park and ride facility to the west of Cuckoo Lane is likely to promote sustainable travel among residents in the Garden Village, it will also require a significant land take. This will include the loss of Grade 3 agricultural land to development. As such a minor negative effect is expected in relation to SA objective 7 for preferred approach 28. The effects are uncertain as it is not clear whether the land in question is Grade 3a or lower quality Grade 3b agricultural land.
- 4.98 As the site is greenfield and rural in character, there is also potential for the delivery of the park and ride facility to disrupt the existing landscape character of the area. This development may also impact upon the setting of a number of historic environment designations in the region. As such, a minor negative effect is also expected in relation to SA objective 14: **landscape** and SA objective 15: **historic environment**. The effect is uncertain as the potential for adverse impacts will depend in part on the specific design and layout of the development, which is unknown at this stage. A minor negative effect is also expected in relation to SA objective 12: **flooding**, considering the large area of greenfield land which will be developed. This element of development at the Garden Village will contribute to an overall increase in the area of impermeable surfaces. Whilst the incorporation of SuDS and green infrastructure may help to mitigate effects relating to increased surface water run-off, the requirement for such provisions will be addressed through other elements of the AAP.
- 4.99 Preferred approaches 25, 28 and 29 are anticipated to result in a minor positive effect in relation to SA objective 16: **employment** and SA objective 17: **economic growth**. Preferred approach 25 promotes the delivery of employment facilities within the site which could be provided as part of mixed use clusters at the Garden Village. This preferred approach is therefore likely to provide job opportunities to residents in the Garden Village at locations which are easily accessible. Providing employment space is in itself, likely to support economic growth in the area. The opportunities for mass transit of residents (including effective integration with the proposed Eynsham park and ride) that preferred approach 28 promotes is considered to be important in terms of allowing residents to access job opportunities and education facilities within and outside of the Garden Village area. This preferred approach would not only help to provide residents with access to employment opportunities further afield, but could also allow for upskilling of residents at education facilities outside of the Garden Village. It is expected that supporting a highly skilled workforce at the Garden Village will be important to secure its economic growth by encouraging inward investment and increasing the potential for business startups. Similarly, enhancing the existing transport network, as detailed through preferred approach 29, is also likely to result in greater mobility for residents. It is also expected that improvements to support the successful workings of the local transport network will be of particular importance to attract certain types of businesses to the area.

Climate Change and Resilience

- 4.100 This section summarises the SA findings for the preferred approaches for the AAP in relation to climate change and resilience in the Garden Village. The following issues are included in the preferred approaches for the AAP: flexibility, durability and adaptability; sustainable construction; decentralised, renewable and low carbon energy; Towards 'Zero Waste'.
- 4.101 The sustainability findings relating to each of these preferred approaches have been grouped together in this section.

4.102 **Table 4.8** below provides a summary of the expected sustainability effects. A description of the potential effects in provided below the table.

Table 4.8: Summary of sustainability effects for preferred approaches to climate change and resilience

SA objective	PA31: Flexibility, durability and adaptability	PA32: Sustainable construction	PA33: Decentralised, renewable and low carbon	PA34: Towards 'Zero Waste'
SA1: Housing	+	++/-?	+/-?	+
SA2: Health and well-being	0	+	0	0
SA3: Inclusive communities	0	0	0	0
SA4: Education	0	0	0	0
SA5: Crime	0	0	0	0
SA6: Services and facilities	0	0	0	0
SA7: Land use	0	0	0	0
SA8: Waste	0	+	0	++
SA9: Air quality	0	+	0	0
SA10: Climate change	++	++	++	++
SA11: Water	+	+	0	0
SA12: Flooding	+	+	0	0
SA13: Biodiversity and geodiversity	0	0	0	0
SA14: Landscape	0	+	0	0
SA15: Historic environment	0	0	0	0
SA16: Employment	0	0	+	0
SA17: Economic growth	0	0	+	0

- 4.103 It is anticipated that the majority of the preferred approaches would have a negligible or positive effect in relation to the SA objectives. Negligible effects are expected in relation to these SA objectives given that to the scope of many of preferred approaches is mostly limited to the theme it is focus upon.
- 4.104 A significant positive effect is expected for preferred approach 32 and preferred approach 33 in relation to SA objective 10: **climate change**. These elements of the AAP both seek to address elements of development in terms of their potential impact relating to climate change. In the case of the former, the potential to achieve zero carbon standards in new residential and non-residential buildings is likely to be an essential part of meeting the targets of the Oxfordshire Energy Strategy. Targets have been set to reduce emissions by 50% compared with 2008 levels

by 2030 and zero carbon growth by 2050. Preferred approach 33 is likely to work in conjunction with the development of sustainable buildings, by promoting a 3-step hierarchy whereby energy use is reduced and priority is given to decentralised (e.g. power and district heating) and renewable energy. Additionally, the consideration of the potential for Project Leo (Local Energy Oxfordshire) to use energy systems modelling to create an integrated, low carbon energy system in the Garden Village is likely to contribute to ensuring all potential options for emissions reduction are explored. It is likely that promoting development which is flexible in terms of responding to climate change in terms of design and siting as well as that which promotes the achievement of the waste hierarchy will support more efficient use of natural resources at the Garden Village. This is likely to include fossil fuels and therefore a significant positive effect is expected in relation to SA objective 10 for preferred approach 31 and preferred approach 34.

- 4.105 The surrounding area has seen recent successes relating to community led energy initiatives and the work of the Oxfordshire low carbon hub sets the precedent for the achievement of similar aspirations at the Garden Village. Expansion into this field of interest has the potential to result in positive impacts in terms of employment provision and the economic diversification. As such, a minor positive effect is expected in relation to SA objective 16: **employment** and SA objective 17: **economic growth** for preferred approach 33. A minor positive effect is expected for preferred approach 32 in relation to SA objective 9: **air quality**. The comprehensive approach to sustainable construction of buildings in the Garden Village includes the need to minimise the need for unsustainable travel, which will contribute to reducing transport related emissions. As such, a minor positive effect is also expected for this approach in relation to SA objective 2: **health and well-being**. This approach could have added benefits in terms of encouraging modal shift at the Garden Village, which could have positive impacts in terms of public health due to the potential increase in walking and cycling
- 4.106 The holistic approach to the sustainable construction of dwellings in the Garden Village also includes considerations of improved energy efficiency, the preservation or improvement of site character, flood minimisation and appropriate facilities for recycling and composting. All these measures are expected to work in conjunction to create high quality new dwellings for residents of the Garden Village. They are also likely to help minimise utility bills and the overall cost of house maintenance for residents and therefore a significant positive effect is expected in relation to SA objective 1: **housing** for preferred approach 32. However, a minor negative effect is also expected in combination as the requirement for all new buildings to meet these standards may result in a reduction in the overall rate of housing delivery. The effect is uncertain as the rate of housing delivery will ultimately depend on developer's decisions, which are unknown at this stage. A minor positive effect is also expected for approach 33 in relation to this SA objective due to overlapping objectives of this approach with preferred approach 32, in terms of potentially minimising the overall amount of energy which will be required to be used at housing. Again, this effect is expected in combination with an uncertain minor negative effect due to the possible adverse impacts on housing delivery. A minor positive effect is also expected in relation to SA objective 1 for preferred approach 31 and preferred approach 34. These elements of the AAP seek to future proof dwellings at the Garden Village and secure the optimisation of the waste-management approach during construction as well as over their subsequent lifespan.
- 4.107 The future proofing of the new development at the Garden Village is a strong theme which runs through all preferred approaches in this section of the AAP. This type of approach has the potential to result in positive impacts in relation to the SA objectives which are impacts on the environmental assets. A minor positive effect is expected for preferred approach 31 and preferred approach 32 in relation to water related objectives, SA objective 11: **water** and SA objective 12: **flooding**. Both of these preferred approaches promote building construction that will be flood resilient, with approach 31 placing particular importance on the adaptation qualities of design to ensure the potential changes in rainfall patterns in the future do not result in significant adverse impacts. Adaptation of buildings in the future is also likely to be required to consider the effects of increased levels of water demand. The resource efficiency measures which are incorporated through preferred approach 31 and preferred approach 32 are likely to ensure that demands in terms of water supply and quality are managed appropriately. While preferred approach 31 is concerned with flexibility of development to meet these demands over the lifespan of a development, the scope of preferred approach 32 incorporates resource use as part of a more sustainable construction process.

4.108 A minor positive effect is expected for preferred approach 32 in relation to SA objective 14: **landscape** as it promotes development that will sustain and improve existing site character, topography, vegetation, watercourses and built features. This approach is expected to help ensure that new development integrates successfully into the existing landscape. The overall success of the Garden Village, to meet the garden village principles, is also likely to be underpinned by the effectiveness of the waste strategy implemented. Preferred approach 32 includes measures to ensure sustainable waste disposal is commonplace among residents of the Garden Village and also promotes building construction using sustainable materials. A minor positive effect in relation to SA objective 8: **waste** is therefore expected. Preferred approach 34 includes specific measures to achieve waste management objectives, which includes the potential use of the existing (currently closed) aggregate recycling facility within the site, to facilitate the use recycled construction materials as part of the development of the Garden Village. Additionally, further opportunities to engage with existing waste management infrastructure have been identified including opportunities to link with a facility for anaerobic digestion in Cassington. To fully incorporate waste management into the Garden Village, the approach suggests that any application will need to be supported by a Waste Minimisation Statement, which must set out the actions needed to move towards zero waste. This pro-active approach to waste management is likely to result in a significant positive effect in relation to SA objective 8 for preferred approach 34.

Mitigation

4.109 As noted at the start of this chapter, many of the potential negative effects identified in relation to the AAP preferred policy approaches could be avoided or mitigated through robust application of the West Oxfordshire Local Plan policies and other policies within the AAP itself. **Table 4.9** below summarises the key Local Plan and AAP policies which would help to mitigate the potential negative effects identified.

Table 4.9: West Oxfordshire Local Plan and AAP policies providing mitigation for potential negative effects identified

SA objectives	Policies in West Oxfordshire Local Plan and Garden Village AAP that could mitigate adverse effects of development supported through the AAP
<p>1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home</p>	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> • Policy H1: Amount and Distribution of Housing; and Policy H2: Delivery of New Homes seek to ensure the delivery of the required number of homes over the plan period which would include housing to help meet Oxford City’s needs. The Garden Village has been identified as contributed to the overall need and is anticipated to contribute to Oxford’s unmet needs in particular. • Policy H3: Affordable Housing; Policy H4: Type and Mix of New Homes; and Policy H5: Custom and Self-build Housing seek to ensure that an appropriate mix of housing in terms of tenure, type and affordability are delivered. This will include specialist housing, such as homes for older people and people with disabilities. • Policy H6: Existing Housing and Policy OS4: High Quality Design ensures that the number of existing homes is maintained at an appropriate level and existing and new homes are of an appropriate standard. <p><i>Oxfordshire Cotswolds Garden Village AAP (Preferred Options):</i></p> <ul style="list-style-type: none"> • PA 16: Housing Delivery; PA17: Housing Mix; PA18: Build to Rent; PA19: Self/Custom Build Housing; and PA20: Specialist Housing Needs will ensure that the appropriate number of new homes is delivered at the Garden Village to contribute to the District’s and Oxford’s needs. These preferred approaches will also contribute to an appropriate mix of dwellings at the Garden Village in terms of tenure, type, affordability and the delivery of specialist homes. • PA4: High Quality Design; and PA6: Long-term maintenance and stewardship will help to ensure that a high quality of design is incorporated at new homes in the Garden Village and will also help to ensure that any new homes provided are maintained to a high standard in the long term.
<p>2. Improve health and well-being and reduce inequalities</p>	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> • Policy E4: Public realm and green infrastructure; and Policy E5: Sport, recreation and children’s play seek to ensure that residents have access to appropriate green spaces and recreation facilities which is likely to encourage exercise amongst the local population and benefit public health. • Policy E5: Local services and community facilities; and Policy OS5: Supporting Infrastructure help to ensure the protection of existing and provision of new community services and facilities and supporting social infrastructure. This includes provisions which help to promote healthy communities. The policy will ensure accessibility to service provision for all, which is expected to contribute to well-being of residents. • Policy T1: Sustainable Transport; and Policy T3: Public transport, walking and cycling seek to encourage opportunities for walking and cycling in the District and thereby is likely to have health benefits associated with increased levels of active travel amongst residents. <p><i>Oxfordshire Cotswolds Garden Village AAP (Preferred Options):</i></p> <ul style="list-style-type: none"> • PA5: Provision of Supporting Infrastructure; PA7: Adopting healthy place shaping principles; PA8: Social Integration and Inclusion; PA9: Providing opportunities for healthy active play and leisure; PA10: Green Infrastructure; PA11: Enabling healthy food choices will help to ensure that residents of the Garden Village have access to healthcare provisions, greenspace and recreational provisions and also healthy food choices.

SA objectives	Policies in West Oxfordshire Local Plan and Garden Village AAP that could mitigate adverse effects of development supported through the AAP
	<ul style="list-style-type: none"> PA 27: Active and Healthy Travel will help to promote modal shift at the Garden Village. This element of the AAP specifically encourages active travel which is likely to have beneficial impacts in terms of local public health. PA2: Quantum and Mix of Uses; and PA3: Spatial Framework will deliver a level of homes at areas of the Garden Village that will ensure that they are accessible to services and facilities, including healthcare and green infrastructure. This approach may also encourage higher levels of active travel.
3. Promote thriving and inclusive communities	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> Policy E5: Local services and community facilities; and Policy OS5: Supporting Infrastructure seek to ensure the protection of existing and provision of new community services and facilities and supporting social infrastructure. <p><i>Oxfordshire Cotswolds Garden Village AAP (Preferred Options):</i></p> <ul style="list-style-type: none"> PA5: Provision of Supporting Infrastructure; and PA 6: Long-term maintenance and stewardship will ensure that the Garden Village has an appropriate level of service provision to support residents and foster a sense of ownership at the settlement. PA2: Quantum and Mix of Uses; and PA3: Spatial Framework will deliver a level of homes at areas of the Garden Village that will ensure that they are accessible to services and facilities. This approach will be important to ensure issues of isolation do not develop at the settlement.
4. Improve education and training	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> Policy E5: Local services and community facilities; and Policy OS5: Supporting Infrastructure seek to ensure the protection of existing and provision of new community services and facilities and supporting social infrastructure. This includes provisions which help to address the need for education facilities at the Garden Village. <p><i>Oxfordshire Cotswolds Garden Village AAP (Preferred Options):</i></p> <ul style="list-style-type: none"> PA5: Provision of Supporting Infrastructure; and PA 24: Employment Skills and Training will ensure appropriate and timely provision of social infrastructure including education facilities at the Garden Village and require that development is supported by the use of a CEP so that residents can receive the training and skills needed.
5. Maintain a low level of crime and fear of crime	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> Policy OS4: High Quality Design seeks to ensure that development is designed to reduce the likelihood of crime and fear of crime. <p><i>Oxfordshire Cotswolds Garden Village AAP (Preferred Options):</i></p> <ul style="list-style-type: none"> PA 7: Adopting Healthy Place Shaping Principles; and PA8: Social Integration and Inclusion include principles that promote design which seeks reduce crime and will require that potential issues relating to crime and fear of crime are consulted upon with key stakeholders including Thames Valley Police.
6. Improve accessibility to all services and facilities	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> Policy E5: Local services and community facilities; and Policy OS5: Supporting Infrastructure seek to ensure the protection of existing and provision of new community services and facilities and supporting social

SA objectives	Policies in West Oxfordshire Local Plan and Garden Village AAP that could mitigate adverse effects of development supported through the AAP
	<p>infrastructure.</p> <p><i>Oxfordshire Cotswolds Garden Village AAP (Preferred Options):</i></p> <ul style="list-style-type: none"> • PA5: Provision of Supporting Infrastructure; PA7: Adopting healthy place shaping principles and PA8: Social Integration and Inclusion will help to ensure that residents of the Garden Village have access to a suitable level of service provision, with new services and facilities supported where necessary. • PA2: Quantum and Mix of Uses; and PA3: Spatial Framework will deliver a level of homes at areas of the Garden Village that will ensure that they are accessible to services and facilities.
7. Improve the efficiency of land use	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> • Policy OS3: Prudent Use of Natural Resources seeks to ensure that development in the District makes the most efficient use of land and building. <p><i>Oxfordshire Cotswolds Garden Village AAP (Preferred Options):</i></p> <ul style="list-style-type: none"> • PA1: Key Development Principles promotes development which would make the most efficient use of land including through the use of higher-density development. • PA14: Environmental Assets will seek to ensure that development were possible would avoid any areas of higher grade best and most versatile agricultural land at the Garden Village.
8. Reduce waste generation and disposal	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> • Policy OS3: Prudent Use of Natural Resources promotes development which makes appropriate consideration for the minimising of waste production and allowing adequate provision for the re-use and recycling of waste. <p><i>Oxfordshire Cotswolds Garden Village AAP (Preferred Options):</i></p> <ul style="list-style-type: none"> • PA34: Towards Zero Waste and PA13 Water Environment will seek to promote a move towards zero waste where possible, incorporate the principles of the waste hierarchy in the AAP and also address wastewater network capacity issues for the Garden Village.
9. Reduce air pollution and improve air quality	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> • Policy EH8: Environmental protection addresses development which might result in pollution and sets out that air quality will be managed in line with National Air Quality Standards, the principles of best practice and the Air Quality Management Area Action Plans of the District. • Policy T1: Sustainable Transport; and Policy T3: Public transport, walking and cycling seek to encourage opportunities for achieving modal shift in the District and thereby is likely to reduce reliance on travel by private vehicle and the associated release of air pollutants. <p><i>Oxfordshire Cotswolds Garden Village AAP (Preferred Options):</i></p> <ul style="list-style-type: none"> • PA 14: Environmental Assets will set out requirements for development at the Garden Village in terms of air quality which is likely to reduce the potential for specific adverse impacts resulting in terms of this asset. • PA25: Reducing the Overall Need to Travel; PA26: Reducing Dependency on the Private Car; PA27: Active and Healthy Travel; and PA28: Public Transport will help to reduce the need to travel in the Garden Village and promote modal shift. This element of the AAP is likely to have beneficial impacts in terms of reducing release of air pollutants from private vehicles.

SA objectives	Policies in West Oxfordshire Local Plan and Garden Village AAP that could mitigate adverse effects of development supported through the AAP
	<ul style="list-style-type: none"> PA2: Quantum and Mix of Uses; and PA3: Spatial Framework will deliver a level of homes at areas of the Garden Village that will ensure that they are accessible to services and facilities. This approach may encourage modal shift at the Garden Village.
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> Policy OS4: High quality design seeks to ensure that new development is resilient to future climate change Policy EH6: Decentralised and renewable or low carbon energy development (excepting wind turbines) is supportive renewable and low-carbon energy development within the District which is likely to help reduce reliance on energy from non-renewable sources. Policy T1: Sustainable Transport; and Policy T3: Public transport, walking and cycling seek to encourage opportunities for achieving modal shift in the District and thereby is likely to reduce reliance on travel by private vehicle and the associated release of greenhouse gases. <p><i>Oxfordshire Cotswolds Garden Village AAP (Preferred Options):</i></p> <ul style="list-style-type: none"> PA31: Flexibility, Durability and Adaptability; PA32: Sustainable Construction; and PA33: Decentralised, Renewable and Low Carbon Energy will help to ensure that development is built to be future proofed to changes in climate and achieve zero-carbon standards. Construction methods should also be used and a proactive approach to obtaining energy from decentralised, renewable and low carbon sources encouraged. PA25: Reducing the Overall Need to Travel; PA26: Reducing Dependency on the Private Car; PA27: Active and Healthy Travel; and PA28: Public Transport will help to reduce the need to travel in the Garden Village and promote modal shift. This element of the AAP is likely to have beneficial impacts in terms of reducing release of greenhouse gases from private vehicles.
11. Protect and improve water resources	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> Policy EH8: Environmental protection; and Policy OS3: Prudent use of natural resources set out that development is only to be acceptable where there is no adverse impact on water bodies and that development should seek to maximise water efficiency. Policy EH7: Flood risk supports the delivery of sustainable drainage systems to manage run-off and support improvements in water quality. <p><i>Oxfordshire Cotswolds Garden Village AAP (Preferred Options):</i></p> <ul style="list-style-type: none"> PA10: Green Infrastructure; PA13: Water Environment; and PA14: Environmental Assets will ensure that a green infrastructure approach is adopted at the Garden Village thereby supporting the infiltration of surface water which is likely to have associated benefits in terms of water quality. Development proposals are required to have an integrated water management approach when addressing the water environment and should be considerate of water demand as well the potential for water pollution to result.
12. Reduce the risk from all sources of flooding	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> Policy EH7: Flood risk requires that flood risk in the District is managed as avoid risk to people and property. Policy EH4: Public realm and green infrastructure seeks to ensure that areas of public space and green infrastructure in the District are protected and enhanced. This is likely to have benefits in terms of addressing flood risk by maintaining areas which will allow for the safe infiltration of surface water.

SA objectives	Policies in West Oxfordshire Local Plan and Garden Village AAP that could mitigate adverse effects of development supported through the AAP
	<p><i>Oxfordshire Cotswolds Garden Village AAP (Preferred Options):</i></p> <ul style="list-style-type: none"> • PA10: Green Infrastructure will ensure that a green infrastructure approach is adopted at the Garden Village thereby supporting the infiltration of surface water and helping to mitigate flood risk. • PA13: Water Environment will ensure that development at the Garden Village is considerate of all potential sources of flooding including surface water flooding and groundwater flooding
13. Conserve and enhance biodiversity and geodiversity	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> • Policy EH3: Biodiversity and geodiversity seeks to ensure that development will achieve an overall net gain in biodiversity and minimise impacts on geodiversity. • Policy EH4: Public realm and green infrastructure seeks to ensure that areas of public space and green infrastructure in the District are protected and enhanced. This is likely to have benefits in terms of providing suitable habitat space in the area as well as allowing for habitat connectivity. <p><i>Oxfordshire Cotswolds Garden Village AAP (Preferred Options):</i></p> <ul style="list-style-type: none"> • PA12: Achieving 25% Biodiversity Net Gain will seek to achieve net gain in biodiversity at the Garden and will require development to be in line with the mitigation hierarchy (avoid, mitigate and compensate). • PA10: Green Infrastructure will ensure that a green infrastructure approach is adopted at the Garden Village thereby supporting habitat maintenance and creation as well as wider habitat connectivity in the area.
14. Conserve and enhance landscape character	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> • Policy EH2: Landscape character seeks to conserve and enhance the quality, character and distinctiveness of West Oxfordshire’s natural environment, including its landscape, cultural and historic value and tranquillity. • Policy OS4: High quality design requires that new development in the District is respectful of the landscape character of the locality, contributes to local distinctiveness and, where possible, enhance the character and quality of the surroundings. • Policy EH4: Public realm and green infrastructure seeks to ensure that areas of public space and green infrastructure in the District are protected and enhanced. This is likely to have benefits in terms of protecting and potentially enhancing landscape character in the area. <p><i>Oxfordshire Cotswolds Garden Village AAP (Preferred Options):</i></p> <ul style="list-style-type: none"> • PA4: High Quality Design will require a high quality and innovative approach to design at new development in the Garden Village which is consistent with garden village principles. This is expected to promote an approach which is considerate of the landscape character of the area. • PA10: Green Infrastructure will ensure that a green infrastructure approach is adopted at the Garden Village thereby supporting the maintenance of features which contribute positively to the landscape character of the area.
15. Conserve and enhance the historic environment	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> • Policy EH9: Historic environment requires that development in the District conserves and/or enhances the special character, appearance and distinctiveness of West Oxfordshire’s historic environment, including the significance of its heritage assets. • Policy OS4: High quality design requires that new development in the District conserves or enhances areas,

SA objectives	Policies in West Oxfordshire Local Plan and Garden Village AAP that could mitigate adverse effects of development supported through the AAP
	<p>buildings and features of historic, architectural and environmental significance.</p> <p><i>Oxfordshire Cotswolds Garden Village AAP (Preferred Options):</i></p> <ul style="list-style-type: none"> • PA15: Heritage Assets will require new development is delivered in a manner which conserves and enhances the historic environment in line with national and local policy. • PA4: High Quality Design will require a high quality and innovative approach to design at new development in the Garden Village which should be considerate of advice set out in the West Oxfordshire Design Guide. This is expected to promote an approach which is considerate of the significance of the setting of heritage assets in the Garden Village.
16. Maintain high and stable levels of employment	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> • Policy E1: Land for employment identifies that the Garden Village will deliver around 40ha of employment land in the form of a campus-style 'science park' to be taken forward through the AAP. As such the policy sets out the principle for the provision of employment land at the Garden Village that will support future local job provision. <p><i>Oxfordshire Cotswolds Garden Village AAP (Preferred Options):</i></p> <ul style="list-style-type: none"> • PA21: New Business Space; PA22: Small-Scale Commercial Opportunities and Flexible Business Space; PA23: Homeworking/Telecommuting; and PA24: Employment Skills and Training set out the level of employment land for provision at the Garden as well as more flexible means of providing job opportunities such as home working. These elements of the AAP will also support training amongst local people which may make them more suitable for a wider range of employment opportunities. • PA2: Quantum and Mix of Uses; and PA3: Spatial Framework will deliver a new homes and employment land at areas of the Garden Village that will ensure that residents have access to nearby job opportunities.
17. Promote sustainable economic growth and competitiveness	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> • Policy E1: Land for employment identifies that the Garden Village will deliver around 40ha of employment land in the form of a campus-style 'science park' to be taken forward through the AAP. As such the policy sets out the principle for the provision of employment land at the Garden Village that is likely to support future economic growth. The development of the 'science park' is considered to be particularly helpful in terms of repositioning the District to complement Oxfordshire's globally renowned knowledge economy. <p><i>Oxfordshire Cotswolds Garden Village AAP (Preferred Options):</i></p> <ul style="list-style-type: none"> • PA21: New Business Space; PA22: Small-Scale Commercial Opportunities and Flexible Business Space; PA23: Homeworking/Telecommuting; and PA24: Employment Skills and Training set out the level of employment land for provision at the Garden as well as more flexible means of providing job opportunities such as home working. These elements of the AAP will also support training amongst local people which may help to attract new and high quality employers to the area. It is expected that the elements of the AAP which allow for flexibility in terms of working arrangements will be of particular in terms of responding to changes in the economy.

Cumulative effects

4.110 **Table 4.10** below presents a summary of all the potential sustainability effects identified for the preferred policy approaches in the Preferred Options AAP (July 2019), which enables an assessment to be made of the likely significant effects of the AAP as a whole in relation to each of the SA objectives, i.e. an assessment of cumulative effects as required by the SEA Regulations. A description of the likely cumulative effect of the Preferred Options AAP in relation to each SA objective is provided below the table.

Table 4.10 Summary of SA findings for all of the preferred approaches of the AAP

Preferred approach		SA1: Housing	SA2: Health and well-being	SA3: Inclusive communities	SA4: Education	SA5: Crime	SA6: Services and facilities	SA7: Land use	SA8: Waste	SA9: Air quality	SA10: Climate change	SA11: Water	SA12: Flooding	SA13: Biodiversity and geodiversity	SA14: Landscape	SA15: Historic environment	SA16: Employment	SA17: Economic growth
Vision		+	+	+	+	+	+	0	0	+	+	0	+	+	+	+	+	+
Core themes and objectives	Building a strong, vibrant and sustainable community	+	+	+	0	0	+	0	0	0	0	0	0	+	+	+	0	0
	Healthy place shaping	0	++	+	0	++	+	0	0	+	+	0	+	+	+	+	0	0
	Protecting and enhancing environmental assets	0	+	0	0	0	0	+	0	+	0	+	+	++	++	++	0	0
	Meeting current and future housing needs	++	+	+	0	0	0	--	0	-	-	0	-	-	-	-	+	+
	Enterprise, innovation and productivity	0	0	0	+	0	+	--	0	+/-	+/-	0	-	-	-	-	++	+
	Transport, movement and connectivity	0	+	0	+	0	++	-	0	+/-	+/-	0	-	-	-	-	+	+
	Climate change and resilience	0	0	0	0	0	0	+	+	+	++	0	+	0	0	0	0	0
Building a strong, vibrant and sustainable community	PA1: Key development principles	++/-?	+	++	+	0	+	+	0	+	+	+	+	+	++	++	+	+/-?
	PA2: Quantum and mix of uses	++	+/-?	0	+/-?	0	+	--	0	+/-	+/-	-	-	--	--?	--?	++	++

Preferred approach		SA1: Housing	SA2: Health and well-being	SA3: Inclusive communities	SA4: Education	SA5: Crime	SA6: Services and facilities	SA7: Land use	SA8: Waste	SA9: Air quality	SA10: Climate change	SA11: Water	SA12: Flooding	SA13: Biodiversity and geodiversity	SA14: Landscape	SA15: Historic environment	SA16: Employment	SA17: Economic growth
	PA3: Spatial framework	++	++	++	++	0	++	--	0	+/- -	++ /-	+/-	++ /-	++ /-	++ /-?	-?	++	++
	PA4: High quality design	++ /-?	+	++	+	0	+	+	0	+	+	+	+	+	++	++	+	+/- ?
	PA5: Provision of supporting infrastructure	0	+	++	++	0	+	-	0	+/-	+/-	+/-	+/-	+/-	-?	-?	+	+
	PA6: Long-term maintenance and stewardship	+/- ?	+	++	0	+	0	0	0	0	0	0	0	+	+	+	0	0
Healthy place shaping	PA7: Adopting healthy place shaping principles	+	++	+	+	+	+	0	0	+	+	+	0	+	+	+	+	+
	PA8: Social integration and inclusion	0	++	++	+	++	+	+	0	+	+	0	0	0	0	0	+	+
	PA9: Providing opportunities for healthy active play and leisure	0	++	+	+	0	+	0	0	+	+	+	+	+	+	0	0	0
	PA10: Green infrastructure	0	++	+	0	0	0	+	0	+	+	+	+	++	++	+	0	0
	PA11: Enabling healthy food choices	0	++	0	0	0	0	+	0	0	+	0	0	+	0	0	0	+

Preferred approach		SA1: Housing	SA2: Health and well-being	SA3: Inclusive communities	SA4: Education	SA5: Crime	SA6: Services and facilities	SA7: Land use	SA8: Waste	SA9: Air quality	SA10: Climate change	SA11: Water	SA12: Flooding	SA13: Biodiversity and geodiversity	SA14: Landscape	SA15: Historic environment	SA16: Employment	SA17: Economic growth
Protecting and enhancing environmental	PA12: Achieving 25% biodiversity net gain	-?	+	+	+	0	0	+	0	+	+	+	+	++	+	+	-?	-?
	PA13: Water environment	-?	+	+	0	0	0	+	+	+	+	++	++	++	+	+	-?	-?
	PA14: Environmental assets	-?	+	0	0	0	0	++	++	++	0	++	0	++	+	+	-?	-?
	PA15: Heritage assets	-?	0	0	+	0	0	0	0	0	0	0	0	0	+	++	-?	-?
Meeting current and future housing needs	PA16: Housing delivery	++	+/-?	+	+/-?	0	+	--	0	+/-	+/-	-	-	--	--?	--?	+	+
	PA17: Housing mix	++/-?	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	PA18: Build to rent	++/-?	0	++	0	0	0	0	0	+	+	0	0	0	0	0	0	0
	PA19: Self/custom build housing	++/-?	0	+	0	0	0	0	0	0	+	0	0	0	+?	+?	+	+
	PA20: Specialist housing needs	++	+	++	+	0	+	0	0	+	+	0	0	0	0	0	0	+
Enterprise, innovation	PA21: New business space	0	0	+	++	0	0	--	0	+/-?	+/-?	0	-	--	--?	--?	++	++

Preferred approach		SA1: Housing	SA2: Health and well-being	SA3: Inclusive communities	SA4: Education	SA5: Crime	SA6: Services and facilities	SA7: Land use	SA8: Waste	SA9: Air quality	SA10: Climate change	SA11: Water	SA12: Flooding	SA13: Biodiversity and geodiversity	SA14: Landscape	SA15: Historic environment	SA16: Employment	SA17: Economic growth
and productivity	PA22: Small-scale commercial opportunities and flexible business space	0	0	++	0	0	++	--	0	+	+	0	-	-	-?	-?	++	++
	PA23: Homeworking/Telecommuting	0	+	+	0	0	0	0	0	+	+	0	0	0	0	0	+	+
	PA24: Employment skills and training	0	0	+	++	0	0	0	0	0	0	0	0	0	0	0	++	++
Transport, movement and connectivity	PA25: Reducing the overall need to travel	0	++	++	0	+	++	+	0	++	++	0	0	0	0	0	+	+
	PA26: Reducing dependency on the private car	0	++	0	0	0	+	0	0	++	++	0	0	0	0	0	0	0
	PA27: Active and healthy travel	0	++	0	0	0	+	0	0	++	++	0	0	0	0	0	0	0
	PA28: Public transport	0	+	0	0	0	+	-?	0	++	++	0	-	0	-?	-?	+	+
	PA29: Making effective use of the transport network	0	0	0	0	0	+	0	0	+/- ?	+/- ?	0	0	0	0	0	+?	+?
	PA30: Changing transport trends and technologies	0	0	0	0	0	0	0	0	-?	+?	0	0	0	0	0	0	0

Preferred approach		SA1: Housing	SA2: Health and well-being	SA3: Inclusive communities	SA4: Education	SA5: Crime	SA6: Services and facilities	SA7: Land use	SA8: Waste	SA9: Air quality	SA10: Climate change	SA11: Water	SA12: Flooding	SA13: Biodiversity and geodiversity	SA14: Landscape	SA15: Historic environment	SA16: Employment	SA17: Economic growth
Climate change and resilience	PA31: Flexibility, durability and adaptability	+	0	0	0	0	0	0	0	0	++	+	+	0	0	0	0	0
	PA32: Sustainable construction	++ /-?	+	0	0	0	0	0	+	+	++	+	+	0	+	0	0	0
	PA33: Decentralised, renewable and low carbon energy	+/- ?	0	0	0	0	0	0	0	0	++	0	0	0	0	0	+	+
	PA34: Towards zero waste	+	0	0	0	0	0	0	++	0	++	0	0	0	0	0	0	0

4.111 A description of the cumulative effects of the preferred approaches in the AAP in relation to each SA objective is presented in the text below. **Table 4.11** presents a visual summary of the identified cumulative effects for the AAP.

Table 4.11 Summary of cumulative SA findings for preferred approaches in the Preferred Options AAP

SA Objective	Cumulative effect of Preferred Policy Approaches
SA1: Housing	++/-?
SA2: Health and well-being	++
SA3: Inclusive communities	++
SA4: Education	+
SA5: Crime	+
SA6: Services and facilities	+
SA7: Land use	+/--
SA8: Waste	+
SA9: Air quality	+/-
SA10: Climate change	++/-
SA11: Water	+/-
SA12: Flooding	+/-
SA13: Biodiversity and geodiversity	+/-
SA14: Landscape	+/-
SA15: Historic environment	+/-
SA16: Employment	++
SA17: Economic growth	++

SA objective 1: Housing

4.112 The delivery of about 2,200 dwellings within the Garden Village through the AAP is supported directly by preferred approaches 16 to 20, which ensure that new homes provided are sustainable, meet the needs of a variety of people through a range of dwelling types, sizes and tenures and are supported by the necessary strategic infrastructure. The overarching principles laid out through preferred approaches 1, 2 and 4 relating to housing delivery ensure that the aspirations of the vision for the Garden Village which include the creation of a strong, vibrant and sustainable community, are reflected when new development is delivered. Preferred approach 3 sets the spatial framework by which the agreed level of housing growth and other land uses would be distributed at the Garden Village.

4.113 The majority of preferred approaches are expected to have negligible effects in relation to SA objective 1: housing. However, there are preferred approaches relating to different themes which

are likely to contribute to positive effects in terms of housing. For example, preferred approach 32 aims to ensure that building emissions within the Garden Village are minimised to ensure that CO₂ emission targets are met. This is to be achieved through specifications relating to achieving improved levels of energy efficiency of homes with an overall goal of zero-carbon standards. Similarly, the aspirations for the use of renewable energy in the Garden Village set out through preferred approach 33 are likely to contribute positively to the delivery of high quality and sustainable housing.

4.114 Potential adverse effects are identified in relation to additional requirements set out within preferred approaches that could potentially limit the rate of housing delivery due to developer concerns over viability. These requirements include those which relate to affordable housing, higher quality design and sustainable constructing measures. These effects are uncertain as the potential for adverse impacts on housing delivery depends largely on developer decisions which are unknown at this stage. It is recognised that the preferred approaches included in the AAP are reflective of the findings of the Housing Strategy Advice for the Garden Village. Furthermore, viability issues will inform planning decisions when considering issues such as housing mix (including affordable housing at built to rent developments) and sustainable construction measures. However, it is possible that some developers may decide not proceed with proposals at the Garden Village because of these requirements. As such the rate of housing delivery which might otherwise be achieved may be adversely affected.

4.115 Overall, a **cumulative mixed significant positive and minor negative effect** is expected in relation to SA objective 1: **housing**.

SA objective 2: Health and wellbeing

4.116 The majority of preferred approaches are expected to have positive effects in relation to health and well-being. In particular, approaches which may help to promote increased level of physical activity amongst residents in the Garden Village are anticipated to have significant effects in relation to this SA objective. Preferred approaches 9, 10 and 27 make provisions to ensure that the area is supported by sufficient cycle and pedestrian routes to promote the uptake of active travel and opportunities for leisure that appeal to a range of demographics in the Garden Village. The AAP will also support the provision of opportunities for healthy food choices, including food growing, through preferred approach 11.

4.117 Positive effects on health and wellbeing are also identified in relation to residents' ability to access services and facilities as well as existing and new social infrastructure, which are provided for through a number of preferred approaches. In particular, preferred approach 25 makes a significant contribution to positive effects in relation to this SA objective due to its comprehensive approach to reducing the need to travel in the Garden Village, which will encompass provision of a range of services and facilities.

4.118 Potential negative effects in relation to health and wellbeing are identified where preferred approaches have the potential to result in reduced air quality in the area and are uncertain as it may be possible to mitigate these adverse effects.

4.119 Overall, a **cumulative significant positive effect** is expected in relation to SA objective 2: **health and wellbeing**.

SA objective 3: Inclusive communities

4.120 The majority of preferred approaches are expected to have positive effects in relation to creating inclusive communities. Preferred approaches 1, 3, 4 and 6 outline measures that are designed to ensure that the new community established considers the needs of a broad range of people, with the longevity of the success of the Garden Village being given particular precedence. This includes distributing new growth in a pattern which will be accessible to a high number of residents and ensuring that the design principles which guide the new development are of a standard which will meet the need of a wide range of residents. This is expected to include older people and people with disabilities. Meeting the needs of a broad range of people is addressed in terms of housing provision through preferred approaches 16 to 20. These elements of the AAP make provisions to ensure that the quantity, mix and maintenance of housing stock is tailored to suit a variety of residents. As such it likely that the Garden Village will be able to accommodate many different groups of people.

4.121 Further to the provision of suitable housing in the Garden Village, there is also consideration of the extent to which developing a level of self-containment can contribute to creating a vibrant community. Preferred approaches 22 and 25 make significant contributions to this aspiration by ensuring that services and facilities provided within the site cater to a variety of needs, and are delivered as high quality developments in 'clusters' or 'hubs' within the Garden Village.

4.122 Overall, a **cumulative significant positive effect** is expected in relation to SA objective 3: **inclusive communities**.

SA objective 4: Education

4.123 Education provision which is accessible at the Garden Village is likely to be beneficially impacted upon through a number of preferred approaches. These include considerations ranging from primary and secondary level to improving skills in relation to employment opportunities also. The site is in close proximity to the existing school facilities at Eynsham village and it is noted that the new housing growth supported through preferred approaches 2 and 16 has the potential to result in capacity issues at the existing sites. Preferred approaches 3 and 5 directly address the school provision at the Garden Village considering the specific locations of school facilities within potential masterplans and the quantity and size of schools needed. In terms of skills development geared towards facilitating employment, preferred approach 24 makes a significant contribution through the suggested requirement that any planning application should be supported by a community employment plan (CEP). This is complemented by the delivery of the science park in preferred approach 21, which will include links with education facilities in the area to maximise the potential for benefits to education and skills development.

4.124 The delivery of education enhancements within the Garden Village is also incorporated into preferred approaches related to a range of additional themes. Preferred approach 15 considers the potential for preservation of heritage assets in the area to be supported by capitalising on opportunities to increase public understanding of heritage assets, potentially through archaeological trails and active engagement with schools in the area. Additionally, preferred approaches 7 and 8 promote healthy place shaping through the delivery of school infrastructure that could be used as a 'hub' for shared activities beyond school hours. Preferred approach 9 promotes active design in the Garden Village which is likely to help ensure that schools and other educational facilities are within walking distance of residents.

4.125 Overall, a **cumulative minor positive effect** is expected in relation to SA objective 4: **education**.

SA objective 5: Crime

4.126 The preferred approaches which relate to maximising the potential for community cohesion and seek to secure a high quality of design as well as long term maintenance of the Garden Village are expected to result in positive effects in relation to crime. Preferred approach 8 is likely to have a significant contribution to this aim by ensuring that social interaction and inclusion underpin all design considerations in the Garden Village, with opportunities to reduce the incidence and fear of crime being taken advantage of through measures including consultation with key stakeholders.

4.127 Preferred approach 6 further contributes to the potential for crime reduction in the Garden Village by ensuring that measures to promote long-term community stewardship are put in place in support of the garden village development.

4.128 Overall, a **cumulative minor positive effect** is expected in relation to SA objective 5: **crime**.

SA objective 6: Services and facilities

4.129 The delivery of sustainable development in the Garden Village is considered more likely to be achieved if a level of self-containment is promoted. This will mean that the everyday needs of residents are more likely to be met without the need to travel further afield. Preferred approach 3 sets out potential spatial framework for the new development that will provide services and facilities at locations within the Garden Village, which will be within walking distance of residents. This approach is reinforced through preferred approach 25, which focuses on reducing the need to travel through a Garden Village layout where there is integration of multiple uses. Preferred approach 22 complements this approach by making provisions for the mixed use developments proposed to be occupied by small-scale commercial units and business space. This element of

the AAP is likely to contribute to residents having access to services and facilities in the Garden Village.

4.130 As well as reducing the need to travel within the Garden Village, the promotion of sustainable travel modes as provided through preferred approaches 26, 27 and 28 is also expected to contribute positively to this SA objective. The enhancement of the existing transport network promoted through preferred approach 29 will also help improve the accessibility of residents to local services and facilities, as well as those that are further afield.

4.131 Overall, a **cumulative minor positive effect** is expected in relation to SA objective 6: **service and facilities**

SA objective 7: Land use

4.132 The significant greenfield land-take that will be required to deliver the housing and employment development and other uses proposed in the AAP including supporting infrastructure, means that some significant negative effects are expected in relation to land use. Preferred approaches 2, 3, 21, 16 and 22 make provisions for the delivery of 2,200 dwellings, employment land and commercial/business use land, which will contribute to the loss of a significant portion of Grade 3 agricultural land and possibly some Grade 2 agricultural land to the north of the A40. Furthermore, the provision of supporting infrastructure to the Garden Village in preferred approach 5, including schools and the delivery of a park and ride facility (detailed in preferred approach 28), also contribute negatively to SA objective 7: land use due to further potential for loss of greenfield land including that which is identified as high quality agricultural land.

4.133 Whilst the overall development will result in the loss of some high quality agricultural land, the AAP also includes preferred approaches which are likely to contribute positively to this SA objective. Preferred approach 14 goes some way to mitigate the loss of high quality agricultural land by stipulating that development should avoid any areas of higher grade and most versatile agricultural land unless it is deemed to be impractical. Beyond the potential preservation of high quality agricultural land, there are provisions made in other preferred approaches to ensure that land use meets identified community needs in the most efficient layout possible. Preferred approaches 1, 4, 8 and 10 all ensure that community use of land is the focal point of development and that it should be delivered through high quality design that enhances the overall area. This includes the incorporation of principles which would require substantial areas of the Garden Village to be preserved as green space, thereby creating a local network of green infrastructure.

4.134 Overall, a **cumulative mixed minor positive and significant negative effect** is expected in relation to SA objective 7: **land use**.

SA objective 8: Waste

4.135 There is potential for the delivery of the Garden Village to result in negative effects in relation to waste, both during the construction phase and throughout its lifetime, if there are not sufficient reduction and management measures in place. It is expected, however, that many of the potential effects will relate to the practices and behaviours of individuals and businesses at the Garden Village which are beyond the scope of the AAP.

4.136 Preferred approach 34 contributes significantly to the aim of improved waste management practices through provisions made to achieve zero waste wherever possible in the delivery of the Garden Village. This includes creating links with existing waste management infrastructure and a requirement for planning applications to be supported by Waste Minimisation Statements. Such statements will be required to address both the construction and occupation phases. Additionally, preferred approach 14 includes waste as a key consideration in relation to the protection of environmental assets.

4.137 Preferred approaches 14 and 32 also contribute positively to waste minimisation at the Garden Village. For the former, the approach includes consideration of the effect of the delivery of the Garden Village in relation to wastewater treatment facilities in the area. Preferred approach 32 seeks to achieve zero-carbon standards for both residential and non-residential buildings as part of setting out the sustainable construction requirements for new development. A focused local strategy is suggested to be incorporated to assess overall capacity and decide whether quality conditions need to be tightened to prevent adverse effects of wastewater on water quality.

4.138 Overall, a **cumulative minor positive effect** is expected in relation to SA objective 8: **waste**.

SA objective 9: Air quality

- 4.139 Air quality has been identified as a key issue by individuals and organisations in West Oxfordshire, and therefore measures to reduce adverse effects on air quality are present in a number of preferred approaches. In particular, preferred approaches 25 to 28 make a significant contribution to this SA objective by potentially reducing the amount of private car trips within the Garden Village. These preferred approaches are likely to help encourage modal shift increasing uptake of walking, cycling and use of public transport. Reliance on travel by private vehicle may be reduced as a result.
- 4.140 Despite the multiple provisions suggested to mitigate poor air quality, overall negative effects are also expected in relation to this SA objective due to the level of growth proposed. Preferred approaches 2, 5, 16 and 21 are all likely to contribute negatively to this SA objective as there is potential for the delivery of housing, employment and commercial/business space in the Garden Village. While providing these uses in close proximity to each other would reduce some commuting distances, it is still likely that air pollution associated with new development at the garden village location would be greater than that which is currently experienced. Increases are likely as a result of construction, new residents in the area as well as commuters travelling to the Garden Village. These same preferred approaches also contribute positively to this SA objective through design measures that consider layouts that reduce the need to travel and the location of the developments in relation to sustainable transport options. Preferred approach 3 would set the spatial framework for the Garden Village, locating development and sustainable transport links in a manner which may promote travel by more sustainable modes. This element of the AAP, however, also has the potential to be of detriment to air quality in the District. Development orientated towards the A40 has the potential to compound existing air quality issues at the Oxford AQMA to which it leads and the level of growth the spatial framework supports is likely to result in increased numbers of car journeys resulting in the area.
- 4.141 Overall, a **cumulative mixed minor positive and minor negative effect** is expected in relation to SA objective 9: **air quality**.

SA objective 10: Climate change

- 4.142 The identification of climate change as another key issue by individuals and organisations in West Oxfordshire is reflected through many of the preferred approaches. These include those that address fossil fuel related transport, energy efficiency and delivery of green infrastructure. In particular, preferred approaches 31 to 34 make a significant contribution to this SA objective as they are specifically geared towards climate change mitigation. The success of the Garden Village in perpetuity in relation to climate change mitigation is vital if carbon emissions targets are to be met. As such, provisions have been made in the preferred approaches 31 to 34 to ensure all new development is flexible and adaptable to the potential challenges of climate change, is sustainably constructed, and opportunities for the use of decentralised, renewable and low carbon energy are maximised.
- 4.143 The potential modal shift in transport patterns, which is facilitated through preferred approaches 25 to 28, also makes a significant contribution to this SA objective as there is potential for the quantity of private car trips to be limited as the new Garden Village is delivered. The approaches are likely to be most effective in combination, as the range of alternative transport modes that would be delivered will meet a variety of travel needs, ensuring that the full potential for reduction of carbon emissions is realised. The incorporation of wide coverage of green infrastructure into the Garden Village spatial framework (preferred approach 3) is also likely to contribute to the successful delivery of a climate change mitigation strategy as part of the AAP. It is noted that the spatial framework which would guide development to the area would also result in an overall increase in the number of journeys being made locally, although the provision of neighbourhoods to be walkable and provide accessible services and facilities and employment opportunities could help to offset this increase. The overarching principle of developing a wide network of green infrastructure assets at the garden Village is reinforced through preferred approach 10.
- 4.144 Although the AAP provides multiple contributions to the achievement of this SA objective, it is likely that some increase in carbon emissions will result considering the scale of growth to be delivered in the Garden Village. As such, some adverse impacts have been identified in relation to the preferred approaches. Preferred approaches 2, 5, 16 and 21 set out the delivery of relatively

high levels of residential, employment and commercial/business development which is likely to increase travel and other fossil fuel dependent activities generally due to new residents and employees in the area as well as during construction. It is expected that providing this type of development at the Garden Village is likely to contribute to the carbon footprint of the District.

- 4.145 Overall, a **cumulative mixed significant positive and minor negative effect** is expected in relation to SA objective 10: **climate change**.

SA objective 11: Water

- 4.146 The Garden Village site is not within a Source Protection Zone. Pressures on water quality in the area are likely to result where new development would occur and result in increased amounts of impermeable surfaces. This could have effects relating to increased run-off of pollutants into waterbodies and pressures on wastewater infrastructure in the area. It is expected that most of the preferred approaches in the AAP would not directly affect water quality or resources at the Garden Village or the surrounding area considering their narrow focus. The high level of development and supporting infrastructure on greenfield land supported through preferred approach 2, 5, 16 and 21 would, however, greatly increase the area of impermeable surfaces. Preferred approach 5 would also allow for measures such as SuDS meaning that both positive and negative effects are likely to result in terms of water resources at the Garden Village.
- 4.147 Many elements of the AAP support the incorporation of green infrastructure as new development is delivered and therefore positive effects may result in terms of local water resources. This includes preferred approach 3 which sets out the spatial framework and preferred approach 10, which seeks to incorporate the principles of green infrastructure provision at the Garden Village. Elements of the AAP which most directly address protection of water resources and the wider water environment in the area include preferred approaches 13 and 14. These preferred approaches seek to promote an integrated approach to water management and the achievement of a high level of water efficiency. The overall approach to the protection of environmental assets at the Garden Village would also include consideration for water quality.
- 4.148 Overall, a **cumulative mixed minor positive and minor negative effect** is therefore expected in relation to SA objective 11: **water**.

SA objective 12: Flooding

- 4.149 The site for the Garden Village falls mostly within Flood Zone 1, with only a small portion within Flood Zone 2 and Flood Zone 3. As such development at the Garden Village site is not expected to greatly increase the number of homes, businesses and other uses which are at risk from flooding from fluvial sources. The high amount of development and supporting infrastructure supported through preferred approach 2, 5, 16 and 21 would result in mostly greenfield land take, with an associated increase in the area of impermeable surfaces and surface water run-off. Preferred approach 5 allows for infrastructure to be delivered in line with the IDP, which also includes infrastructure that could help to mitigate flood risk in the area, therefore this element of the AAP is likely to have both beneficial and adverse impacts in terms of flooding.
- 4.150 The spatial framework for the Garden Village (preferred approach 3) sets out the specific distribution of development to incorporate substantial areas of green infrastructure potentially including a wetland area to the north. It is expected that in combination with preferred approach 10 (green infrastructure) these elements of the AAP would be of particular importance in terms of enabling infiltration of surface water. Preferred approach 13 most directly addresses flood risk at the Garden Village. Requirements include the application of the sequential test for fluvial flooding to inform the siting of development and consideration to be made for other potential sources of flood risk.
- 4.151 Overall, a **cumulative mixed minor positive and minor negative effect** is therefore expected in relation to SA objective 12: **flood risk**.

SA objective 13: Biodiversity and geodiversity

- 4.152 The AAP allows for the delivery of a high level of growth at the Garden Village which has the potential for adverse effects on biodiversity and geodiversity. 2,200 homes and 40ha employment land are to be provided at the site alongside infrastructure to support this growth, as set out by preferred approaches 2, 5 16 and 21. Development is likely to result in a high amount of greenfield land take which may contribute to habitat loss and fragmentation in the area.

Furthermore pressures associated with this level development, such as recreation and transport, may cause habitat and species disturbance. The Garden Village is in relatively close proximity to South Freeland Meadows and City Farm Local Wildlife Sites, as well as a number of areas of ancient woodlands to the north and therefore there is potential for the development to result in specific effects in relation to these sites.

- 4.153 However, the Garden Village is to be delivered in line with a spatial framework (preferred approach 3) which intersperses development with significant amounts of green infrastructure. As such habitat connectivity and some element of habitat provision is likely to result at the site. This element of the AAP could potentially include support for a green buffer area to north taking the form of a wetland area/linear park. This provision could act as a buffer towards open countryside and the areas of ancient woodland and local wildlife sites further to the north. The mitigating effect which may result through the incorporation of green infrastructure is likely to be further achieved through preferred approach 10. This element of the AAP sets the overarching principle of accommodating a high quality network of green and blue infrastructure at the Garden Village.
- 4.154 Preferred approaches 12, 13 and 14 are likely to mitigate adverse impacts in terms of the biodiversity and geodiversity with potential to result in enhancements at the site. Preferred approach 12 requires development at the Garden Village to achieve a net gain in biodiversity of at least 25%. The protection of the water environment is addressed through preferred approach 13 with biodiversity enhancements potentially being achieved for SuDS as part of major planning applications. Preferred approach 14 provides an overarching protection of environmental assets at the Garden Village, with particular consideration for Oxford Meadows SAC in terms of air pollution and the HRA findings.
- 4.155 Overall, a **cumulative mixed minor positive and minor negative effect** is therefore expected in relation to SA objective 13: **biodiversity and geodiversity**.

SA objective 14: Landscape

- 4.156 It is expected that the level of growth supported through preferred approach 2, 5, 16 and 21 could have detrimental impacts in terms of landscape character in the area surrounding the Garden Village. This allows for about 2,200 new homes and about 40ha of business land as well as supporting infrastructure including roads and social infrastructure. The land at the Garden Village site is currently mostly undeveloped and of a rural and open character. It includes areas which have been identified as being of 'medium-high' sensitivity in terms of landscape.
- 4.157 Preferred approach 1 requires that new development is in line with national 'garden village' principles. Development is also required to achieve innovative and high quality design. It is expected that an approach which is guided by these principles will be respectful of local landscape character and could provide opportunities for enhancement. The spatial distribution of development at the Garden Village as provided through preferred approach 3 allows for the incorporation of substantial elements of green infrastructure within the new development. This could potentially include a buffer area to north to avoid a hard development edge towards the open countryside. The principles of green infrastructure are further incorporated in the AAP through preferred approach 10. This approach is likely to help maintain areas of green space, which are likely to take in important features in the landscape as to the benefit of the existing landscape character. This element of the AAP furthermore set the expectation that a landscape-led approach to development will be adopted. Preferred approach 4 directly addresses the issue of design quality at the Garden Village and therefore is likely to support development which is respectful of local character and may allow for enhancements. This preferred approach includes a requirement that building and street arrangements and building materials are appropriately considered as part of the design process.
- 4.158 Overall a **cumulative mixed minor positive and minor negative effect** is therefore expected in relation to SA objective 14: **landscape**.

SA objective 15: Historic environment

- 4.159 Preferred approach 2, 5, 16 and 21 would support the delivery of a relatively high level of growth over the plan period including 2,200 new homes and 40 ha of employment land supported by required infrastructure improvements, which has the potential to affect the existing character and historic environment of the District. The Garden Village contains or is in close proximity to a

number of listed buildings including those at City Farm, and development has the potential to adversely impact upon the significance of the setting of such assets.

- 4.160 However, the AAP contains elements which are likely to help mitigate adverse impacts and could potentially result in enhancement of local character and the setting of heritage assets. Preferred approach 1 sets out the key development principles of the AAP which are not only informed by the garden village principles, but are supportive of development which would foster a unique identity and sense of place as well as innovative and high quality design at the Garden Village. Preferred approach 4 supports high quality design at the Garden Village, with new developments to be supported and informed by a Design Code. Encouragement of such an approach will deliver new development which respects the setting of heritage assets in the area. Preferred approach 15 directly addresses the protection of the historic environment as new development is delivered. It would also require that the masterplanning process is considerate of heritage and cultural assets in the area.
- 4.161 Overall a **cumulative mixed minor positive and minor negative effect** is therefore expected in relation to SA objective 15: **historic environment**.

SA objective 16: Employment

- 4.162 Preferred approach 2 sets out the principles of delivering about 40ha of business land at the Garden Village and this amount of new employment land is likely to support a substantial number of new jobs for residents in the area. The spatial framework for the new growth at the Garden Village (preferred approach 3) provides for new development in a manner which provides residents access to the A40. The siting of new growth will provide residents with easy access to this new business land as well as to the new centre (or new centres) which are to be accommodated at the site. These locations are to be provided in a manner which will allow for opportunities for walking and cycling which will make employment uses particularly accessible for new residents.
- 4.163 It is expected that the spatial distribution of employment land that is readily accessible for a high number of residents will be complemented by preferred approaches 28 and 29 in particular. These elements of the AAP would help to secure effective integration with the proposed Eynsham park and ride facility and require development proposals to demonstrate through a robust transport strategy and assessment that effective use of the transport network would be made. These preferred approaches would therefore help to ensure greater mobility for residents, both in terms of employment opportunities within the Garden Village and further afield.
- 4.164 Substantial benefits relating to securing new employment provision at the Garden Village are also expected to result from preferred approaches 21 to 24. Preferred approach 21 of the AAP supports the delivery of the new 40ha science park which is to be well related to the A40 and the proposed park and ride. Preferred approaches 22, 23 and 24 would support smaller scale employment growth, as well as measures which allow for more flexible and home working and those which support the training of local residents. Preferred approach 23 is likely to be of particular benefit in terms of complementing the large scale employment provision to be made at the science park. Preferred approach 23 will furthermore allow for more flexibility in terms of supporting opportunities for homeworking and telecommuting which will help to meet changing circumstances of both businesses and individual residents.
- 4.165 Overall, a **cumulative significant positive effect** is expected in relation to SA objective 16: **employment**.

SA objective 17: Economic growth

- 4.166 It is expected that preferred approaches 2 and 3 would have a particular benefit in terms of supporting economic growth at the Garden Village. Preferred approach 2 sets out the principles of delivering 40ha of business land at the Garden Village which is likely to provide businesses with space to grow in the area. The layout of the level of growth set out through preferred approach 2 is provided through preferred approach 3 which provides the spatial framework for development. This allows for access to the A40 and suitable links through the Garden Village which is likely to help promote and make the area accessible to potential employees as well as those considering investing in the area.

- 4.167 Preferred approaches 21 to 24 are also expected to result in positive effects in terms of securing inward investment and long term economic growth at the site. Preferred approach 21 safeguards land at the Garden Village for the purposes of 'science, technology and high-tech related' B-class business floorspace and highlights that this land should have a strong relationship with the A40. Preferred approach 22 would allow business space that would support growth beyond the 40ha science park. The flexible nature of this type of provision is likely to help encourage emerging business as well those of smaller scale. Preferred approaches 23 and 24 would promote the incorporation of measures to encourage homeworking and also allow for skills development for residents as supported by a CEP. The positive impact likely in terms of supporting the training of residents is likely to be particularly beneficial in terms of encouraging the re-location of high quality jobs to the Garden Village.
- 4.168 Overall, a **cumulative significant positive effect** is expected in relation to SA objective 17: **economic growth**.

In-combination effects

- 4.169 The cumulative effects described above present the potential for the Garden Village AAP to give rise to in-combination effects with other development planned in West Oxfordshire and areas outside of the District which are in close proximity to the Garden Village site, i.e. development planned at Oxford City, Vale of White Horse and Cherwell. There is also potential for in-combination effects with county-wide initiatives such as transport infrastructure projects within Oxfordshire County.

Table 4.12 Summary of development with potential to result in in-combination effects with proposals for the Garden Village

Plan	Progress	Development proposed with potential for in-combination effects with development at Garden Village
<p>The Garden Village site is in close proximity to the village of Eynsham which lies immediately to the south of the A40.</p>		
<p>Eynsham Neighbourhood Plan 2018 - 2031</p>	<p>The Eynsham Neighbourhood Plan was submitted for examination and in July 2019 was found "subject to the recommended modifications, [to] meet the basic conditions." West Oxfordshire District Council is due to consider the examiner's recommendations and publish the outcome of this assessment in due course. The Plan contains a number of planning policies and the vision for the future of the village up to 2031.</p>	<p>The Plan does not set out areas for development in village but instead contains planning requirements that new proposals should meet. These relate to protection of environmental receptors and the village centre, how the provision of different use types should be considered, design considerations and the provision of supporting infrastructure. The Plan also identifies Local Green Space for protection and sets out guidance for the delivery of new settlements as well as Strategic Development Areas at the village area. As such the Plan will set part of the material planning considerations for the development at the Garden Village and the urban extension to the west of Eynsham.</p>
<p>The land to the north and west of the Garden Village site lies within West Oxfordshire. The A40</p>		

Plan	Progress	Development proposed with potential for in-combination effects with development at Garden Village
<p>along which the Garden Village lies leads to the settlement of Witney to the west within approximately 7.0km.</p>		
<p>West Oxfordshire Local Plan 2031</p>	<p>The West Oxfordshire Local Plan was adopted in September 2018. It sets out the overall planning framework for the District from 2011 – 2031.</p>	<p>The West Oxfordshire Local Plan makes provisions for at least 15,950 homes in the period 2011 – 2031 across the District. These are distributed between: the Witney sub-area (4,702 homes) the Carterton sub-area (2,680 homes), the Chipping Norton sub-area (2,047 homes), the Eynsham – Woodstock sub-area (5,596 homes) and the Burford – Charlbury sub-area (774 homes).</p> <p>The indicative distribution for the Eynsham - Woodstock sub-area includes 2,750 homes to provide for Oxford's unmet housing need. This takes the housing at the new Garden Village as well as the strategic urban extension to the west of Eynsham. The development of the urban extension is identified as an SDA in the Local Plan to accommodate 1,000 new homes. This development is to be guided by a SPD which the Council is currently preparing. Significant sites which have been allocated at Witney include East Witney SDA (450 homes), North Witney SDA (1,400 homes)</p>
<p>Parts of the Vale of White Horse lie to the south of the Garden Village site.</p>		
<p>Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies and Local Plan 2031 Part 2: Detailed Policies and Additional Sites</p>	<p>The Local Plan Part 1 was adopted in December 2016. The Local Plan Part 2 was concluded to be 'sound' by the Inspector in June 2019 with the process of adoption to be made at a future meeting with Full Council.</p> <p>Local Plan Part 1 sets out the 'spatial strategy' and strategic policies for the District to deliver sustainable development. Local Plan Part 2 complements Local Plan Part 1 and sets out policies and locations for housing for the Vale's proportion of Oxford's</p>	<p>The Local Plan Part 1 identifies the overall number of new homes and jobs required up to 2031. The housing requirement for the full plan period up to 2031 is set out as 20,560 homes. Homes are to be apportioned to the following sub areas: South East Vale (9,055 homes), Western Vale (1,650 homes) and Abingdon-on-Thames and Oxford Fringe (1,790 homes). The Abingdon-on-Thames and Oxford Fringe Sub Area takes in land which is within 2km of the Garden Village site boundary. Of the sites identified to accommodate new housing North of Abingdon-on-</p>

Plan	Progress	Development proposed with potential for in-combination effects with development at Garden Village
	housing need which cannot be met within the City boundaries up to 2031.	<p>Thames is the largest with 800 homes. Housing is also be accommodated at sites North-West of Abingdon-on-Thames (200 homes), East of Kingston Bagpuize with Southmoor (280), North-West of Radley (240 homes) and South of Kennington (270 homes).</p> <p>Within the Abingdon-on-Thames and Oxford Fringe Sub Area the most significant delivery of new homes (1,200) set out in the Local Plan Part 2 is to be made through the release of Green Belt land at Dalton Barracks. This development is to be supported by the provision of new services and facilities. The Local Plan Part 2 also sets out the additional development sites of North of East Hanney (80 homes), North-East of East Hanney (50 homes) and East of Kingston Bagpuize with Southmoor (600 homes).</p>
Development within Oxford City lies to the east of the Garden Village site within 7.0km. The A40 provides a direct link between these two locations.		
Oxford Local Plan 2016-2036	The Oxford Local Plan was submitted for examination in March 2019. Once adopted it will be replace and supersede the Oxford Local Plan 2001-2016, the Core Strategy 2026 and the Sites and Housing Plan.	The Oxford Local Plan is to provide for at least 8,620 new homes to be built over the plan period from 2016 to 2036.
Oxford Core Strategy 2026	Oxford Core Strategy was adopted in March 2011. It presents the vision for Oxford and contains policies against which all planning applications are to be decided upon.	The Core Strategy makes provision for a total of at least 8,000 additional dwellings for the period from 2006 to 2026. Important strategic locations are West End (700-800 dwellings as well as 37,000m ² retail floorspace and 35,000m ² office space) to the south west of Oxford City; the Northern Gateway (200 homes and a large amount of Class-B uses) to the north west of the City; and Land at Barton (800-1,200 new homes and supporting infrastructure) to the north east of the City. Of particular importance to the Garden Village is

Plan	Progress	Development proposed with potential for in-combination effects with development at Garden Village
		the land at the Northern Gateway and Barton as these areas lie along the A40 which links to the Garden Village site to the west.
Oxford Sites and Housing Plan 2011-2026	The Plan allocates sites for development for housing, employment and other uses and sets out detailed planning policies for residential development including affordable housing	The Plan allocates a number of sites at the northern portion of the city within the Summertown area. This includes a relatively small site Elsfield Hall (0.76ha) which is directly adjacent to the A40 and is allocated for employment and parking.
Northern Gateway Area Action Plan	The AAP was adopted in July 2015 and supports the delivery of the Oxford Core Strategy 2026 allocation. It contains policy to guide the future development of the site which is to the north of Oxford City in the Wolvercote ward at the junction of the A40, A44 and A34.	The AAP makes provision for 90,000m ² of employment land (restricted to the science, research and development fields) and 500 new homes.
Barton Area Action Plan	The AAP was adopted in December 2012 and work has commenced on the early phases of the development at the site. This is a key site for new housing is located in the north east of Oxford City between Barton and Northway along the A40.	The site is allocated as a strategic location for mainly residential development which will provided 800 to 1,200 new homes.
Some of the land to the east and north east of the Garden Village site lies within Cherwell . The A40 runs within the southern area of the District and connects to the A34 which provides access to Kidlington to the north.		
Cherwell Local Plan 2011 – 2031 (Part1) Partial Review – Oxford’s Unmet Housing Need	The Local Plan Partial Review is in preparation to help meet the unmet housing needs of Oxford. It was submitted for formal examination in March 2018.	To help meet Oxford's unmet housing needs the Plan identifies the requirement to deliver 4,400 homes to help meet by 2031. This includes the allocation of land at East of Oxford Road, North Oxford (650 homes); West of Oxford Road, North Oxford (530 homes); South East of Kidlington (230 homes); Stratfield Farm, Kidlington (100 homes); East of the A44, Begbroke (1,950 homes); and West of Yarnton (530 homes). These sites are in the southern portion of the district towards Oxford City.

Plan	Progress	Development proposed with potential for in-combination effects with development at Garden Village
		<p>Development at North Oxford, Kidlington and Begbroke are along routes which lead to the A40 and are in closest proximity to the Garden Village site.</p> <p>The allocation of land to the South East of Woodstock for 410 homes (which to the south of the district) was also included in the Proposed Submission Local Plan. However, the inspector advised in a Post-Hearings Advice Note that to make the Plan sound the policy which allocated this land should be deleted.</p>
The Cherwell Local Plan 2011 – 2031 (Part 1)	The Cherwell Local Plan (incorporating Policy Bicester 13 re-adopted in December 2016) was originally adopted in July 2015. The Local Plan sets out strategic planning policies for development and the use of land in the district.	The Local Plan requires the delivery of 22,840 additional dwellings between April 2011 and March 2031. The majority of the new development over this period is to be provided at Bicester (10,129 homes) and Banbury (7,319) with 5,392 homes to be spread throughout the rest of the district including Kidlington. In total, in addition to the rural allowance for small site windfalls, 750 homes are to be delivered at Category A villages which includes Kidlington. As part of meeting the employment needs of the plan area small scale Green Belt reviews are identified near Kidlington at Langford Lane /Oxford Technology Park/ London – Oxford Airport and Begbroke Science Park.
Connecting Oxfordshire: Local Transport Plan 2015-2031	The Local Transport Plan (LTP) was agreed by full council in September 2015 and was subsequently updated in 2016. It sets out Oxfordshire County Council’s policy and strategy for developing the transport system in Oxfordshire up to 2031.	The LTP highlights potential future improvements for the A40 route. These include the County Council’s securing of funding for proposals to improve Wolvercote roundabout and Cutteslowe roundabout in the north of Oxford City. The Oxford Transport Strategy is developing proposals which could include improvements to Peartree Interchange, a new access route and a Strategic Link Road between A40 and A44. Public transport improvements along the A40 corridor are also to be funded by

Plan	Progress	Development proposed with potential for in-combination effects with development at Garden Village
		2021. The LTP identifies that these improvements are unlikely to wholly resolve the current capacity issues on A40 let alone deal with the impact of future developments in West Oxfordshire. To address any residual adverse impacts relating to capacity issues at the A40, a long term strategy for improving the route is currently being developed.
The Oxfordshire Plan 2050	The six Oxfordshire authorities – Cherwell District Council, Oxford City Council, Oxfordshire County Council, South Oxfordshire District Council, Vale of White Horse District Council and West Oxfordshire District Council - have committed to producing a joint statutory spatial plan (JSSP), known as the Oxfordshire Plan 2050. The JSSP is to be submitted to the Planning Inspectorate for independent examination by March 2020.	N/A

- 4.170 In combination with the level of housing and employment development proposed for the Garden Village, development set out in the various local plan documents reinforces the significant positive effect already identified for the AAP in relation to SA objective 1: **housing**, as well as SA objective 16: **employment** and SA objective 17: **economic growth**.
- 4.171 The delivery of a relatively high level of growth at the Garden Village and in the surrounding area will result in the development of a high substantial amount of greenfield land. This is likely to take in areas of Grade 2 and Grade 3 agricultural land, including the area identified at the Garden Village site. As such the significant negative effect already identified in relation to SA objective 7: **land use** remains when considering in-combination effects.
- 4.172 It is also likely that the level of growth expected in-combination, which will involve the development of large areas of currently undeveloped land as well as the intensification of uses at other sites, will have impacts in terms of the existing character of the area, in relation to both landscape and the historic environment. As such there is potential for the minor negative effect identified in relation to SA objective 14: **landscape** and SA objective 15: **historic environment** to become significant in-combination. However, there is potential that development will provide opportunities to improve local character through appropriate landscape design, the incorporation of green infrastructure and bringing brownfield land back into uses, and mitigation such as this is required through other policies in the surrounding area’s local plan documents.
- 4.173 The transport improvements set out for the A40, which are identified in the LTP, include sustainable transport improvements such as the new park and ride site. These improvements are expected to help limit the potential for adverse impacts in terms of air quality and release of greenhouse gases in the area. The A40 leads directly to the City of Oxford AQMA to the east. The LTP has highlighted that despite the proposed improvements to the route, some capacity issues at the A40 are likely to remain. These residual effects are expected, pending the

development of future strategies for this route, with consideration for the high level of growth to be accommodated within West Oxfordshire. As such congestion is likely to be an outstanding issue at the A40 due to the increasing number of residents who will use this route for commuting and to access services and facilities on a day to day basis. When capacity issues are addressed in full, it is expected that the increased number of cars making use of this route would still have implications in terms of air pollution, although this will be dependent in part on the uptake of sustainable transport options by residents. Development at the Garden Village in combination with the surrounding areas has the potential to increase the minor negative effect for SA objective 9: **air quality** to significant.

- 4.174 The loss of greenfield land to development at the Garden Village location combined with development proposed in surrounding areas has the potential to result in fragmentation of existing habitats and impacts on biodiversity. Particular consideration should also be given to the Oxford Meadows SAC in terms of its sensitivities to changes in air quality. Development supported at the Garden Village in combination with development at larger strategic sites and any subsequent incremental changes within the surrounding districts has the potential to increase traffic volumes in the area, with associated emission of air pollutants which could affect the SAC. The minor negative identified in relation to SA objective 13: **biodiversity and geodiversity** therefore has the potential to be significant, but this would need to be confirmed through HRA.
- 4.175 Service provision is another important factor for consideration when delivering high levels of new growth in any area. The level of growth proposed at the Garden Village site and the surrounding areas has the potential to result in local service provision becoming overloaded which could give rise to adverse impacts in terms of SA objective 2: **health and well-being**, SA objective 3: **inclusive communities** and SA objective 4: **education** as well as SA objective 6: **access to services and facilities**. Mitigation, however, is contained in the policies of the relevant local plan documents, and within the AAP itself. It is expected that these policies would help to ensure new services and facilities are delivered to provide new residents with suitable access to the facilities they need.

5 Monitoring

- 5.1 The SEA Regulations require that *"the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action"* and that the environmental report should provide information on *"a description of the measures envisaged concerning monitoring"*. Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.
- 5.2 Monitoring should be focused on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken. Because of the early stage of the AAP and the uncertainty attached to many of the potential effects identified, monitoring measures have been proposed in this SA Report in relation to all of the SA objectives in the SA framework. Furthermore effects which the SA expects to be minor may become significant and versa vice. As the AAP is progressed further and the likely significant effects are identified with more certainty, it may be appropriate to narrow down the monitoring framework to focus on a smaller number of the SA objectives.
- 5.3 **Table 5.1** overleaf sets out a number of suggested indicators for monitoring the potential sustainability effects of implementing the AAP. The monitoring framework and relevant indicators from West Oxfordshire Local Plan have been used as a starting point for the monitoring framework in this SA Report. It is noted that some of the indicators are more applicable at a district level as they relate to the Local Plan rather than the smaller area covered by the AAP. As such the indicators from the West Oxfordshire Local Plan monitoring framework have been refined in some instances to relate better to the potential sustainability effects of the AAP. Further refinement may be required as the final AAP is produced including consideration of any monitoring framework proposed for the AAP itself and this will be addressed in the next iteration of the SA Report.
- 5.4 The data used for monitoring in many cases will be provided by outside bodies. Information collected by other organisations (e.g. the Environment Agency) can also be used as a source of indicators. It is therefore recommended that the Council continues the dialogue with statutory environmental consultees and other stakeholders that has already been commenced, and works with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

Table 5.1 Proposed Monitoring Framework for the Oxfordshire Cotswolds Garden Village AAP

SA objectives	Proposed monitoring indicators	Preferred policy approaches for which significant negative effect has been identified
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	<ul style="list-style-type: none"> • Total number of residential completions in the period to 2031 and on a per annum basis. • Total number of affordable homes completed in the period to 2031 and on a per annum basis. • Proportion of residential completions by type and tenure. • Proportion of residential completions by size. • Proportion of homes built to accessible and adaptable housing standards. • Proportion of new homes built as wheelchair adaptable dwellings. • Proportion of serviced plots provided / taken up for the purposes of self/custom build. • Number of empty homes. 	N/A
2. Improve health and well-being and reduce inequalities	<ul style="list-style-type: none"> • Developer contributions secured for green infrastructure enhancements. • Access to informal greenspace. • Total area of new open space, sports and recreational buildings and land delivered by typology. 	N/A
3. Promote thriving and inclusive communities	<ul style="list-style-type: none"> • Money derived from new development as contribution to CIL. • Contributions derived through S106 agreements. • Amount of floorspace permitted for community uses. 	N/A
4. Improve education and training	<ul style="list-style-type: none"> • Number of training, skills and job opportunities facilitated as a result of a Community Employment Plan (CEP). • Number of school places in the local area. • Rates of educational attainment in the local area. 	N/A
5. Maintain a low level of crime and fear of crime	<ul style="list-style-type: none"> • Annual incidence of crime in the local area including by type. • Perception/fear of crime in the local area. 	N/A
6. Improve accessibility to all services and facilities	<ul style="list-style-type: none"> • Annual amount of floorspace permitted for community uses. • Proportion of trips made by different modal split (e.g. walking, cycling, car) 	N/A

SA objectives	Proposed monitoring indicators	Preferred policy approaches for which significant negative effect has been identified
7. Improve the efficiency of land use	<ul style="list-style-type: none"> • Average density of development. • Amount of 'undeveloped' and 'developed' land as a proportion of the overall site area. 	<ul style="list-style-type: none"> • Core theme 4 Meeting current and future housing needs and core theme 5: Enterprise, innovation and productivity • PA2: Quantum and mix of uses • PA3: Spatial framework • PA16: Housing delivery • PA21: New business space • PA22: Small-scale commercial opportunities and flexible business space
8. Reduce waste generation and disposal	<ul style="list-style-type: none"> • Residual household waste per household. • Percentage of household waste sent for re-use, recycling and composting. 	<ul style="list-style-type: none"> • PA3: Spatial framework
9. Reduce air pollution and improve air quality	<ul style="list-style-type: none"> • Percentage car use. • Air quality. • Percentage of travel by walking or cycling. • CIL / S106 funding allocated for sustainable transport projects. • Number of travel plans produced. • Proportion of parking spaces provided with electric vehicle charging infrastructure available. 	<ul style="list-style-type: none"> • PA3: Spatial framework
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	<ul style="list-style-type: none"> • Proportion of residential and non-residential development built to 'zero carbon' standards. • Percentage car use. • Percentage of travel by walking or cycling. • CIL / S106 funding allocated for sustainable transport projects. • Number of travel plans produced. • Total capacity of renewable energy generation secured. • Proportion of parking spaces provided with electric vehicle charging infrastructure available. 	N/A
11. Protect and improve water resources	<ul style="list-style-type: none"> • Water quality. • Available wastewater network capacity. 	N/A
12. Reduce the risk from all sources of flooding	<ul style="list-style-type: none"> • Proportion of development allowed in Flood Zones 2 and 3. 	N/A

SA objectives	Proposed monitoring indicators	Preferred policy approaches for which significant negative effect has been identified
13. Conserve and enhance biodiversity and geodiversity	<ul style="list-style-type: none"> Achieved net gain in biodiversity – measured using the TVERC Biodiversity Impact Assessment Calculator. Changes in biodiversity/ geodiversity assets including condition of Oxford Meadows SAC, area of protected sites, records of priority species and habitats. 	<ul style="list-style-type: none"> PA2: Quantum and mix of uses PA16: Housing delivery PA21: New business space
14. Conserve and enhance landscape character	<ul style="list-style-type: none"> Percentage of new development in the areas identified as having moderate-high sensitivity according to the landscape and visual assessment for the Garden Village site. 	<ul style="list-style-type: none"> PA2: Quantum and mix of uses PA16: Housing delivery PA21: New business space
15. Conserve and enhance the historic environment	<ul style="list-style-type: none"> Financial contributions secured through development to secure heritage assets. 	<ul style="list-style-type: none"> PA2: Quantum and mix of uses PA16: Housing delivery PA21: New business space
16. Maintain high and stable levels of employment	<ul style="list-style-type: none"> Amount of employment land (B-class) completed in the period to 2031 and on a per annum basis. Amount of other 'commercial' land completed in the period to 2031 and on a per annum basis. Number of new job opportunities created in the period to 2031. Levels of home working. Number of training, skills and job opportunities facilitated as a result of a Community Employment Plan (CEP). 	N/A
17. Promote sustainable economic growth and competitiveness	<ul style="list-style-type: none"> Amount of employment land (B-class) completed in the period to 2031 and on a per annum basis. Amount of other 'commercial' land completed in the period to 2031 and on a per annum basis. Number of new job opportunities created in the period to 2031. Levels of home working. Number of training, skills and job opportunities facilitated as a result of a Community Employment Plan (CEP). 	N/A

6 Conclusions

- 6.1 The Oxfordshire Cotswolds Garden Village AAP: Preferred Options (July 2019) has been subject to a detailed sustainability appraisal against the SA objectives which were developed at the scoping stage of the SA process. This includes the appraisal of the preferred policy approaches included in the document (in Chapter 4) as well as the options considered for inclusion which emerged from the AAP Issues Paper (June 2018) – see Appendix 4.
- 6.2 The AAP makes provision for a relatively high level of housing and employment development (including a new 'campus-style' science park) at the Garden Village up to 2031. This is to be supported by the required level of infrastructure in line with the emerging Eynsham Area Infrastructure Delivery Plan (IDP). The SA has identified generally significant positive effects in relation to housing provision as well as employment and economic growth. The spatial framework options set out for the Garden Village in combination with the new growth to be delivered are also expected to provide new residents with a good level of access to services and facilities. All three options for the potential layout of the Garden Village would help to promote a highly walkable environment, meaning that modal shift (with a potential emphasis on active modes) may be achieved as the area is developed.
- 6.3 A relatively large amount of greenfield land take is needed in order to deliver the level of growth supported. As such, the potential for adverse impacts relating to environmental considerations such as landscape and heritage as well as biodiversity and geodiversity has been identified. While the Garden Village is to be delivered in a manner which supports sustainable transport and limits dependency upon travel by private vehicle, increased numbers of journeys in the area may also result. The provision of development to be orientated towards the A40 in particular could have impacts in terms of higher levels of carbon emissions and air pollutants. This could have further impacts in terms of air quality, with particular consideration for the Oxford Meadows SAC (although this will need to be assessed separately through a Habitats Regulations Assessment (HRA)). Only a small proportion of the site is within the higher risk Flood Zones 2 and 3, or at risk from surface water flooding, while parts of the east of the site are at high risk of flooding from groundwater with all other areas within the site having negligible flood risk. However, development of greenfield land for the Garden Village may also have adverse impacts in terms of flood risk and water resources.
- 6.4 However, there are a number of proposed policies in the AAP, along with policies in the adopted West Oxfordshire Local Plan 2031 which set out requirements for the way in which new development should be delivered. As such, they are expected to help mitigate the potential adverse effects of delivering a new Garden Village in the plan area and furthermore are likely to help enhance the positive effects expected. Policies in both the AAP and Local Plan which seek to protect the historic and environmental assets including biodiversity and landscape are expected to be of particular importance. Policies have been included in the AAP to support the incorporation of green infrastructure within the Garden Village. These will particularly benefit the aims of achieving biodiversity net gain and a landscape-led approach to development. Incorporating green infrastructure into the Garden Village design would also benefit flood risk and water quality.
- 6.5 The likely cumulative effects of the Preferred Options AAP are described in **Chapter 4** of this SA Report. Potential significant positive cumulative effects are identified in relation to SA objectives **1: housing, 2: health and well-being 3: inclusive communities, 10: climate change, 16: employment and 17: economic growth**. These positive effects have been identified as the relatively high level of housing to be provided at the Garden Village would help to meet the needs of both West Oxfordshire and Oxford. New housing would also be delivered to incorporate a suitable mix in terms of tenure and type. The effects also reflect the level of employment growth to be supported including the provision which is to be made for the new science park. The spatial framework which will set out the pattern of development is likely to help encourage walking and cycling and would also provide residents with access to nearby services and facilities, including healthcare infrastructure as well as areas of greenspace. Policies are also included to support

decentralised, renewable and low carbon energy at a site-wide and property-specific scale. The beneficial impacts relating to providing walkable development are likely to be complemented by the provision of supporting infrastructure at the Garden Village, which will take in new social infrastructure. As such the Garden Village is expected to be established to be relatively self-sustaining and will promote measures to support climate change mitigation and adaptation, as well as a healthy population.

Next steps

- 6.6 This SA Report will be available for consultation alongside the AAP preferred options from August 2019. Following the consultation on the Preferred Options AAP document, the responses received and the findings of the SA will be considered and incorporated into the pre-submission draft version of the AAP.

LUC
July 2019

Appendix 1

Consultation comments received in relation to the SA Scoping Letter for the AAP and SPD (November 2018 - January 2019)

Table A1.1: Consultation comments received in relation to the SA Scoping Letter for the AAP and SPD (November 2018 - January 2019)

Consultee	Representation relating to	Comment	Action
Natural England Rebecca Micklem	Review of relevant plans, policies and programmes	<p>The consultee has not reviewed the plans listed. However, the consultee advised that the following types of plans relating to the natural environment should be considered:</p> <ul style="list-style-type: none"> • Green infrastructure strategies • Biodiversity plans, including the Oxfordshire Conservation Target Areas (see www.wildoxfordshire.org.uk) • Rights of Way Improvement Plans • River basin management plans • Relevant landscape plans and strategies including the Oxfordshire Wildlife and Landscape Study 	The review of relevant plans, policies and programmes has been updated in Appendix 2 of the SA Report to include reference to the Wytham Hill Conservation Target Area (CTA); State of Nature in Oxfordshire 2017; Oxfordshire Rights of Way Management Plan 2015-2025; Thames River Basin District River Basin Management Plan; and Oxfordshire Wildlife and Landscape Study.
	Baseline information	The consultee has provided a list of sources of local plan evidence on the natural environment.	The SA Report (Appendix 3) contains baseline information which has been updated to reflect the local situation in which the AAP and SPD are to emerge, including reference to the evidence sources provided.
	Key sustainability issues	The consultee advised that the key sustainability issues should be updated to include reference to improving people's access to nature (be that to linear routes or open space).	<p>The key sustainability issue "<i>conserve and enhance natural habitats, biodiversity and geodiversity</i>" has been updated to reflect the consultee's comment.</p> <p>SA objective 13 already contains a sub-objective of "<i>Provide and manage opportunities for people to come into contact with resilient wildlife places whilst encouraging respect for and raising awareness of the sensitivity of such locations</i>" thereby seeking to address this issue.</p>
	SA objectives	The consultee recognises that SA objective 7 includes a sub-objective to minimise impacts on soils, however they have advised that specific reference is made to the need to conserve best and most versatile soils as set out in para 170 of the NPPF.	The sub-objectives for SA objective 7 have been updated to reflect the consultee's comment.

Consultee	Representation relating to	Comment	Action
Historic England Robert Lloyd-Sweet	Baseline information	The consultee stated that they are pleased to see the clear description of the historic environment baseline provided, which generally achieves a suitable level of detail for the site specific proposals that will be created by the plan documents. The consultee is also pleased to see the separation of the landscape and historic environment objectives into separate categories, which helps to provide a clearer consideration of the impacts of plan options on heritage assets and the historic environment.	Comment noted: no action needed.
	Garden Village principles	The consultee stated that they feel the baseline could be improved to provide detail that will help to inform plan proposals and, in particular that this might generate some clearer links between the objectives and Garden Village principles which appear 'light' in the area of integrating the inherited landscape with new development. In relation to Appendix 3 point 14 (i.e. SA objective 14) it is stated that the network of hedgerows with hedgerow trees that reflect the historic process of land ownership, division and management make an important contribution to the landscape character of both sites, as well as making an important contribution to the established ecology of the areas and deserves to be carefully integrated within the layout of new developments. The consultee would like to see "integrate existing green infrastructure including hedgerows, stream and ponds into the layout of new development" as a 'garden village principle'.	The baseline information for the sustainability appraisal has been updated in Appendix 3 of this SA Report. The Garden Village Principles have been informed by those provided by the TCPA in the Garden City Standards for the 21st Century: Practical Guides for Creating Successful New Communities. The sustainability objectives have been informed in part by and are reflective of the SEA topics as well as at least one garden community principle/quality. The appraisal of policy approaches and spatial options for the SPD and AAP will use the SA objectives. While the principles set out by the TCPA do not contain direct reference to 'hedgerows, streams and ponds', it is considered more appropriate to update the sub-objectives for SA objective 14 so that the SA will address the consultee's concern. The sub-objectives for this SA objective now contain reference to the integration of development with hedgerows, stream and ponds.
		For SA Objective 15, the consultee stated that given the presence of a scheduled monument partly within one of the sites, and presence of sites with potential for archaeological interest elsewhere within the sites, it is expected that a 'garden village principle' should be included to reflect the objective to preserve and record archaeological remains. This would be to "preserve	It is not the role of the SA to revise the garden village principles. Relevant garden village principles have been listed in Appendix 3 of the SA Scoping letter to demonstrate that the SA framework takes the garden village principles into account. As noted by the consultee, the sub-objectives for this SA objective are already considerate of the preservation of archaeological remains

Consultee	Representation relating to	Comment	Action
		archaeological remains in situ and provide appropriate public access, either physically or intellectually". This would reflect the sub-objective set out, which the consultee has stated is well devised.	as well as the promotion of appropriate access to the historic environment and therefore no further change is suggested to the sub-objectives for SA objective 15.
	Baseline information	The consultee stated that a more direct reference could be made to those views already identified as important through the emerging Neighbourhood Plan, in particular the views to St Leonard's Church tower from the meadows to the west of Eynsham and the views from footpaths and from Chilbridge Road towards Wytham Hill.	The baseline information has been updated to include reference to views identified as important through the emerging Neighbourhood Plan.
Grosvenor Paul Comerford (AECOM)	Baseline evidence	The consultee stated that the description of Eynsham was presented holistically and included both Oxfordshire Cotswolds Garden Village (OCGV) and West Eynsham, and this may have been required to consider two sites cumulatively. However, the consultee contests that the baseline information should refer to the existing environmental, economic and social characteristics of the area likely to be affected by the AAP and SPD separately, and their likely evolution without implementation of new policies. As such it is stated that the two sites should be discussed separately to avoid confusing the detail of the context and sensitivities of the two distinct sites. The relationship between the two sites should be recognised, but the two sites are coming forward separately, should not be reliant on each other, and their distinct planning policy is covered across separate planning documents. There is therefore a need for the separate consideration of site-specific contexts and any associated requirements for OCGV and West Eynsham.	<p>As a formal development plan document, the proposed Garden Village AAP must be subject to SA in accordance with legislative requirements. There is no legal requirement to subject the proposed West Eynsham SPD to SA, however the Council has considered it appropriate to subject this document to SA given the inter-relationship between the two sites, particularly in respect of transport and movement and infrastructure provision.</p> <p>SA work has already been carried out in support of the Local Plan which included appraisal of both areas of land. Land north of the A40 near Eynsham and land to the west of Eynsham was included in the Council's main modifications to the Local Plan which were published in November 2016.</p> <p>Considering the significant amount of SA work already been carried out in support of the Local Plan, including consideration of the separate proposals at Eynsham, the Council considered it appropriate to prepare a joint scoping letter for both documents rather than prepare full, separate SA scoping reports. The future SA work for the AAP and SPD however will involve the production of separate SA Reports for the AAP and SPD. Considering the close</p>

Consultee	Representation relating to	Comment	Action
			proximity of the sites and the potential for interaction between development at both locations there is likely to be an overlap between much of the relevant baseline information.
		The consultee stated that it is recognised that there is additional work to be completed to support the AAP evidence base, notably the quantum of employment to be located on the site, which may impact some of the information and language (it is currently very specific regarding 40Ha) contained within the scoping note whilst not substantially affecting the overall SA framework. The consultee noted that the use of the 40Ha employment figure is specific when compared to policy provisions, given the ambition for delivery extends beyond the plan period.	The SA Report will reflect any updated evidence relating to the quantum of employment to be located on the Eynsham site.
	SA framework	The consultee states that the SA framework is considered to be appropriate and generally flows logically on from the sustainability issues, the coverage of which is comprehensive. The recognition of the role of Garden Village-specific principles also usefully builds on the SA approach from 2015, making it specific to the AAP area, as does the approach to splitting out the LVIA and Heritage considerations.	Comment noted: no action needed.

Appendix 2

Updated Review of Plans, Policies and Programmes

Table A2.1: Review of plans, policies and programmes of relevance to the Garden Village AAP and West Eynsham SDA SPD

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
INTERNATIONAL		
<p><i>United Nations Sustainable Development Goals (UN, 2015)</i></p>	<p>Seventeen Sustainable Development Goals (SDGs) address interconnected global challenges including those related to poverty, inequality, climate, environmental degradation, prosperity, and peace and justice. The Goals and targets aim to be achieved by 2030.</p> <p>The UK Government has yet to localise the SDGs and determine a UK level plan for their implementation.</p>	<p>The SA should consider the SDGs when developing objectives.</p> <p>The AAP and SPD should consider the SGDs when developing policies/proposals.</p>
EUROPEAN UNION		
<p><i>Renewable Heat Incentive (RHI) (Office of Gas and Electricity Markets, 2018)</i></p>	<p>Heating makes up 46% of the UK’s total energy consumption and this is therefore a key initiative in reaching 2020 targets of 15% energy from renewable sources. The incentive is to give a household a fixed income to produce their own renewable heat energy from either solar or wind power.</p> <p>The RHI aims to increase the amount of renewable energy used for heating. Targets have been set for both the non-domestic and domestic sectors. This will increase the overall level of renewable energy used for heating to 12% from the 1.5% that it is now.</p>	<p>Include a sustainability objective relating to increasing energy provided from renewable sources.</p> <p>The AAP/SPD should support renewable energy provision.</p>
<p><i>Directive 2015/1513 of the European Parliament and of the Council amending Directive 98/70/EC relating to the quality of petrol and diesel fuels and amending Directive 2009/28/EC on the promotion of the</i></p>	<p>This Directive creates a common framework for the use of renewable energy in the EU so as to limit greenhouse gas (GHG) emissions and promote cleaner transport. To do so, Member states require suppliers of fuel or energy to reduce the life cycle GHG per unit of energy of fuels used by at least 6% by 31 December 2020. The blending of biofuels is one of the methods available for fossil fuel suppliers to reduce the greenhouse gas intensity of the fossil fuels supplied. Each Member State must also ensure that the share of energy from renewable sources in all forms of transport in 2020 is at least 10 % of the final consumption of energy in transport.</p> <p>Each EU country is to make a national action plan for 2020, setting a share for renewable</p>	<p>Include a sustainability objective relating to increasing energy provided from renewable sources.</p> <p>The AAP/SPD should support renewable energy provision including electricity, heat and</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
<i>use of energy from renewable sources</i>	energy sources in transport, heating and the production of electricity.	transport.
Strategic Plan 2016-2020 (Directorate-General for Mobility and Transport, 2016)	<p>In order to contribute to achieving the overall goals set at EU level, the Commission has set a number of General Objectives based on the priorities outlined by President Juncker. DG MOVE's activities contribute actively to these and in particular the following 5 General Objectives :</p> <ul style="list-style-type: none"> • Commission General Objective 1: "A New Boost for Jobs, Growth and Investment" • Commission General Objective 2: "A Connected Digital Single Market" • Commission General Objective 3: "A Resilient Energy Union with a Forward-Looking Climate Change Policy" • Commission General Objective 4: "A Deeper and Fairer Internal Market with a Strengthened Industrial Base" • Commission General Objective 5: "A Stronger Global Actor" <p>DG MOVE's actions contributing to the General Objectives for the Commission fall under 3 Specific Objectives, which correspond to the main instruments available:</p> <ul style="list-style-type: none"> • DG MOVE Specific Objective 1: "An efficient, sustainable, safe and secure Single European Transport Area: Improve regulation, ensure a high degree of implementation of EU legislation in the transport area and open and fair competition both in the EU and in relations with key partner countries." • DG MOVE Specific Objective 2: "A modern European transport infrastructure: Ensure the effective implementation of the Trans-European Transport Network with the help of the Connecting Europe Facility and the innovative financial instruments (EFSI)." • DG MOVE Specific Objective 3: "An innovative transport sector: Ensure the effective implementation of funding for research and innovation activities in the transport area under Horizon 2020." <p>To measure the progress made by DG MOVE towards implementing its policies and attaining its specific objectives, a number of indicators are presented in annex to the Strategic Plan. The following three indicators will be given special attention:</p> <ol style="list-style-type: none"> 1. Transposition rate in transport legislation (see specific objective 1) 2. Total amount of Connecting Europe Facility grants, delegations, contributions signed for transport projects and programmes (see specific objective 2) 3. Total amount of Horizon 2020 grants, delegations, contributions signed for transport projects and programmes (see specific objective 3) 	<p>The SA should consider the general and specific objectives when developing the sustainability framework.</p> <p>The AAP/SPD should consider the general and specific objectives of the Strategic Plan when developing policies/proposals</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
<p><i>SEA Directive 2001 Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment</i></p>	<p>Provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.</p>	<p>Requirements of the Directive must be met in Sustainability Appraisal where an integrated SA/SEA is being undertaken (as is the case for the GESP).</p> <p><i>Relates to the overall SA process.</i></p> <p>Allocate sites and develop policies that are selected based on the SEA findings (as well as other relevant factors).</p>
NATIONAL		
<p><i>National Planning Policy Framework (NPPF) (2019)</i></p>	<p>Presumption in favour of sustainable development.</p> <p>Delivering sustainable development by:</p>	<p>Sustainability appraisal should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.</p> <p>Development plan has a statutory status as the starting point for decision making.</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
	Delivering a sufficient supply of homes.	<p>The SA Report should include a sustainability objective / appraisal question relating to the supply of housing.</p> <p>Development plans should seek to appropriately address housing need and be considerate of the standard method to establish this in national planning guidance.</p>
	Building a strong, competitive economy.	<p>Include a sustainability objective relating to strengthening the economy.</p> <p>Set out clear economic visions for that particular area.</p>
	Ensuring vitality of town centres.	<p>Include a sustainability objective relating to the vitality of town centres.</p> <p>Recognise town centres as the heart of their</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
		communities.
	Promoting healthy and safe communities.	<p>The SA Report should include a sustainability objective / appraisal question relating to the promotion of healthy and safe communities.</p> <p>The plan should be set out to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles.</p>
	Promoting sustainable transport.	<p>Include a sustainability objective relating to sustainable transport.</p> <p>To implement sustainable transport modes depending on nature/location of the site, to reduce the need for major transport infrastructure.</p>
	Supporting high quality communications infrastructure.	Include a sustainability objective relating to

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
		<p>improving communication.</p> <p>Enhance the provision of local community facilities and services by supporting the expansion of electronic communications networks.</p>
	<p>Making effective use of land.</p>	<p>The SA Report should include a sustainability objective / appraisal question relating to the use of previously developed land.</p> <p>The plan should seek to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.</p>
	<p>Achieving well-designed places.</p>	<p>The SA Report should include a sustainability objective / appraisal question relating to good design.</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
		<p>The plan should set out a clear design vision – design policies should reflect local aspirations and be grounded in an understanding of each area’s defining characteristics.</p>
	<p>Protecting Green Belt Land.</p>	<p>Include a sustainability objective relating to urban sprawl.</p> <p>To prevent urban sprawl by keeping land permanently open where appropriate.</p>
	<p>Meeting the challenge of climate change, flooding, and coastal change.</p>	<p>Include a sustainability objective relating to climate change mitigation and adaption.</p> <p>The plan should take into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overeating from rising</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
		temperatures.
	Conserving and enhancing the natural environment.	<p>Include a sustainability objective relating to the conservation and enhancement of the natural environment.</p> <p>The plan should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.</p>
	Conserving and enhancing the historic environment.	<p>Include a sustainability objective relating to the conservation and enhancement of historic features.</p> <p>The plan should set out a</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
		positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.
	Facilitating the use of sustainable minerals.	<p>Include a sustainability objective relating to avoiding sterilisation of identified, viable mineral reserves.</p> <p>Encourage prior extraction of minerals where practicable and environmentally feasible.</p>
National Planning Practice Guidance (2018)	<p>Provides further guidance to be read alongside the NPPF on a range of topics that link to the promotion of sustainable development including:</p> <ul style="list-style-type: none"> • Air quality • Climate change • Conserving and enhancing the historic environment • Flood risk • Health and well being • Housing and economic development • Natural environment • Minerals • Rural housing • Open space • Transport • Waste • Water supply, wastewater and water quality 	<p>The principles and requirements of national policy will need to be embedded within the SA framework and appraisal.</p> <p>The NPPG sets out a range of social, economic and environmental considerations for the preparation of the plan. It also includes information on preparation of plans which</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
		can be taken into consideration.
<p><i>TCPA Garden City Principles and Guidance: Guides 1-9 (2016/2017)</i></p>	<p>The TCPA has produced a suite of guidance with practical steps for all those interested in making C21st Garden Cities a reality. Guidance provides detail and case studies on a wide range of key issues, including planning, investment, land assembly, delivery, and longterm stewardship. The guide topics are:</p> <p>Guide 1: Locating and consenting new Garden Cities (2017)</p> <p>Guide 2: Finance and Delivery (2017)</p> <p>Guide 3: Design and Masterplanning (2017)</p> <p>Guide 4: Planning for Energy and Climate Change (2016)</p> <p>Guide 5: Homes for All (2016)</p> <p>Guide 6: I'd love to live there! Planning for Art and Culture (2016)</p> <p>Guide 7: Planning for Green and Prosperous Places (2017)</p> <p>Guide 8: Creating health promoting environments (2017)</p> <p>Guide 9: Long-term Stewardship (2017)</p>	<p>The SA should consider the guidance set out in these documents when developing objectives.</p> <p>The AAP should consider the guidance set out in these documents when developing policies/proposals.</p>
<p><i>Garden Village Key Principles (TCPA, 2016)</i></p>	<p>The OCGV will be based on key garden village principles as set out by the Town and Country Planning Association (TCPA). The Garden City Principles are a distillation of the key elements that have made the Garden City model of development so successful, originating from the late 19th century Garden City movement and articulated for a 21st century context. Taken together, the principles form an indivisible and interlocking framework for the delivery of high-quality places.</p> <p>Garden villages are new settlements of between 1,500 and 10,000 homes and based on the following 9 key principles:</p> <ul style="list-style-type: none"> • Strong vision, leadership and community engagement • Community ownership of land and long term stewardship of assets • Provision of a wide range of jobs within easy commuting distance of homes • Ensuring a broad mix of housing types and tenures that are genuinely affordable including starter homes and opportunities for self-build • Providing integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport 	<p>The SA objectives should be influenced and aligned with garden village principles.</p> <p>The AAP should develop policies/proposals that aim to achieve these principles.</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
	<ul style="list-style-type: none"> • Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food • Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods • Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and seeks to minimise carbon use and achieve energy-positive technology to ensure climate resilience • Land value capture for the benefit of the community 	
<p><i>Garden Communities Prospectus (MHCLG August 2018)</i></p>	<p>Government prospectus inviting bids for ambitious, locally supported, proposals for new garden communities at scale. Each will be holistically planned, self-sustaining, and characterful. Garden communities expected to embrace the following key qualities:</p> <ol style="list-style-type: none"> a) Clear identity - a distinctive local identity as a new garden community, including at its heart an attractive and functioning centre and public realm. b) Sustainable scale – built at a scale which supports the necessary infrastructure to allow the community to function self-sufficiently on a day to day basis, with the capacity for future growth to meet the evolving housing and economic needs of the local area. c) Well-designed places – with vibrant mixed use communities that support a range of local employment types and premises, retail opportunities, recreational and community facilities. d) Great homes – offer a wide range of high quality, distinctive homes. This includes affordable housing and a mix of tenures for all stages of life. e) Strong local vision and engagement – designed and executed with the engagement and involvement of the existing local community, and future residents and businesses. This should include consideration of how the natural and historic environment of the local area is reflected and respected. f) Transport –integrated, forward looking and accessible transport options that support economic prosperity and wellbeing for residents. This should include promotion of public transport, walking, and cycling so that settlements are easy to navigate, and facilitate simple and sustainable access to jobs, education, and services. g) Healthy places – designed to provide the choices and chances for all to live a healthy life, through taking a whole systems approach to key local health & wellbeing priorities and strategies. h) Green space – generous, accessible, and good quality green and blue infrastructure that promotes health, wellbeing, and quality of life, and considers opportunities to deliver environmental gains such as biodiversity net gain and enhancements to natural capital. i) Legacy and stewardship arrangements – should be in place for the care of community assets, infrastructure and public realm, for the benefit of the whole community. j) Future proofed – designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change including flood risk and water 	<p>The SA objectives should be influenced and aligned with garden village principles.</p> <p>The AAP should develop policies/proposals that aim to achieve these principles.</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
	availability, with durable landscape and building design planned for generations to come. This should include anticipation of the opportunities presented by technological change such as driverless cars and renewable energy measures.	
<i>Housing Infrastructure Fund (HIF) (2017)</i>	<p>The Housing Infrastructure Fund is a government capital grant programme of up to £2.3 billion, which will help to deliver up to 100,000 new homes in England. Funding will be awarded to local authorities on a highly competitive basis, providing grant funding for new infrastructure that will unlock new homes in the areas of greatest housing demand.</p> <p>The Housing Infrastructure Fund will:</p> <ul style="list-style-type: none"> • Deliver new physical infrastructure to support new and existing communities; • Make more land available for housing in high demand areas, resulting in new additional homes that otherwise would not have been built; • Support ambitious local authorities who want to step up their plans for growth and make a meaningful difference to overall housing supply; and • Enable local authorities to recycle the funding for other infrastructure projects, achieving more and delivering new homes in the future. 	The AAP/SPD should seek to take advantage of the HIF where possible.
<i>Housing and Planning Act (2016)</i>	The Act makes widespread changes to housing policy at the national level. Measures introduced in the Act relate to starter homes, and permitting the sale of higher value local authority homes. Starter homes are the new affordable housing product designed by the government to specifically meet the housing needs of younger generations and to allow them to access homeownership. The overarching aim of the Act is to promote home ownership and increase levels of house building.	<p>The SA should include an objective relating to the provision of an appropriate range of housing within the Eynsham area.</p> <p>The AAP/SPD will need to take account of the provisions of the Act in relation to housing provision.</p>
<i>Housing White Paper: Fixing our broken housing market (2017)</i>	<p>The emphasis of the Paper is on four areas:</p> <ul style="list-style-type: none"> • Local Planning Authorities planning for the right homes in the right places. • Building homes faster. • Diversifying the housing market. • Helping people right now to invest in affordable homes. 	<p>Include SA objectives relating to housing provision, community facilities and services.</p> <p>Particular emphasis on</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
		<p>accelerating the delivery of new homes and diversifying opportunities to help meet identified needs.</p>
<p><i>The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting Making the country resilient to a changing climate (Defra, 2018)</i></p>	<p>The National Adaptation Programme (NAP) document – covering England only – sets out a register of actions agreed under the programme, aligns actions being taken with the risks identified in the 2012 Climate Change Risk Assessment (CCRA), and establishes timeframes for actions according to different themes.</p> <p>The NAP sets out actions according to six themes:</p> <ul style="list-style-type: none"> - Built environment - Infrastructure - Healthy and resilient communities - Agriculture and forestry - Natural environment - Business and local government. <p>The NAP identifies actions to be taken by the government, as well as by local governments, the private sector and civil society. The NAP focuses on particular areas of particular importance, guided by the CCRA’s assessment of the magnitude, confidence and urgency scores assigned to particular risks.</p> <p>The NAP also sets out four overarching objectives to address the greatest risks and opportunities arising due to climate change:</p> <ul style="list-style-type: none"> - Increasing awareness - Increasing resilience to current extremes - Taking timely action for long-lead time measures - Addressing major evidence gaps. <p>On July 19th, 2018, a second version of the National Adaptation Programme was released. This version covers the period 2018-2023.</p>	<p>Include SA objectives which seek to promote the implementation of adaptation measures to make the area more resilient to a changing climate.</p> <p>The AAP/SPD should take the 4 overarching objectives set out in the Programme into account when developing policies/proposals.</p>
<p><i>A Green Future: Our 25 Year Plan to Improve</i></p>	<p>The 25 Year Environment Plan sets out government action to tackle a wide range of environmental pressures. The 25 Year Environment Plan identifies six areas around which action will be focused. These include:</p>	<p>The SA should include sustainability objectives</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
<i>the Environment (HM Government, 2018)</i>	<ul style="list-style-type: none"> • Using and managing land sustainably. • Recovering nature and enhancing the beauty of landscapes. • Connecting people with the environment to improve health and wellbeing. • Increasing resource efficiency, and reducing pollution and waste. • Securing clean, productive and biologically diverse seas and oceans. • Protecting and improving the global environment. 	<p>that relate to the protection of the natural environment.</p> <p>The AAP/SPD should develop policies/proposals that promote conservation and enhancements of the natural environment and take account of the goals of the Environment Plan.</p>
<i>Draft Clean Air Strategy 2018 (DEFRA, 2018)</i>	<p>The draft Clean Air Strategy 2018 sets out actions to improve air quality by reducing pollution from a wide range of sources. The final Clean Air Strategy will inform the detailed National Air Pollution Control Programme, to be published by March 2019.</p>	<p>Include sustainability objectives to protect and improve air quality.</p> <p>Ensure that the AAP/SPD policies/proposals will contribute to maintaining and improving air quality.</p>
<i>Improving air quality in the UK: tackling nitrogen dioxide in our towns and cities: Draft UK Air Quality Plan for tackling nitrogen dioxide (Defra and DfT 2017)</i>	<p>The Plan provides an overview of actions that the UK Government plans to take to achieve reduction of harmful air pollution, particularly nitrogen dioxide.</p> <p>Proposes reducing air pollution is via charging Clean Air Zones (CAZs) – areas in which emission standards determine whether a vehicle’s owner must pay a charge to enter.</p>	<p>Include sustainability objectives to protect and improve air quality.</p> <p>Ensure that the AAP/SPD policies/proposals will contribute to maintaining and improving air quality.</p>
<i>UK plan for tackling roadside nitrogen dioxide concentrations (DEFRA, 2017)</i>	<p>Statutory air quality plan for nitrogen dioxide (NO₂), setting out how the UK will be reducing roadside nitrogen dioxide concentrations.</p>	<p>Include sustainability objectives to protect and improve air quality.</p> <p>Ensure that the AAP/SPD</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
		policies/proposals will contribute to maintaining and improving air quality.
<i>The UK Climate Change Risk Assessment (HM Government, 2017)</i>	<p>The Climate Change Act requires the Government to compile every five years its assessment of the risks and opportunities arising for the UK from climate change. It identifies six urgent climate change risks for the UK:</p> <ul style="list-style-type: none"> • Flooding and coastal change risks to communities, businesses and infrastructure. • Risks to health, wellbeing and productivity from high temperatures. • Risk of shortages in the public water supply, and for agriculture, energy generation and industry, with impacts on freshwater ecology. • Risks to natural capital, including terrestrial, coastal, marine and freshwater ecosystems, soils and biodiversity. • Risks to domestic and international food production and trade. • New and emerging pests and diseases, and invasive non-native species, affecting people, plants and animals. 	<p>Include sustainability objectives relating to the six urgent climate change risks identified in the assessment.</p> <p>The AAP/SPD should acknowledge the six priority areas identified and ensure that policies help to address such matters, rather than increasing the risks.</p>
<i>The Clean Growth Strategy (HM Government, 2017)</i>	<p>Under the Climate Change Act, the Government is required to publish a set of policies and proposals that will enable the legally-binding carbon budgets, on track to the 2050 target, to be met. The Clean Growth Strategy sets out a range of policies and proposals, as well as possible long-term pathways for UK emissions in two ways – by decreasing emissions and by increasing economic growth.</p>	<p>Include a sustainability objective relating to increasing energy provided from renewable sources.</p> <p>The AAP/SPD should support renewable energy provision including electricity, heat and transport.</p>
<i>Industrial Strategy: Building a Britain fit for the future (HM Government, 2017)</i>	<p>The Government White Paper sets out the approach to building an industrial strategy that addresses long term challenges to the UK economy by improving living standards and economic growth by increasing productivity and driving growth across the whole country. It identifies five foundations of productivity: Ideas; people; Infrastructure; Business Environment; and Places.</p>	<p>The SA will need to consider objectives in relation to economic growth and development.</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
		<p>The AAP/SPD policies/proposals should encourage sustainable economic growth and take account of changing economic conditions and requirements to support businesses and enterprises.</p>
<p><i>Rural Development Programme for England (2015-2020)</i></p>	<p>Provides money for projects to improve agriculture, the environment and rural life. Funding goes to schemes to:</p> <ul style="list-style-type: none"> • Improve rural life and business, • Promote environmentally friendly ways of managing land • Sustain existing and create new areas of woodlands. <p>Funding is available to a wide range of different sectors including agriculture, forestry, rural businesses and communities.</p> <p>DEFRA sets priorities for the delivery of socio-economic elements of the plan aligning RDPE resources with the priorities of the Rural Growth Review 2011.</p> <p>The programme is delivered nationally by the DEFRA RDPE delivery team who also take responsibility for the community led Leader approach, Natural England, The Forestry Commission and Local Action Groups.</p>	<p>The AAP/SPD policies/proposals should seek to take advantage of the Programme where possible.</p>
<p><i>The Conservation of Habitats and Species Regulations (2017)</i></p>	<p>The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.</p> <p>Under the Regulations, competent authorities i.e. any Minister, government department, public body, or person holding public office, have a general duty, in the exercise of any of their functions, to have regard to the EC Habitats Directive and Wild Birds Directive. Part 102 (1) of the Regulations States:</p> <p><i>"Where a land use plan: a) is likely to have a significant effect on a European site or European offshore marine site (either alone or in combination with other plans or projects), and b) is not directly connected with or necessary to the management of the site, the 'plan making authority'</i></p>	<p>The Local Plan has already been subject to Habitats Regulations Assessment. Further assessment would only be required if the quantum of growth were to be increased.</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
	<p><i>for that plan must, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site's nature conservation objectives".</i></p> <p>The Regulations were recently amended by the Conservation of Habitats and Species (Amendment) Regulations 2012, which more fully integrates the requirement of the Birds Directive by requiring efforts to avoid pollution or deterioration of habitats for wild birds outside of specific designated areas.</p> <p>The Conservation of Habitats and Species Regulations 2010 have now been re-consolidated pre-Brexit into new legislation with a 2017 date.</p>	
<p><i>Historic Environment Good Practice Advice in Planning Notes 1,2 and 3 (Historic England, 2015)</i></p>	<p>The three guides are:</p> <ol style="list-style-type: none"> 1. The Historic Environment in Local Plans 2. Managing Significance in decision taking on the Historic Environment 3. The Setting of Heritage Assets - Good practice guides in implementing the NPPF historic environment policy. 	<p>The SA should include objectives relating to the protection and enhancement of heritage assets.</p> <p>The AAP/SPD must ensure that the requirements of the NPPF with regards to heritage assets are applied in line with best practice.</p>
<p><i>English Heritage Historic England Corporate Plan 2015 to 2018 (2015)</i></p>	<p>The plan sets out its three purposes as to:</p> <ul style="list-style-type: none"> • Secure the preservation of ancient monuments and historic buildings; • Promote the preservation and enhancement of the character and appearance of conservation areas; and • Promote the public's enjoyment of, and advance their knowledge of, ancient monuments and historic buildings. 	<p>Include a sustainability objective relating to the historic environment.</p> <p>The AAP/SPD should contain policies/proposals to safeguard the historic environment.</p>
<p><i>Planning Policy for Traveller Sites (2015)</i></p>	<p>The Governments planning policy for Traveller sites which aims to:</p> <ul style="list-style-type: none"> • Ensure local planning authorities make their own assessment of need. • Work collaboratively to meet need through identification of land setting pitch and plot 	<p>Ensure the requirements of national planning guidance are reflected in the SA</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
	<p>targets.</p> <ul style="list-style-type: none"> • Plan for sites over a reasonable timescale. • Protect Green Belt from inappropriate development. • Promote more private Traveller site provision. • Reduce number of unauthorised developments. • Include fair, inclusive and realistic policies in Local Plans. • Increase the number of sites in appropriate locations. • Reduce tension between Travellers and settled communities in planning decisions. • Ensure accessibility to services and facilities. • Protect the local environment and amenity. 	<p>Framework.</p> <p>The AAP/SPD should include any policies/proposals to support travelling communities.</p>
REGIONAL AND SUB-REGIONAL		
<p><i>Oxfordshire Housing & Growth Deal (2017)</i></p>	<p>The Oxfordshire Growth Deal aims to drive economic growth through innovation to meet the needs of the area’s science and knowledge-rich economy, and to place Oxfordshire at the forefront of the UK’s global innovation ambitions. Building on the successful Oxfordshire City Deal, announced in January 2014, the Deal seeks to drive investment in key sectors – including life sciences, electronics, telecoms and IT – by strengthening the business-critical infrastructure around the Oxfordshire ‘Knowledge Spine’ stretching from Bicester in the north through Oxford City centre to Science Vale Enterprise Zone in the south of the county.</p> <p>The Growth Deal, subject to a satisfactory conclusion of the funding agreement, will bring together local, national and private funding as well as new freedoms and flexibilities to focus on four key priority areas as identified in the LEP’s Strategic Economic Plan:</p> <ul style="list-style-type: none"> • Innovative Connectivity – allowing people and knowledge to move freely along the ‘Knowledge Spine’ and around the county by improving physical (transport) and service (broadband) connectivity • Innovative Place - providing the quality environment needed to support growth • Innovative Enterprise – building on the strength of Oxfordshire’s university and industry research and development capacity to develop business collaboration and supply chain potential. • Innovative People – delivering and attracting specialist skills at all levels and across sectors to meet business need <p>Over the lifetime of its Deal (2015-2021) the Local Enterprise Partnership estimates that up to 9000 new jobs could be created, 5000 new homes built and that it has the potential to generate £440m public and private investment.</p>	<p>The SA should include an objective relating to sustainable economic growth and housing provision.</p> <p>The AAP/SPD should be developed in alignment with the Oxfordshire Housing and Growth Deal objectives and relevant projects.</p>

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<i>Oxfordshire Strategic Economic Plan (2016)</i>	<p>This plan’s vision is “Oxfordshire as a vibrant, sustainable, inclusive, world leading economy, driven by innovation, enterprise and research excellence.” The plan sets out objectives for economic growth to 2030 under the following themes:</p> <ul style="list-style-type: none"> • Innovative enterprise e.g. business collaboration; • Innovative people e.g. building of skills and specialisms; • Innovative place e.g. quality environment and choice of homes; • Innovative connectivity, including sustainable transport routes 	<p>Include a sustainability objective relating to sustainable economic development.</p> <p>The AAP/SPD should support regional economic growth objectives.</p>
<i>Oxfordshire Strategic Environmental Economic Investment Plan: Creating the Environment for Growth (OxLEP, 2015)</i>	<p>The Oxfordshire Strategic Environmental Economic Investment Plan (SEEIP) will provide direction and clarity on how investment in Oxfordshire will be delivered. It is one of a series of investment plans which will sit under the Strategic Economic Plan, and will help to deliver its ambitions for economic growth in Oxfordshire up to 2030.</p>	<p>Include a sustainability objective relating to sustainable economic development.</p> <p>The AAP/SPD should take account of any relevant investment strategies.</p>
<i>Oxfordshire Joint Strategic Needs Assessment (JSNA) 2018 (Oxfordshire Insight, 2018)</i>	<p>This assessment brings together vast range of health and healthcare related data including public health, primary care, and social care and hospital services. The information underpins strategic planning and priority setting across Oxfordshire. Analysis of the data shows that health and well-being overall in Oxfordshire is generally quite stable. A series of priorities have been identified by analyzing trends over time and include:</p> <ul style="list-style-type: none"> • More people are living into old age but there are significant differences in life expectancy between particular areas, related to relative disadvantage. • The population is ageing, with the number of people aged over 85 set to double over the next 15 years. This is more apparent in rural areas. The number of informal carers needing support is also rising. • There has been an increase in the percentage of people with a diagnosis of dementia. • School attainment is increasing overall, but some groups of young people still have poor outcomes. These inequalities are related to relative disadvantage. • There is persistent childhood obesity which (although lower than national levels) mirrors upward trends in adult obesity also. • Several diseases that are considered preventable by adopting healthy lifestyles are a 	<p>The SA should include health and wellbeing objectives.</p> <p>The AAP/SPD should be mindful of the JSNA findings when developing policies/proposals and aim to improve health and well-being.</p>

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	<p>cause s of concern in some parts of the county.</p> <ul style="list-style-type: none"> • Immunisation rates have been good but there are signs that coverage is slipping 	
<p><i>A Countywide Approach to Meeting the Unmet Housing Need of Oxford (Oxfordshire Growth Board, 2016)</i></p>	<p>1) Public bodies have a Duty to Co-operate on planning issues that cross administrative boundaries.</p> <p>2) A key planning issue in Oxfordshire is how to address the unmet housing need arising from Oxford City identified in the 2014 Oxfordshire Strategic Housing Market Assessment.</p> <p>3) The Oxfordshire Growth Board agreed to establish a working group and a programme of projects to enable agreement to be reached between the Local Authorities on the level of unmet housing need of Oxford City together with an appropriate apportionment that could then be taken forwards through the Local Plans for each District. This programme is called the Post SHMA Strategic Work programme (the Programme).</p> <p>4) This report sets out detail of that Programme, the work streams which were commissioned; how the findings were considered and the conclusions which were reached.</p> <p>5) This report includes a recommended apportionment of the unmet housing need of Oxford.</p>	<p>The SA objectives should consider the housing needs of Oxford.</p> <p>The AAP/SPD should include policies/proposals that help to meet Oxford's unmet housing need.</p>
<p><i>Oxfordshire Infrastructure Strategy (OxIS, 2017)</i></p>	<p>The Oxfordshire Infrastructure Strategy (OXIS) has been prepared on behalf of the Oxfordshire Growth Board to provide a view of emerging development and infrastructure requirements to support growth from 2016 to 2031 and beyond.</p>	<p>Include SA objectives related to infrastructure to support growth.</p> <p>AAP/SPD policies/proposals to ensure that appropriate infrastructure is delivered in a timely manner.</p>
<p><i>Connecting Oxfordshire: Local Transport Plan 2015-2031 (Oxfordshire County Council, 2016)</i></p>	<p>Connecting Oxfordshire has been developed with three over-arching transport goals (economy, environment and society):</p> <ol style="list-style-type: none"> 1. To support jobs and housing growth and economic vitality; 2. To reduce emissions, enhance air quality and support the transition to a low carbon economy 3. To protect and enhance Oxfordshire's environment and improve quality of life (including public health, safety and individual wellbeing) <p>And 10 objectives:</p>	<p>Include a sustainability objective relating to minimising the number of vehicles on the road and improve air quality.</p> <p>The AAP/SPD should incorporate</p>

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	<ul style="list-style-type: none"> • Maintain and improve transport connections to support economic growth and vitality across the county • Make most effective use of all available transport capacity through innovative management of the network • Increase journey time reliability and minimise end-to-end public transport journey times on main routes • Develop a high-quality, innovative and resilient integrated transport system that is attractive to customers and generates inward investment • Minimise the need to travel • Reduce the proportion of journeys made by private car by making the use of public transport, walking and cycling more attractive • Influence the location and layout of development to maximise the use and value of existing and planned sustainable transport investment • Reduce per capita carbon emissions from transport in Oxfordshire in line with UK Government targets • Mitigate and wherever possible enhance the impacts of transport on the local built, historic and natural environment <p>Improve public health and wellbeing by increasing levels of walking and cycling, reducing transport emissions, reducing casualties and enabling inclusive access to jobs, education, training and services.</p>	<p>policies/proposals which aim to minimise the number of vehicles on the roads, to reduce traffic which is contributing to congestion, to minimise the impact on local residents' amenity and to minimize traffic related contribution to air pollution.</p>
<p><i>Oxfordshire Minerals and Waste Local Plan – Part 1: Core Strategy (2017)</i></p>	<p>The Oxfordshire Minerals Planning Vision is supported by the following objectives which underpin the minerals strategy and policies in this plan:</p> <ol style="list-style-type: none"> i. Facilitate the efficient use of Oxfordshire's mineral resources by encouraging the maximum practical recovery of aggregate from secondary and recycled materials for use in place of primary aggregates. ii. Make provision for a steady and adequate supply of sharp sand and gravel, soft sand and crushed rock over the plan period to meet the planned economic growth and social needs of Oxfordshire. iii. Make an appropriate contribution to meeting wider needs for aggregate minerals, having regard to the strategic importance of Oxfordshire's mineral resources, particularly sand and gravel. iv. Enable a continued local supply of limestone and ironstone for building and walling stone for the maintenance, repair and construction of locally distinctive buildings and structures, and of clay to meet local needs for engineering and restoration material. v. Provide a framework for investment and development by mineral operators and landowners through a clear and deliverable spatial strategy which is sufficiently flexible to meet future needs and has regard to existing and planned infrastructure. 	<p>Include SA objectives related to the use and protection of mineral resources.</p> <p>Ensure the AAP/SPD policies/proposals do not hinder or conflict with policies in the core strategy.</p>

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	<ul style="list-style-type: none"> vi. Minimise the flood risk associated with minerals development and contribute to climate change mitigation and adaptation, including through restoration schemes which provide habitat creation as a mechanism for addressing climate change adaptation and additional flood storage capacity in the floodplain where possible. vii. Minimise the transport impact of mineral development on local communities, the environment and climate change by minimising the distance minerals need to be transported by road and encouraging where possible the movement of aggregates by conveyor, pipeline, rail and on Oxfordshire’s waterways. viii. Protect Oxfordshire’s communities and natural and historic environments (including important landscapes and ecological, geological and archaeological and other heritage assets) from the harmful impacts of mineral development (including traffic). ix. Provide benefits to Oxfordshire’s natural environment and local communities through the restoration and aftercare of mineral workings at the earliest opportunity, in particular by contributing to nature conservation, enhancing the quality and extent of Conservation Target Areas, contributing to landscape character, improving access to the countryside, safeguarding local amenity, providing opportunities for local recreation and providing benefit to the local economy. x. Implement a biodiversity-led restoration strategy that delivers a net gain in biodiversity, and contributes to establishing a coherent and resilient ecological network, through the landscape-scale creation of priority habitat. xi. Safeguard important known resources of sharp sand and gravel, soft sand, crushed rock and fuller’s earth to ensure that those resources are not needlessly sterilised and remain potentially available for future use and are considered in future development decisions. xii. Safeguard important facilities for the production of secondary and recycled aggregate, railhead sites for the bulk movement of aggregate into Oxfordshire by rail and other infrastructure to support the supply of minerals in Oxfordshire. <p>Waste Planning Objectives</p> <p>The Oxfordshire Waste Planning Vision is supported by the following objectives which underpin the waste strategy and policies in this plan:</p> <ul style="list-style-type: none"> i. Make provision for waste management (including residual waste disposal) capacity that allows Oxfordshire to be net self-sufficient in meeting its own needs for municipal solid waste, commercial and industrial waste, and construction, demolition and excavation waste. ii. Make provision for facilities for the management of agricultural waste, waste water, hazardous waste and radioactive waste produced in Oxfordshire, recognising that specialist facilities for hazardous and radioactive wastes often require provision at a sub-national or national level. iii. Support initiatives that help reduce the amounts of waste produced and provide for the delivery, as soon as is practicable, of waste management facilities that will drive waste away from landfill and as far up the waste hierarchy as possible; in particular facilities that will 	

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	<p>enable increased re-use, recycling and composting of waste and the recovery of resources from remaining waste.</p> <p>iv. Seek to provide for waste to be managed as close as possible to where it arises, and encourage other Waste Planning Authorities to become net self-sufficient in meeting their own waste needs, to:</p> <ul style="list-style-type: none"> • minimise the distance waste needs to be transported by road; • reduce adverse impacts of waste transportation on local communities and the environment; and • enable communities to take responsibility for their own waste. <p>v. Provide for a broad distribution of waste management facilities to meet local needs across Oxfordshire and make more specific provision for larger facilities that are needed to serve the whole or more substantial parts of the county or a wider area.</p> <p>vi. Seek to ensure that the waste management facilities required in Oxfordshire are provided as an integral part of the infrastructure of the county and where possible are located to enable local employment and local use of energy (heat and power) recovered from waste.</p> <p>vii. Seek to maintain opportunity for necessary disposal of residual waste from Oxfordshire and other areas in operational landfill sites.</p> <p>viii. Avoid the unnecessary loss of green field land when making provision for sites for waste management facilities, giving priority to the re-use of previously developed land.</p> <p>ix. Protect Oxfordshire’s communities and natural and historic environments (including important landscapes and ecological, geological and archaeological and other heritage assets) from the harmful impacts of waste management development (including traffic).</p> <p>x. Secure the satisfactory restoration of temporary waste management sites, including landfills, where the facility is no longer required or acceptable in that location.</p> <p>Indicators and targets have been developed to provide a consistent basis for monitoring the performance of the Core Strategy’s vision, objectives and policies for minerals development to 2031. The indicators reflect the intent of the strategy objectives and the sustainability appraisal framework identified in the Sustainability Appraisal Report.</p> <p>The Council will produce a Minerals and Waste Monitoring Report at least annually, in accordance with the Planning and Compulsory Purchase Act 2004 (as amended). These reports will include an assessment of:</p> <ul style="list-style-type: none"> • the extent to which the policies in the Minerals and Waste Local Plan are being achieved; • any changes needed where policies are not working or objectives are not being met; and • progress on the preparation of minerals and waste local plan documents. 	
Oxfordshire Pupil	The Pupil Place Plan ensures that there are enough school places in the correct area for parents	The SA should take the

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<p>Place Plan 2017-2021 (Oxfordshire County Council, 2017)</p>	<p>to access them. This means that the County Council have a statutory duty to ensure that sufficient places are available within their area for every child of school age whose parents wish them to have one. Further, OCC have the responsibility to:</p> <ul style="list-style-type: none"> • promote diversity, parental choice and high educational standards; • ensure fair access to educational opportunity; • help fulfil every child's educational potential. <p>The plan shows local communities and those interested in their development, how the county Council expects school provision to change over the next few years. It brings together information from a range of sources and sets out the issues the county council will face in meeting its statutory duties for providing school places up to 2021.</p> <p>The plan includes present and predicted future pupil numbers on roll, together with information about birth rates, school capacity, and new housing. The plan analyses changes in the number of school places available over the last year and it suggests where other changes may be necessary in the future. The plan also sets out our policies on school organisation and the statutory framework for making changes such as opening, closing or enlarging schools.</p>	<p>Pupil Place Plan into consideration when developing objectives relating to education.</p> <p>The AAP/SPD policies/proposals should align with the PPP to ensure educational needs are fulfilled.</p>
<p>Oxfordshire Children and Young People's Plan 2018 – 2021 (Children's Trust Board, 2018)</p>	<p>We want to ensure that all children and young people can:</p> <p><u>Be Successful</u></p> <ol style="list-style-type: none"> 1. Have the best start in life; 2. Access high quality education, employment and training that is motivational. 3. Go to school and feel inspired to stay and learn 4. Have good self-esteem and faith in themselves. <p><u>Be Happy and Healthy</u></p> <ol style="list-style-type: none"> 5. Be confident that services are available to promote good health and prevent ill health – early in life and before crisis 6. Learn the importance of healthy, secure relationships and having a support network 7. Access services to improve overall well-being 8. Access easy ways to get active. <p><u>Be Safe</u></p>	<p>Include an SA objective that relates to health and wellbeing, especially for children young people.</p> <p>Policies and proposals in the AAP/SPD to take account of the needs of children and young people.</p>

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	<p>9. Be protected from all types of abuse and neglect</p> <p>10. Have a place to feel safe and a sense of belonging</p> <p>11. Access education and support about how to stay safe</p> <p>12. Have access to appropriate housing.</p> <p><u>Be Supported</u></p> <p>13. Be empowered to know who to speak to when in need of support, and know that they will be listened to and believed;</p> <p>14. Access information in a way which suits them best;</p> <p>15. Have inspiring role models;</p> <p>16. Talk to staff who are experienced and caring.</p> <p>Progress against the performance indicators included in the implementation plan will be monitored by the Children’s Trust at each quarterly meeting.</p>	
<p><i>State of Nature in Oxfordshire 2017 (Wild Oxfordshire, 2017)</i></p>	<p>The report looks at five broad habitat categories that encompass the full diversity of habitats found across the county. For each habitat headline findings are presented including the current and historic extent and condition of specific habitat types, and recent changes and trends for characteristic species.</p> <p>It also seeks to encourage greater, collective ambition for increasing the network of wild spaces, reducing pressures on the environment, and halting the continued loss of biodiversity in the county to help secure a ‘net positive’ direction of travel in the future.</p>	<p>Include an SA objective that relates to biodiversity and geodiversity.</p> <p>Policies and proposals in the AAP/SPD to limit potential adverse impacts on the natural environment and help to promote net gain.</p>
<p><i>Biodiversity and Planning in Oxfordshire (Wildlife Trusts, Oxfordshire County Council,</i></p>	<p>The document presents guidance relating to various biodiversity features which should be protected and enhanced through the planning system. Outline of which features are to be protected, and opportunities to be delivered in relation to biodiversity enhancements are also provided.</p>	<p>Include an SA objective that relates to biodiversity and geodiversity.</p>

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<i>Thames Valley Environmental Records Centre, 2014)</i>		Policies and proposals in the AAP/SPD to limit potential adverse impacts on the natural environment and help to promote net gain.
<i>Wytham Hill Conservation Target Area (CTA) (Wild Oxfordshire)</i>	<p>It is set out that consideration should in all cases be given to ensuring that any development within a CTA increases connectivity of wildlife habitats within target areas and results in a net gain for biodiversity. Biodiversity targets identified in the CTA statements incorporate, where appropriate, targets for Priority Habitat in Oxfordshire. Where development does take place it should do so in such a way that delivers significant net gains for biodiversity. Eynsham lies to the north west of the Wytham Hill CTA. The following Oxfordshire Biodiversity Action Plan Targets are associated with this CTA:</p> <ul style="list-style-type: none"> • Lowland mixed deciduous woodland – management • Limestone (lowland calcareous) grassland – management and restoration (especially to the south east) • Lowland Fens (including flushes) – management • Lowland meadow – restoration (the steep slopes of Beacon Hill may support lowland meadow habitat and there may be potential to restore other areas to this habitat) • Wood-pasture and parkland (including veteran trees) – management • Floodplain grazing marsh – management 	<p>Include an SA objective that relates to biodiversity and geodiversity.</p> <p>Policies and proposals in the AAP/SPD to limit potential adverse impacts on the natural environment and help to promote net gain.</p>
<i>Oxfordshire Rights of Way Management Plan 2015-2025 (Oxfordshire County Council, 2014)</i>	<p>The plan provides a clear vision for the management of public rights of way in the County. It is to be used to manage and improve the network and countryside access in an effective and efficient manner.</p> <p>The plan presents a vision “To record and maintain the existing public rights of way and countryside access network for all users and would-be users, and where possible improve the extent, facilities, use and understanding of the network, so that public rights of way fulfil their role as a vital part of life in the County.”</p>	<p>Include an SA objective that relates to maintaining and improving the public rights of way network to help reduce reliance on travel by private vehicle.</p> <p>Policies and proposals in the AAP/SPD to promote suitable connections to the existing public rights of way network.</p>

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<p><i>Thames river basin district River basin management plan (Defra, Environment Agency, 2015)</i></p>	<p>The management plan provides a framework for protecting and enhancing the benefits provided by the water environment. To achieve this, and because water and land resources are closely linked, it also informs decisions on land-use planning. The document also sets out how partners and communities will work together to achieve an improved water environment for the Thames river basin district.</p>	<p>Include an SA objective that relates to maintaining and improving water quality within water courses and water bodies.</p> <p>Policies and proposals in the AAP/SPD to promote the achievement of improved local water quality.</p>
<p><i>Oxfordshire Wildlife and Landscape Study (Oxfordshire County Council, Natural England and The Earth Trust, 2005)</i></p>	<p>The study aimed to undertake a Landscape Character Assessment (LCA) and Biodiversity Appraisal of the county and investigate the relationships between them.</p>	<p>Include an SA objective that relates to landscape as well as biodiversity and geodiversity.</p> <p>Policies and proposals in the AAP/SPD to limit potential adverse impacts on the natural environment and achieve enhancement where possible.</p>
<p>LOCAL</p>		
<p><i>West Oxfordshire Local Plan 2031 (2018)</i></p>	<p>The Local Plan 2031 is structured by 18 underlying core objectives listed below:</p> <ol style="list-style-type: none"> 1. Enable new development, services and facilities of an appropriate scale and type in locations which will help improve the quality of life of local communities and where the need to travel, particularly by car, can be minimised. 2. Ensure that new developments are suitably located and well designed to protect and enhance the individual form, character and identity of our towns and villages as well as contributing to the quality of life in West Oxfordshire. 3. Promote safe, vibrant and prosperous town and village centres and resist proposals that would damage their vitality and viability or adversely affect measures to improve those centres. 	<p>The SA should include objectives that support those in the Local Plan.</p> <p>The AAP/SPD must conform to the policies and objectives set out in the Local Plan 2031, especially</p>

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	<ol style="list-style-type: none"> 4. Locate new residential development where it will best help to meet housing needs and reduce the need to travel. 5. Plan for the timely delivery of new housing to meet forecast needs and support sustainable economic growth. 6. Plan for an appropriate mix of new residential accommodation which provides a variety of sizes, types and affordability with special emphasis on the provision of homes for local people in housing need who cannot afford to buy or rent at market prices including those wishing to self-build, as well as homes to meet the needs of older people, younger people, black and minority ethnic communities, people with disabilities, families and travelling communities. 7. To support sustainable economic growth which adds value to the local economy, improves the balance between housing and local jobs, provides a diversity of local employment opportunities, capitalises on economic growth in adjoining areas, improves local skills and work readiness, removes potential barriers to investment and provides flexibility to adapt to changing economic needs. 8. To enable a prosperous and sustainable tourism economy. 9. Promote inclusive, healthy, safe and crime free communities. 10. Ensure that land is not released for new development until the supporting infrastructure and facilities are secured. 11. Maximise the opportunity for walking, cycling and use of public transport. 12. Look to maintain or improve where possible the health and wellbeing of the District's residents through increased choice and quality of shopping, leisure, recreation, arts, cultural and community facilities. 13. Plan for enhanced access to services and facilities without unacceptably impacting upon the character and resources of West Oxfordshire. 14. Conserve and enhance the character and significance of West Oxfordshire's high quality natural, historic and cultural environment – including its geodiversity, landscape, biodiversity, heritage and arts – recognising and promoting their wider contribution to people's quality of life and social and economic well-being both within the District and beyond. 15. Contribute to reducing the causes and adverse impacts of climate change, especially flood risk. 16. Enable improvements in water and air quality. 17. Minimise the use of non-renewable natural resources and promote more widespread use of renewable energy solutions. 18. Improve the sustainable design and construction of new development, including improving energy, water efficiency and water management. 	<p>with regards to Policies EW1 and EW2.</p>
<p>West Oxfordshire Infrastructure Delivery</p>	<p>The main purpose of the IDP is to identify the infrastructure needed to support future growth planned in West Oxfordshire. The Local Plan Housing Consultation Paper (July 2014) suggested</p>	<p>The SA should include an objective relating to the</p>

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<p>Plan (IDP) (Update November 2016)</p>	<p>the provision of 9,450 homes in the period 2011 – 2029 (525 per year) along with around 60 hectares of land for business. The pre-submission draft Local Plan proposes an extended plan period to 2031 and aims to provide at least 10,500 homes in this period (525 homes per year).</p> <p>The IDP is a 'living document' and will be regularly updated and monitored as more information becomes available and as new schemes are completed or new infrastructure requirements are identified.</p> <p>Monitoring will normally be carried out annually and will include an update of the infrastructure delivered along with the infrastructure which remains outstanding, an assessment of the risk of infrastructure projects being undelivered and a record of CIL and S106 receipts.</p>	<p>provision of infrastructure to support housing delivery.</p> <p>The AAP/SPD should include policies/proposals to ensure appropriate infrastructure is delivered alongside housing as set out in the IDP.</p>
<p>Eynsham Neighbourhood Plan: Submission to West Oxfordshire District Council (December 2018)</p>	<p>Eynsham Parish Council Vision: <i>Our vision for the Parish of Eynsham at the end of the plan period is that both new and existing residents will be enjoying the same benefits of living in the village as current residents do in 2017 and that the area will be an even more attractive community in which to live and work.</i></p> <p>Our vision will be made reality through meeting eight primary objectives.</p> <p>ENV 1 Housing: New development shall ensure a mix of housing types and tenures to make a balanced community suitable for this area of West Oxfordshire close to the city of Oxford. The ideal community will have a range of ages, incomes, education and skills so that the community could be largely self-sustaining.</p> <p>ENV 2 Design: New development shall be visually attractive and in harmony with its immediate setting and character. It shall provide a pleasant and safe place for all residents to live. Developments should achieve a Building for Life or equivalent accreditation and developers should aspire to achieve national recognition for excellence by attaining a 'green' in all categories.</p> <p>ENV 3 Community facilities: New development shall ensure that new residents have at least the same access to community facilities as existing residents and new developments shall, as far as reasonably practicable, contribute to the facilities of the entire community. Eynsham is successful as a community because it is compact and people can access schools, employment and other facilities without the use of a private car. New developments shall maintain this compact and well-connected feature of the village.</p>	<p>The SA should consider the objectives and draft policies into account when developing objectives.</p> <p>The AAP/SPD should consider the objectives and draft policies of the Neighbourhood Plan into account when developing policy/proposals.</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
	<p>ENV 4 Natural Environment: New developments shall bring together all aspects of design, connectivity and natural environment that constitute the landscape setting of the new (and existing) development, closely linking village and countryside. Quick and easy access to countryside and retaining trees, hedgerows and footpaths is a vital element in retaining a village feel, in some measure compensating for the lack of a village green or park within the existing village.</p> <p>ENV 5 Transport and parking: New development shall be planned and constructed to ensure that all residents have ready access to local transport networks by private car, bicycle or public transport and that excellent paths are created for pedestrians cyclists and mobility vehicles. New developments should not exacerbate existing parking problems within the village centre and shall ensure adequate and appropriate parking for new residents.</p> <p>ENV 6 Economy – industry, commerce and retail: New developments shall ensure that Eynsham continues to offer a range of employment opportunities that reflects its location on the edge of the 'knowledge spine' around Oxford city and that potentially utilises a full range of skills from manual through to post-graduate levels. Development should also ensure the continued viability of the excellent range of local shops that allow residents to shop for day to day needs within the village.</p> <p>ENV 7 Sustainability and climate change: New development shall be sustainable now and in the long term without compromising one for the other. Homes of a standard compatible with the intentions of the Climate Change Act are likely to be commercially viable in Eynsham and offer benefits to be reaped by the many generations that will live in them.</p> <p>ENV 8 A New Settlement: ENV1-7 shall be shared by the new settlement, which shall be built according to Garden Village principles as a new, separate, community. Neither settlement should be dependent on the other; any shared facilities shall be for mutual benefit and without harm to either.</p>	
<p>West Oxfordshire Design Guide (2016)</p>	<p>The purpose of the Design Guide is to describe the qualities and characteristics that make West Oxfordshire special – its landscapes, settlements and buildings – and to describe the ways in which good design can protect and enrich the character of the District.</p> <p>Design is central to a wide range of issues, from the colour of a front door to the layout of a new housing area. Whatever the context, being 'fit for purpose' should never be enough. Outstanding design makes places special, is life-affirming, and forms a material legacy by which future generations will know and judge us: for this reason it should be the aim of all those</p>	<p>The SA should include an objective relating to design.</p> <p>The AAP/SPD should include policies and proposals to enable high quality design in line with</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
	<p>involved in the change or management of West Oxfordshire’s built and natural environment.</p> <p>The Guide provides advice to supplement policies contained in the West Oxfordshire Local Plan.</p>	<p>the Council’s overall design guide.</p>
<p><i>Blenheim Palace World Heritage Site Management Plan (2017)</i></p>	<p>The Blenheim Estate aim to maintain and preserve and, where appropriate, enhance the significance, values and character of the WHS, whilst continuing to provide a home for the Dukes of Marlborough, and a high quality visitor experience for future generations. To achieve this the Estate will:</p> <ul style="list-style-type: none"> • maintain and manage the Palace and Park to preserve and enhance their character, and, where necessary repair significant buildings or replant parts of the Park in accordance with the objectives of this plan. • use management practices that are consistent with the above and which are designed to conserve the heritage qualities of the plan area and its OUV (described in chapter 2) through appropriate and sustainable policies and practices. • protect the existing opportunities for public access including existing public rights of way within the Park and the access arrangements to the Palace and grounds. • enhance the qualities of visitor facilities and achieve new levels of excellence in visitor management and related experiences as one of the UK’s top tourism destinations. • interpret and present the history of Blenheim Palace and Park to a larger and more diverse audience, and continue to promote high quality education programmes. 	<p>The SA should include an objective relating to the conservation and enhancement of heritage assets, with specific reference to Blenheim Palace where appropriate.</p> <p>The AAP should ensure no harmful impact in terms of the setting of the Blenheim Palace WHS e.g. key views.</p>

Appendix 3

Updated Baseline Information

Baseline information provides the basis for predicting and monitoring the likely sustainability effects of a plan and helps to identify key sustainability issues and means of dealing with them.

Annex 1 of the SEA Directive requires information to be provided on:

- a. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;
- b. The environmental characteristics of areas likely to be significantly affected;
- c. Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC [the 'Birds Directive'] and 92/43/EEC [the 'Habitats Directive'].

This section presents the relevant baseline information for Eynsham and the surrounding area. Data referred to has been chosen primarily for regularity and consistency of collection, in order to enable trends in the baseline situation to be established, and also subsequent monitoring of potential sustainability effects.

Environmental

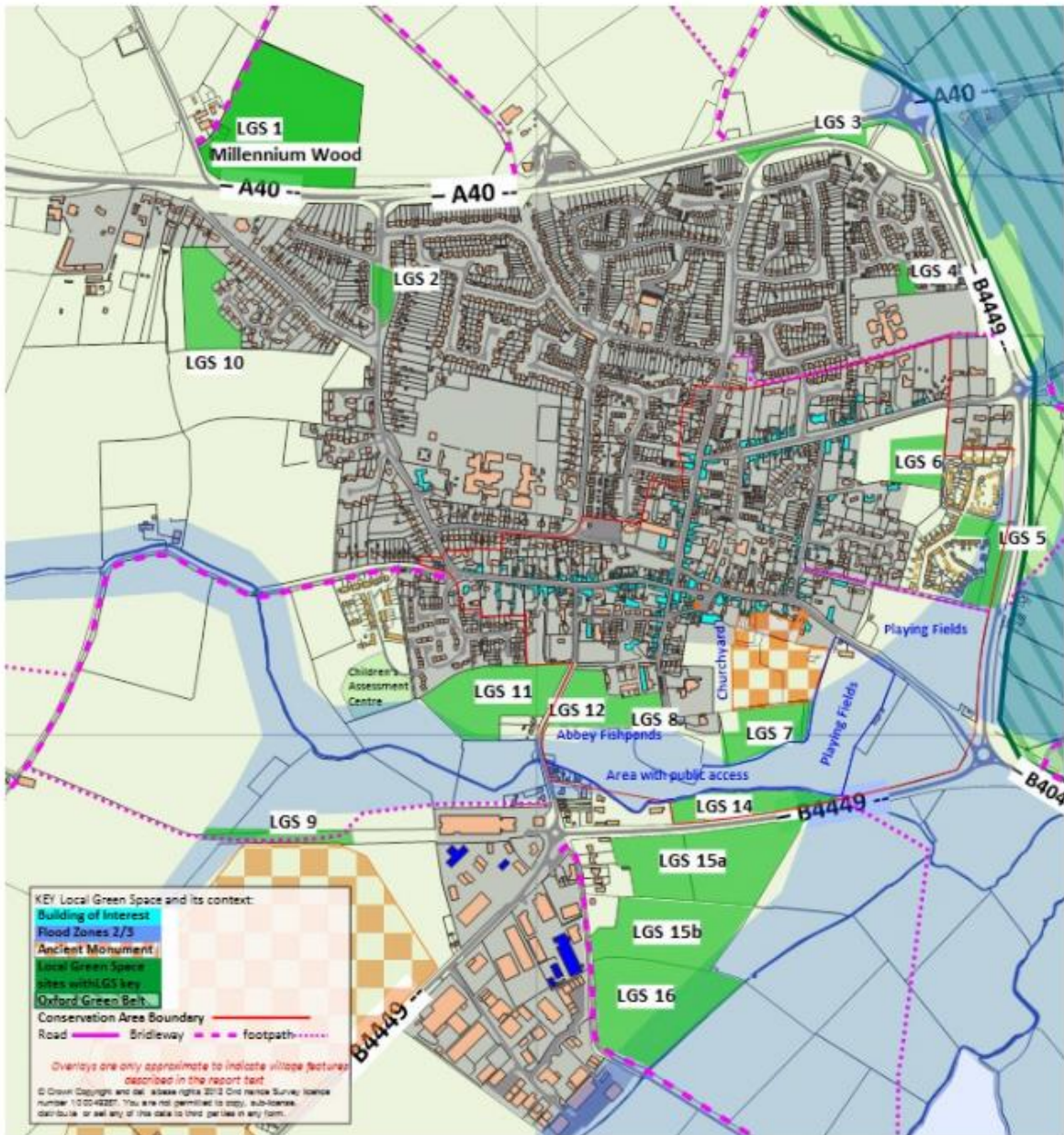
Eynsham is a village in West Oxfordshire, close to the City of Oxford and is located immediately south of the A40 around half way between Witney and Oxford. It falls within Eynsham Parish which extends to the north of the A40 and to the west to include Barnard Gate.

Eynsham has a rich heritage with the settlement being originally established as a consequence of its proximity to the River Thames and the crossing at Swinford. The first documented reference to Eynsham is in the Anglo-Saxon Chronicle for AD 571 but there is also evidence of occupation in the Roman period and a Bronze Age enclosure ditch over 3,000 years old was found under the site of the former Eynsham Abbey.

A Conservation Area covers much of the southern part of Eynsham and there are a number of listed buildings. Collectively, there are 5 Grade II Listed Buildings within the OCGV and West Eynsham sites and 4 in close proximity to the site boundaries. Additionally within the village of Eynsham itself, there are 71 Grade II Listed Buildings, one Grade II*, and two Scheduled Monuments. A third Scheduled Monument lies immediately adjacent to the West Eynsham site overlapping with a small part of the southern end of the site.

Eynsham village has a squarer form than its surrounding settlements which tend to follow a more linear form along roads. Eynsham's original core was extended as part of a planned medieval settlement and has since been obscured by post-WWII modern development until the late 1990s. The majority of dwellings were built between 1945 and 1999 (66.8%) with just 11% being built since 2000. Compared to the national average there are more detached, semi-detached and terraced properties and much fewer flats. Notably, compared to the District average there are fewer detached properties and more semi-detached and terraced properties.

As a result of its historic origins, the village has a distinct, compact form being tightly hemmed in by continuous functional flood plain from the south west to north east and the A40 to the north. The compact nature of the village means it is very walkable, allowing residents to access shops, schools, pubs, places of worship and other services, events and meetings that take place in various venues on foot. There is however a relative lack of green space – an issue highlighted in the Submission Eynsham Neighbourhood Plan which seeks to identify a number of local green spaces as shown on the plan overleaf.



In landscape terms, much of the land to the west and north of Eynsham falls within the 'Eynsham Vale' landscape character area as defined in the West Oxfordshire Landscape Assessment (1998). The Upper Thames Clay Vales National Character Area (NCA) covers the land surrounding Eynsham and comprises a broad belt of open, gently undulating lowland farmland on predominantly Jurassic and Cretaceous clays.

Overall, the Eynsham Vale has an attractive and largely unspoilt, rural character but with some localised variations in quality and condition. The majority of the garden village site and the northern half of the West Eynsham site are classified as 'semi-enclosed rolling vale farmland'. Characteristics of this landscape type include a stronger structure of trees and hedgerows, trees and occasional belts or blocks of woodland, a semi-enclosed character and moderate intervisibility.

At West Eynsham, the southern half of the site (south of Chilbridge Road) is classified as 'open rolling vale farmland' and is therefore more sensitive in landscape terms. Characteristics of this landscape type include larger-scale, cultivated fields (predominantly arable) with regular field boundaries, a weak structure of tightly clipped hedges and few hedgerow trees, an open, denuded character and high intervisibility.

The eastern part of the garden village site is classified as 'semi-enclosed flat vale farmland' with characteristics being distinctly flat and low-lying, a stronger landscape structure of ditches, hedgerows and occasional woodland blocks and a semi-enclosed character with moderate to low intervisibility.

As part of collective work on unmet housing need in 2016²², independent consultants LUC assessed a large proportion of the garden village site (excluding the northern parts around City Farm) and concluded that it was of 'medium-high' landscape sensitivity as a result of its strong rural character. LUC also assessed the northern half of the West Eynsham site concluding that it is of 'medium' landscape sensitivity due to the contribution it makes to the rural setting of Eynsham.

Views west from the village into open countryside and east back towards the St Leonard's Church and Wytham Hill are important features of Eynsham. These have been identified through the Neighbourhood Plan as contributing significantly to the rural feel of the village that is highly valued by residents. Acting as a defining characteristic of Eynsham, these views furthermore highlight the compact nature of the settlement.

A review of Natural England's Agricultural Land Classification Map shows that the majority of land at Eynsham is land classified as 'predominantly in urban use'. However, to the north, south and east of the village there is a band of Grade 2 ('very good') agricultural land. There are also extensive areas of Grade 3 (good to moderate) agricultural land further to the north and east. To the west of the village is a portion of Grade 4 ('poor') agricultural land.

In terms of biodiversity, the West Eynsham and OCGV sites contain, and are in proximity to, areas notable for their biodiversity and ecology. Within the OCGV site, sensitivities and designations include: predominantly lower though some high spatial priority areas of woodland priority habitat network; high priority for stewardship of farm wildlife areas; Keeping Rivers Cool project area; woodland for water priority catchment area; environmentally sensitive area of the upper Thames tributaries (south east corner of site); nitrate vulnerable zone for surface water; drinking water safeguard zone (surface water); drinking water protection area; some areas classified within Flood Zone 2 and immediately adjacent to areas classified as Flood Zone 2 and 3; stewardship agreements; and agricultural land (including some best and most versatile agricultural land).

The site also includes the Eynsham Millennium Wood which is part of the national forest inventory, a woodland improvement area, Woodland Trust site, and part of the Woodland Grant Scheme 3.

Land at West Eynsham contains a number of sensitivities and designations including: predominantly lower though some high spatial priority areas of woodland priority habitat network (north east part of site); priority habitat for deciduous woodland; priority species for countryside stewardship targeting (Lapwing and Brown Hairstreak); Keeping Rivers Cool project area; nitrate vulnerable zone (surface water); drinking water safeguard zone (surface water); drinking water protection area; areas around the Chil Brook classified within Flood Zone 2 and 3; and agricultural land (including some best and most versatile agricultural land).

Of relevance to both sites is the Oxford Meadows Special Area of Conservation (SAC) which is located approximately 2.5km and 3.7km east of the OCGV and West Eynsham sites respectively. It comprises a lowland hay meadow and includes vegetation communities that are unique, reflecting the influence of long-term grazing and hay cutting on lowland hay meadows. The previous Habitat Regulations Assessment (HRA) work carried out in support of the Local Plan identified potential issues in terms of air pollution (nitrogen oxide emissions from vehicular activity along the A40, and nitrogen deposition) and recommended plan-level measures to enable a conclusion of no adverse effect to be reached.

Both sites are also in close proximity to the Oxford Green Belt which lies adjacent to the OCGV site on its eastern boundary. Both sites are within the outer most impact risk zones for nationally recognised Sites of Special Scientific Interest (SSSI) nearby to the east and southeast including Wytham Woods, Wytham ditches and flushes, and Cassington Meadows. Wytham Hill Conservation Target Area is located to the north west of Eynsham. Woodland covers a large part of this area. Most of this woodland is within the woods of the Wytham SSSI which forms a large and continuous area.

In terms of green infrastructure, both sites contain bridleway networks and public right of ways (PRoWs). The OCGV site also includes the Eynsham Millennium Wood. Eynsham itself also has a number of playing/recreation fields, well-maintained allotments and informal 'dog walking' fields.

²² <https://www.westoxon.gov.uk/media/1572227/SD14-Oxford-Spatial-Options-Assessment-LUC-September-2016-.pdf>

Transport is a key issue for this sub-area. The A40 runs east-west through it and significant congestion occurs between Eynsham and Oxford at peak times. This also has a knock-on effect as drivers choose to avoid the A40 by using the A4095 through Long Hanborough and Bladon before joining the A44 just south of Woodstock. This leads to large volumes of through traffic in those villages and congestion on the A44 approaches to Oxford.

A further key issue for Eynsham is the congestion caused at peak times by the Swinford Toll Bridge to the south east as drivers opt to use the B4044 as a further alternative to the A40 for travel into and beyond Oxford. Further pressure on the primary routes is caused by industrial traffic from the Lower Windrush area which often travels north, due to inadequate river crossings to the south (e.g. Newbridge).

In terms of public transport, Eynsham has access to very good bus services, with regular premium services to Oxford, Witney and Carterton. There is a need to improve bus journey times, however, through Eynsham and approaching the Wolvercote roundabout on the edge of Oxford. £35m of funding has been made available through the local growth fund and will be used to implement improvements including the provision of a new park and ride site to the north of Eynsham, coupled with the provision of an eastbound bus lane between the park and ride and the Duke's Cut canal bridge near Wolvercote. Further funding potential exists through the Government's Housing and Infrastructure Fund (HIF) which would enable westbound bus priority together with additional dualling and other improvements to the A40.

In term of rail infrastructure, Hanborough Station is located around 5km to the north of Eynsham along Lower Road.

Notably the number of households with no car or just one car is higher than District average and the number with two or more cars is below the District average. Those that live in Eynsham travel an average of 15.6km to work while those who work in Eynsham travel 18.3km from home.²³ Further, Eynsham residents commute primarily to Woodstock, Witney, Kidlington and Oxford city, as well as Cotswold District and London.

Levels of air pollutants are in line with the District and national averages in terms of Benzene (0.01ppm) and particulates (0.4ppm). Concentrations of nitrogen dioxide are slightly higher than the District average (0.3ppm versus 0.2ppm) but below national levels (0.5ppm) and sulphur dioxide is on a par with the District average which itself is just below the national average (0.04ppm for District and village versus 0.05ppm nationally). While air quality in Eynsham is relatively good, the congestion along the A40 and potential impacts on the Oxford Meadows SAC and the Oxford Air Quality Management Area (AQMA) are a key consideration.

Social

Eynsham falls within the Eynsham – Woodstock sub-area as defined by the West Oxfordshire Local Plan 2031. It is the third largest of the Local Plan's five sub-areas, covering around 14,000 hectares and accommodating a population of around 21,000 people. The three main settlements within the sub-area are Eynsham, Long Hanborough and Woodstock.

With a population of around 5,000, Eynsham is the fourth largest settlement in West Oxfordshire, located just south of the A40, half-way between Oxford and Witney and just beyond the western edge of the Oxford Green Belt. Eynsham is an important local service centre offering a wide range of facilities and employment.

The indicative housing requirement for the Eynsham – Woodstock sub-area as set out in the West Oxfordshire Local Plan is 5,596 homes in the period 2011 – 2031. This includes past completions (547 homes) existing large commitments (1,258 homes) existing small commitments (164 homes) allocated sites (3,338) and future 'windfall' development (289 homes).

Eynsham has been identified as the location with the greatest potential for further development due to the size of the settlement as well as its proximity and connections to Oxford City and the Oxfordshire 'knowledge spine'. As a result, the area to the west of Eynsham has been allocated as a strategic

²³ Eynsham Commuting Data - <https://www.westoxon.gov.uk/media/1876254/Eynsham-Travel-to-Work.pdf> (2011)

development area for around 1,000 homes while the area to the north of Eynsham will be the site of the garden village with a working assumption of around 2,200 new homes.

Relative to national averages, Eynsham has: a larger proportion of owner-occupied housing (74.4% versus 64.1%); fewer owner-occupied shared ownership homes (0.5% versus 0.8%); social rented households (12.3% versus 17.7%); and homes rented from Council (2.6% versus 9.4%). There are more homes rented from a housing association or social landlord (9.7% versus 8.3%) and fewer rented from a private landlord or letting agency (11.0% versus 15.4%).

The average house price in Eynsham as per figures from the Land Registry is £380,339 compared to the England average of £293,225. The affordability gap for affordable housing is £112,922 and £114,514 for the average house price. The affordability gap is significantly higher than the national average which is £68,291. However, the affordability gap for the average house price in Eynsham is lower than the England average of £145,278.

At present in West Oxfordshire there are eleven authorised Gypsy and Traveller sites, including at Stanton Harcourt, Barnard Gate and Eynsham. The sites are small, accommodating one family and are privately run. There are also sites for Travelling Showpeople at Cassington, and Freeland. The existing Travelling Showpeople site at Cuckoo Wood Farm, Freeland, has been identified as suitable for limited expansion and received planning approval for 6 additional plots in March 2017. Further potential for an additional site to meet the accommodation needs of the travelling communities will be considered as part of the future masterplan work of the Strategic Development Areas, especially the Oxfordshire Cotswolds Garden Village.

According to 2016 data, Eynsham has a significantly larger population aged 65+ (24.3%) relative to the District (20.9%) and England averages (17.9%). A snapshot of 2015 data also reveals that the Eynsham and Cassington ward had the highest number of older people in the District (though Burford had the highest proportion).

Eynsham's population also contains significantly more 'White British' people than the national average (92.2% compared to 79.8%). Residents who fall within 'Black or Minority Ethnic' (BME) groups comprise 7.8% of the local population which is significantly less than the reported 20.2% nationally. People who are categorised as 'White-non-British' make up 4.3% of the local population which is slightly less than the 5.7% figure at the national level. Christianity is the majority religion (64.0%) with 'no religion' a distant second (26.9%). Compared to England household averages, there are more pensioner households (27.8% of Eynsham's households versus 20.7% of England's), fewer single-person households (12.6% in Eynsham versus 17.9% nationally), fewer lone parent families with dependent children (17.8% in Eynsham versus 24.5% nationally), and more married households (37.3% in Eynsham versus 33.2% in England).

Eynsham has a vibrant, active community that sustains a good range of shops and retail businesses as well as many societies, clubs and sports teams. Whilst Eynsham is a village, its size makes it larger than many nearby small towns. Unlike a small town, however, there is no commercial centre, with the village's core features including the church and the square in the historic centre with shops and services scattered along the oldest streets²⁴. The village has a medical centre (the Eynsham Medical Centre), village hall, three churches, 3 play areas, football and cricket pitch, and a number of other community facilities. The percentage of total green space (all types) coverage is 1.1% in Eynsham versus 0.7% in West Oxfordshire and 2.2% in England.

There are two schools, one secondary (Bartholomew School) and one primary (Eynsham Community Primary School). Pupil attainment at Key Stage 4 is above average (409.0 versus 377.8 for the District and 366.3 across England) and at Key Stage 1 and 2, broadly in line. In terms of early years, the number of pupils achieving at least the expected level in all 17 early learning goals is lower than the District and national averages (57.9% in Eynsham, 64.0% in West Oxfordshire, and 58.0% in England) as is the percentage of pupils achieving a 'good level of development' (53.9% in Eynsham versus 65% District-wide and 60% in England).

The proportion of people in Eynsham with no qualifications (20.0%) is less than the national average (22.0%) but higher than the District average (17.6%). The proportion with the highest qualification

²⁴ Eynsham Submission Neighbourhood Plan page 5 <https://eynsham-pc.gov.uk/variable/organisation/173/attachments/ENP-policies-v3.09.pdf>

(equivalent to degree or higher) is slightly above the District average (33.3% versus 32.9%) and above the national average (27.4%).

Between June 2017 and May 2018, the number of all crimes reported in Eynsham was 46.3 per 1,000 of the population, significantly lower than the national average of 134.5. In terms of health and well-being the proportion of residents with a limiting long-term illness, whilst slightly higher than the District average (16.3% versus 14.5%), remains lower than the national Average (17.6%). Compared to national incidence levels, nearly twice the numbers of people are likely to have colorectal cancer (incidence ratio of 193 versus 104 for the District) and are more likely to die from stroke incidence ratio of 120 for Eynsham versus 101 for West Oxon).

The percentage of physically active adults is slightly lower than the District average (64% versus 66% of the adult population) and a higher proportion of people (both children and adults) are classified as obese relative to District levels (8.8% of reception year children in Eynsham versus 7.1% District-wide and 9.4% across England; 16.0% of year 6 children in Eynsham versus 6.4% in the District and 19.4% in England; 24.9% of adults in Eynsham versus 0.7% District-wide and 24.1% in England).

The number of emergency hospital admissions is also higher than the District average though below England rates. Overall life expectancy is on a par with West Oxfordshire as a whole which is slightly higher than the national average 81 years for males in Eynsham and West Oxon versus 79 years across England; 84 years for females in Eynsham and West Oxon versus 83 years for England).

Economic

Eynsham plays an important economic role and along with Carterton, Chipping Norton and Witney and is a relatively important centre in terms of commercial property. Wharf Road, Eynsham is home to one of West Oxfordshire's largest employers, Siemens Magnet Technology. There is also an area of established business use to the south of Eynsham along either side of the B4499 – Oasis Park and Oakfields Industrial Estate. Just fewer than 18% of businesses are in the professional, scientific and technical services sector.

Evidence²⁵ prepared in support of the West Oxfordshire Local Plan 2031 identifies the Eynsham and Woodstock sub-area as being of particular importance with around 25% of the District's employment as a whole located here with around character area 10,400 jobs (a higher number of jobs than resident workers).

It also identifies a relative lack of employment land provision and suggests that in the Eynsham – Woodstock sub-area, there is a need to allocate further land for employment to support the growth of the Oxford City region. It is for this reason that the garden village allocation makes provision for 40 ha of new business land (out of a total site area of around 215 ha).

The proportion of economically active people aged 16-74 is higher than the national average (73.6% versus 69.9% respectively). There are more economically inactive residents compared to West Oxfordshire as a whole (26.4% in Eynsham versus 23.2% in West Oxon), fewer full time (41.3% in Eynsham versus 45.4% in West Oxon) and self-employed workers (11.7% in Eynsham versus 12.4% in West Oxon) and a greater proportion of part-time employees (16.1% in Eynsham versus 14.3% in West Oxon). A high proportion of the workforce is either in managerial (11.9%) or professional (34%) occupations.

This is reflected in close links with Oxford with around 30% of workers travelling to work in Oxford. Notably, job density (i.e. number of jobs as a percentage of the working age population) is above the District and national averages (83% in Eynsham versus 68.8% in West Oxon and 74.8% in England). The breakdown of public and private sector workers is very similar to the district-wide position.

Unemployment benefit (0.7%), Job Seeker's Allowance (no claimants for more than 12 months) and youth unemployment claimants (no claimants) are below the national proportion of claimants (1.9%, 0.4% and 2.6% respectively) as is the proportion of incapacity benefit claimants (2.9% in Eynsham versus 5.7% in England) and the proportion of working age workless benefit claimants (5.8% versus

²⁵ West Oxfordshire Economic Snapshot and Outlook (January 2015)

10.7% in England). Net weekly household income after housing costs is £641 in Eynsham, £648 in West Oxfordshire and £495 in England.

Appendix 4

Appraisal of AAP policy and spatial framework options and audit trail table for policy approaches in the AAP

During preparation of the Preferred Options version of the AAP, West Oxfordshire District Council suggested reasonable alternative options for many of the policy topics to be addressed within the AAP, as set out in the consultation questions within the Summer 2018 Issues document. In a number of cases, no reasonable alternative options were identified because anything other than the proposed approach would be contrary to national policy. The full suite of issues and consultation questions included in the 2018 consultation document and the policy options they represented are set out in **Table A4.27** at the end of this appendix.

This chapter presents the SA findings for the reasonable alternative policy options contained within the Issues consultation document. The likely sustainability effect of each option in relation to the SA objectives in the SA framework and the reasons for the likely effects identified are described. As many of the policy options relate to a specific topic area, they are generally only likely to have effects on a limited number of the SA objectives.

The more detailed preferred policy approaches that are now included in the Preferred Options document have also been subject to SA and the findings are presented in the **Chapter 4** of this report.

Appraisal findings for the policy options

A potential 'vision' for the Garden Village

This section summarises the SA findings for the approach the AAP should take in relation to a potential 'vision' for the Garden Village. One option has been considered.

Table A4.1 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.1: Summary of sustainability effects for options considered in relation to the potential 'vision' for the AAP

SA Objective	Option considered for the potential 'vision' for the AAP
SA1: Housing	++
SA2: Health and well-being	+
SA3: Inclusive communities	+
SA4: Education	++
SA5: Crime	0
SA6: Services and facilities	++
SA7: Land use	-
SA8: Waste	0
SA9: Air quality	+/-
SA10: Climate change	+/-
SA11: Water	0
SA12: Flooding	-?

SA13: Biodiversity and geodiversity	+/-
SA14: Landscape	+/-
SA15: Historic environment	-
SA16: Employment	+
SA17: Economic growth	+

Consultation question 32: *description of potential sustainability effects of the option considered in relation to the AAP approach to a potential 'vision'*

The potential 'vision' is expected to have the most direct impacts in relation to SA objective 1: **housing**, SA objective 4: **education** and SA objective 6: **services and facilities**. The provision of about 2,000 new homes as well as new education facilities and community facilities is likely to contribute to the housing delivery and service provision that is required in West Oxfordshire in order to meet identified housing needs. The option considered also supports the provision of a range of housing types (including affordable houses) that are sustainably designed and constructed.

The option for the vision sets out to provide a network of useable green infrastructure across the garden village. As such, minor positive effects are expected in relation to SA objective 13: **biodiversity and geodiversity** and SA objective 14: **landscape**. The integration of green infrastructure at the garden Village is likely to promote habitat creation and connectivity as well as the conservation and opportunities for the enhancement of the existing landscape. However, a minor negative effect is expected in combination in relation to these SA objectives as there is potential for the level of development supported to have negative impacts on wildlife and geological designations in the area. This development may also have adverse impacts in terms of the landscape character of the area. Similarly, a minor negative effect is also expected in relation to SA objective 15: **historic environment** as the scale of the proposals set out in the vision has the potential to result in adverse impacts in terms of the setting of the built historic environment in the surrounding area and Eynsham.

A minor positive effect is expected for the option for the vision in relation to SA objective 2: **health and well-being**. The promotion of walking and cycling is likely to result in positive impacts on resident's health. The potential for further recreational opportunities and sustainable travel options could also result in positive impacts on overall community cohesion, by reducing the potential for social isolation in the garden village. As such, a minor positive effect is also expected in relation to SA objective 3: **inclusive communities**.

The delivery of about 2,200 homes as well as supporting infrastructure is likely to result in the loss of agricultural land to the north of Eynsham. As such, a minor negative effect is expected in relation to SA objective 7: **land use**. A minor negative effect is also expected in relation to SA objective 12: **flooding** as the scale of the development set out in the vision is likely to result in an overall increase in impermeable surfaces in the region. The effect is uncertain as the flood risk potential will be dependent on the implementation and design of SuDS, which is unknown at this stage. The scale of the development also has the potential to increase the level of car travel in the area, which is likely to result in increased carbon emissions and a reduction in air quality. As such, a minor negative effect is expected for the 'vision' in relation to SA objective 9: **air quality** and SA objective 10: **climate change**. A minor positive effect is also expected in relation to these objectives as there is an emphasis on achieving sustainable travel within the garden village, which will result in reducing reliance on fossil fuel reliant travel choices. Furthermore the encouragement of sustainable design and construction is likely to reduce dependency on energy for non-renewable sources.

The option considered for the vision for the Garden Village includes the provision of a significant amount of employment space. This is likely to attract inward investment and provide employment opportunities which residents will have easy access to. Therefore, a minor positive

effect is expected in relation to SA objective 16: **employment** and SA objective 17: **economic growth**. The option considered also includes capitalisation on the site's proximity to the Oxfordshire knowledge spine and the opportunities this could present to attract high-tech university spin-outs from Oxford. The successful achievement of this approach could potentially lead to further growth and economic diversification in the area.

Number of new homes

This section summarises the SA findings for the approach the AAP should take in relation to the amount of new homes delivered in the Garden Village. One option was considered for inclusion in the AAP at the issues stage, which is the delivery of 2,200 new homes. Consultation question 7a sought views on whether 2,200 homes represented a reasonable 'working assumption'.

Table A4.2 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.2: Summary of sustainability effects for option considered in relation to number of new homes to be supported through the AAP

SA objective	Option 1
SA1: Housing	++
SA2: Health and well-being	+/-?
SA3: Inclusive communities	0
SA4: Education	+/-?
SA5: Crime	0
SA6: Services and facilities	+
SA7: Land use	--
SA8: Waste	0
SA9: Air quality	+/-?
SA10: Climate change	+/-?
SA11: Water	-
SA12: Flooding	-
SA13: Biodiversity and geodiversity	-?
SA14: Landscape	-?
SA15: Historic environment	--?
SA16: Employment	+
SA17: Economic growth	0

Consultation question 7: *description of potential sustainability effects of options considered in relation to the AAP approach to total number of dwellings delivered*

The Local Plan for West Oxfordshire sets out to provide at least 15,950 homes in the period up to 2031 at an average rate of 798 dwellings per annum. It is suggested that this rate of delivery is nearly double the historic long term housing delivery rate for the District and will be challenging to deliver. As such, the option considered in relation to Issue 7a of delivering 2,200 new homes at the Garden Village provides an opportunity to contribute significantly towards the overall housing target. This option is also expected to deliver homes that would contribute to the need for differing types, sizes and tenures including affordable housing. Therefore, a significant positive effect is expected in relation to SA objective 1: **housing**.

The Issues Paper states that the housing supported would be delivered at a relatively modest density, however it is not stated if the density to be delivered is considerate of potential impacts in terms of promoting efficient use of land, as well the historic environment and landscape. A negative effect is therefore expected for this option in relation to SA objective 7: **land use**, SA objective 14: **landscape** and SA objective 15: **historic environment**. There is potential for residential development of this quantity at the Garden Village to result in the loss of valuable agricultural land, impacts on existing landscape character and impacts on the historic environment in Eynsham. The negative effect expected in relation to SA objective 7 and 15 is significant given that the areas of Grade 2 agricultural land may be developed and the Garden Village boundary would be within 450m of Eynsham Conservation Area. While existing development within the village lies between the development boundary and the Conservation Area, which may limit the potential effects on the setting of this heritage asset, a number of listed buildings and HER recorded assets lie within the area to be developed. The effect relating to landscape and the historic environment are uncertain dependent upon the design of any development which comes forward, which may allow for appropriate mitigation to be incorporated.

The delivery of 2,200 homes has the potential to significantly increase the level of traffic in the area, both during construction and when the development is finished. As such, a minor negative effect is expected in relation to SA objective 9: **air quality** and SA objective 10: **climate change** due to the negative impacts on air quality and carbon emissions that additional traffic could bring to the area. There are a number of bus stops along the southern edge of the potential development boundary on the A40, which may encourage trips to be made by sustainable transport. As such the negative effects expected for these SA objectives are likely to be combined with a minor positive effect. The overall effect is uncertain as it is not clear at this stage whether there will be a significant increase of private car trips and any transport implications will depend in part on the behaviour of new residents. A significant negative effect is expected in relation to SA objective 13: **biodiversity and geodiversity**. Development on greenfield land has the potential to result in habitat loss, disturbance and fragmentation in the area. Furthermore City Farm Local Wildlife Site is located adjacent to the northern edge of the potential development boundary. The effect is uncertain considering that green infrastructure might be incorporated as part of new housing development which may help to mitigate any adverse impacts.

It is likely that the delivery of 2,200 homes will result in an overall increase in the level of impermeable surfaces in the area. As such, a minor negative effect is expected in relation to SA objective 11: **water** and SA objective 12: **flooding** for the option considered. The potential for a decrease in the infiltration of surface water could result in flooding, which could also result in an adverse impact on local water quality due to wastewater infrastructure becoming overburdened by flood water. A very small portion of the north eastern edge of the area which may be developed is with Flood Zone 2 and Flood Zone 3. Considering the small areas of land which fall within these areas of flood risk, it is expected that housing development could be delivered within the area boundary while avoiding the areas of highest flood risk.

A minor positive effect is expected for the option considered in Issue 7a in relation to SA objective 16: **employment**. This option does not support the delivery of new employment opportunities or new service provision within the area. However, the Local Plan identifies Eynsham as a rural service centre and therefore it is expected that new residents would have access to some employment opportunities at this location. New housing development would also be within 8km of Oxford where a high number of employment opportunities are available. Housing development

of this scale (2,200 homes) is also likely to also provide new employment opportunities in the area during construction and may support further provision after completion. Considering the provision of Eynsham a minor positive effect is also expected in relation to SA objective 6: **services and facilities**.

Eynsham Village also provides access to healthcare facilities at Eynsham Medical Centre as well a primary school and secondary school. As such a minor positive effect is recorded for the option considered in relation to SA objective 2: **health and well-being** and SA objective 4: **education**. The positive effect is uncertain and likely to be combined with a minor negative effect given the potential sensitivities of these particular facilities to accommodate new residents. It is acknowledged that without extending the services provided by these facilities that there is potential for them to becoming overburdened.

Dwelling size

This section summarises the SA findings for the approach considered at the issues stage in relation to requiring the delivery of the different dwelling sizes (market and affordable). Two options were considered for inclusion in the AAP. The options considered were to provide an indicative range of dwelling sizes (market and affordable) to avoid being overly prescriptive or to set a specific requirement for certain dwelling sizes through the AAP.

Table A4.3 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.3: Summary of sustainability effects for options considered in relation to size of dwellings to be delivered in the AAP

SA Objective	Option 1	Option 2
SA1: Housing	++	++/-?
SA2: Health and well-being	0	0
SA3: Inclusive communities	0	0
SA4: Education	0	0
SA5: Crime	0	0
SA6: Services and facilities	0	0
SA7: Land use	0	0
SA8: Waste	0	0
SA9: Air quality	0	0
SA10: Climate change	0	0
SA11: Water	0	0
SA12: Flooding	0	0
SA13: Biodiversity and geodiversity	0	0
SA14: Landscape	0	0
SA15: Historic environment	0	0

SA16: Employment	0	0
SA17: Economic growth	0	0

Consultation question 8: *description of potential sustainability effects of options considered in relation to the AAP approach to dwelling size*

Given the focussed nature of the options being considered it is expected that a negligible effect would occur in relation to the majority of SA objectives.

The Local Plan for West Oxfordshire currently seeks to provide a broad range of house types to meet a variety of requirements, including for people who wish to self-build. There is currently a predominance of larger properties in the District which has adversely impacted affordability. At present there is an overall aim set out through the Local Plan to achieve a better balance of house types to address this issue. It is expected that both options would be in line with and help to achieve this aim.

While both options for Issue 8a would seek to address these issues, Issue 8a Option 2 would involve a more prescriptive approach. It is anticipated that including a more prescriptive policy approach in the AAP could adversely impact the overall rate of delivery of homes within the area covered by the AAP by placing overly onerous requirements on site developers. As such while both options would help to deliver an appropriate mix of homes meaning a significant positive effect is expected in relation to SA objective 1: **housing** for both options, this significant positive effect is expected to be combined with a minor negative effect for Issue 8a Option 2. The minor negative effect is uncertain given that any adverse impact on housing delivery will ultimately be dependent upon developers' decisions, which are unknown at this stage.

Dwelling types

This section summarises the SA findings for the approach considered at the issues stage in relation to requiring the delivery of a mix of dwelling types. There are two options that have been considered for inclusion in the AAP. These options are a good, overall balanced mix of dwelling types or a specific requirement for certain dwellings types.

Table A4.4 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.4 Summary of sustainability effects for options considered in relation to dwelling types to be delivered in the AAP

SA Objective	Option 1	Option 2
SA1: Housing	++	++/-?
SA2: Health and well-being	0	0
SA3: Inclusive communities	+	+
SA4: Education	0	0
SA5: Crime	0	0
SA6: Services and facilities	0	0
SA7: Land use	0	0
SA8: Waste	0	0
SA9: Air quality	0	0
SA10: Climate change	0	0
SA11: Water	0	0
SA12: Flooding	0	0
SA13: Biodiversity and geodiversity	0	0
SA14: Landscape	0	0
SA15: Historic environment	0	0
SA16: Employment	0	0
SA17: Economic growth	0	0

Consultation question 9: *description of potential sustainability effects of options considered in relation to the AAP approach to dwelling types*

The options considered are narrow in focus and therefore it is expected that there will be a negligible effect in relation to the majority of SA objectives.

The West Oxfordshire Local Plan does not offer specific guidance on the housing types that should be built but does suggest a general aim of achieving a broad, balanced mix of property types. Similarly, the draft Eynsham Neighbourhood Plan does not specify any particular types of new housing but does suggest high density using the terraced form is an option. Both Issue 9a Option 1 and Option 2 would seek to facilitate the delivery of housing types to meet the needs of a variety of people in the Garden Village. As such, significant positive effects are expected in relation to SA objective 1: **housing** for both options. However, a minor negative effect is also expected for Option 2 in relation to SA objective 1: **housing** as it is likely that setting specific requirements for housing could adversely impact the overall rate of delivery of homes within the Garden Village. The minor negative effect is uncertain as impacts on housing delivery will be dependent, in part, upon developers' decisions, which are unknown at this stage.

It is expected that both options considered would result in a minor positive effect in relation to SA objective 3: **inclusive communities**. It is likely that providing housing types for a wider section of the population will help to promote overall social cohesion in the Garden Village by helping to create a more balanced community.

Affordable housing

This section summarises the SA findings for the approach considered at the issues stage that the AAP should take in relation to the delivery of affordable housing. Five options were considered for inclusion in the AAP. The first group of options considered were whether 50% of new homes should be affordable, less than 50% should be affordable or more than 50% should be affordable. The second group of options considered were whether there should be a balanced mix of different affordable housing types or there should be a specific requirement for certain affordable housing types.

Table A4.5 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.5: Summary of sustainability effects for options considered in relation to the delivery of affordable housing in the AAP

SA Objective	10a - Option 1	10a - Option 2	10a - Option 3	10b - Option 1	10b - Option 2
SA1: Housing	++	+	++/-?	++	++/-?
SA2: Health and well-being	0	0	0	0	0
SA3: Inclusive communities	+	+?	+	+	+
SA4: Education	0	0	0	0	0
SA5: Crime	0	0	0	0	0
SA6: Services and facilities	0	0	0	0	0
SA7: Land use	0	0	0	0	0
SA8: Waste	0	0	0	0	0
SA9: Air quality	0	0	0	0	0
SA10: Climate change	0	0	0	0	0
SA11: Water	0	0	0	0	0
SA12: Flooding	0	0	0	0	0
SA13: Biodiversity and geodiversity	0	0	0	0	0
SA14: Landscape	0	0	0	0	0
SA15: Historic environment	0	0	0	0	0
SA16: Employment	0	0	0	0	0
SA17: Economic growth	0	0	0	0	0

Consultation question 10: *description of potential sustainability effects of options considered in relation to the AAP approach to affordable housing*

Due to the narrow focus of the options considered, there is expected to be a negligible effect in relation to the majority of SA objectives.

Housing affordability has been identified as a major problem in Oxfordshire, with average housing prices at Eynsham well above the national average. The Local Plan for West Oxfordshire sets out to achieve a broad range of housing types, with affordable housing being an integral part of this in order to address the current imbalance within the housing market.

As such, for Issue 10a Option 1 and Issue 10a Option 3, a significant positive effect is expected in relation to SA objective 1: **housing**, as these options are in line to achieve a more balanced mix of dwelling types and tenures to meet identified affordable housing needs. There is also a minor negative effect for Issue 10a Option 3 as the provision of over 50% affordable housing is seen to have greater potential to reduce the viability of housing delivery in the area and therefore also impact on the rate of housing provision. However, the effect is uncertain the rate of housing delivery will be dependent on developers' decisions, which are unknown at this stage. For Issue 10a Option 2, the effect is reduced to a minor positive as an affordable housing target of less than 50% will contribute less to satisfying identified housing needs in the area.

A significant positive effect is also expected in relation to Issue 10b Option 1 and Issue 10b Option 2 in relation to SA objective 1: **housing** as it is likely that both options will contribute to delivering affordable housing in line with identified needs. However, a minor negative effect is also expected in combination for Issue 10b Option 2 in relation to SA objective 1: **housing**. Setting a requirement for developers to provide specific affordable housing types could adversely impact on the rate of housing delivery at the Garden Village. The effect is uncertain as the developer decisions that will affect the rate of housing delivery are unknown at this stage.

It is expected that all options considered would result in a minor positive effect in relation to SA objective 3: **inclusive communities**. It is likely that providing some level of affordable housing would help to meet the requirements of a wider section of the population. This is likely to help adverse an indicator of social deprivation and to promote overall social cohesion in the Garden Village. The minor positive effect expected in relation to this SA objective for Issue 10a Option 2 is recorded as uncertain. Delivering an affordable housing target of less than 50% is expected to help promote the achievement of social cohesion and address social deprivation to some extent. The more limited nature of this type of provision supported through Issue 10a Option 2, means that the potential for beneficial effects is partially uncertain.

Meeting specific housing needs

This section summarises the SA findings for the approach considered at the issues stage in terms of how the AAP should seek to address specific housing needs in the Garden Village. Six options were considered for inclusion in the AAP. The options considered were the provision of 5% self-build housing; provision of 25% accessible and adaptable properties with 5% that are wheelchair adaptable; provision of specialist accommodation for the elderly and/or those with disabilities; provision of student accommodation; provision of homes to meet the needs of essential workers and provision of accommodation for the travelling community.

Table A4.6 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.6: Summary of sustainability effects for options considered in relation to meeting housing needs in the AAP

SA Objective	11a - Option 1	11b - Option 2	11c - Option 3	11e - Option 4	11f - Option 5	11g - Option 6
SA1: Housing	++	++	++/-?	++	++	++
SA2: Health and well-being	0	0	0	0	+	0
SA3: Inclusive communities	+	+	+	+	+	+
SA4: Education	0	0	0	+	+	0
SA5: Crime	0	0	0	0	+	0
SA6: Services and facilities	0	0	0	0	+	0
SA7: Land use	0	0	0	0	0	0
SA8: Waste	0	0	0	0	0	0
SA9: Air quality	0	0	0	-?	0	0
SA10: Climate change	0	0	0	-?	0	0
SA11: Water	0	0	0	0	0	0
SA12: Flooding	0	0	0	0	0	0
SA13: Biodiversity and geodiversity	0	0	0	0	0	0
SA14: Landscape	0	0	0	0	0	0
SA15: Historic environment	0	0	0	0	0	0
SA16: Employment	0	0	0	0	0	0
SA17: Economic growth	0	0	0	+	+	0

Consultation question 11: *description of the potential sustainability effects of options considered in relation to the AAP approach to meeting specific housing needs*

Due to the narrow focus of the options being considered, a negligible effect is expected in relation to a number of the SA objectives.

The requirement to meet a variety of housing needs has been identified in the West Oxfordshire Local Plan. The objectives of the Local Plan (Core Objective 6) are reflective of this need.

As such, for all options considered, a significant positive effect is expected in relation to SA objective 1: **housing**. All of the options considered would be likely to help contribute to providing a balanced mix of dwelling types that will meet the housing needs of a wide variety of people. There is potential for using a more prescriptive approach set out through the option considered for Issue 11c to result in viability issues in terms of housing delivery. As such, a minor negative effect is expected in combination with significant positive in relation to SA objective 1: **housing** for this option. The minor negative effect is uncertain as the developer decisions that will

ultimately dictate housing delivery are unknown at this stage. It is expected that developers specialising in housing for older people and people undertaking self-build projects could meet the requirements set out through the other options considered. All options considered are all expected to produce a minor positive effect in relation to SA objective 3: **inclusive communities**. It is likely that providing housing types for the full range of demographics specified (including those who might benefit from self-build properties) could result in greater overall social cohesion in the Garden Village through the creation of a well-balanced community. For the option considered in Issue 11f, a minor positive effect is expected in relation to SA objective 2: **health and well-being** as provision of accommodation for workers in frontline services is likely to result in an increase in healthcare workers in the area, which has potential to benefit the health and well-being of residents in the Garden Village.

A minor positive effect is expected to occur in relation to SA objective 4: **education** for the option considered in Issue 11e and Issue 11f. An increase in levels of student accommodation is likely to provide greater opportunities for people to attend high education facilities in the area. Provision of accommodation for frontline workers in education is likely to have positive impacts for educational capacity in the area. A minor positive effect is also expected for the option considered in Issue 11f in relation to SA objective 5: **crime** and SA objective 6: **services and facilities** as community safety and service provision are likely to increase if there is adequate provision of housing for individuals responsible for delivering these types of services. Furthermore, inclusion of the options considered for Issue 11e and Issue 11f is likely to result in a minor positive effect in relation to SA objective 17: **economic growth**. Increased access to higher education through the provision of student housing has the potential to promote innovation-led economic growth, particularly in the context of Oxfordshire's strong history of research. The delivery of housing to support essential workers in the area is likely to help ensure that employers are able to secure the suitable workforce to meet identified needs.

Despite the potential positive impacts which increased levels of student accommodation in the Garden Village (Issue 11e) may result in, there is also potential for the accommodation to be placed at a distance from higher education facilities located in Oxford City that will contribute to increased use of private cars. A minor negative effect is also expected for this option in relation to SA objective 9: **air quality** and SA objective 10: **climate change**. The potential for greater reliance on private vehicles to travel to education facilities within the city could negatively impact local air quality and increase carbon emissions. This effect is also uncertain as the exact locations for student accommodation in the Garden Village are not known. Furthermore it may be possible to mitigate some of the effects identified through the incorporation of new sustainable transport links.

Residential space standards

This section summarises the SA findings for the approach considered at the issues stage in relation to the potential use of residential space standards in the Garden Village. Three options were considered for inclusion in the AAP. The options considered were using the Government's nationally described minimum space standards for new dwellings, introducing a new locally set minimum space standard (which could exceed national standards) or leaving this issue to the site promoter to determine as part of planning applications.

Table A4.7 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.7: Summary of sustainability effects for options considered in relation to residential space standards in the AAP

SA Objective	Option 1	Option 2	Option 3
SA1: Housing	++	++/-?	+?
SA2: Health and well-being	0	+?	0
SA3: Inclusive communities	0	0	0
SA4: Education	0	0	0
SA5: Crime	0	0	0
SA6: Services and facilities	0	0	0
SA7: Land use	0	0	0
SA8: Waste	0	0	0
SA9: Air quality	0	0	0
SA10: Climate change	0	0	0
SA11: Water	0	0	0
SA12: Flooding	0	0	0
SA13: Biodiversity and geodiversity	0	0	0
SA14: Landscape	0	0	0
SA15: Historic environment	0	0	0
SA16: Employment	0	0	0
SA17: Economic growth	0	0	0

Consultation question 12: *description of potential sustainability effects of options considered in relation to the AAP approach to residential space standards*

Given the narrow focus of the options being considered, it is expected that a negligible effect is likely to occur in relation to the majority of the SA objectives.

The Local Plan for West Oxfordshire sets out an objective to provide an appropriate mix of new residential accommodation, which provides a variety of sizes, types and affordability. Development over the plan period is to support the delivery of a range of high quality homes. Both Option 1 and Option 2 will help to ensure that new housing development adheres to appropriate residential spatial standards and will therefore have a significant positive effect in relation to SA objective 1: **housing**. These options are expected to help contribute to a high quality of housing in the Garden Village. Option 3 may result in a high quality of housing being delivered in the area; however this option would mean that no minimum standard for residential space would be put in place. If this option was taken forward, the provision of housing which meets minimum space standards would be dependent mostly upon the decisions of developers. As such the positive effect expected in relation to SA objective 1 is recorded as minor and uncertain. A minor negative effect is also expected for Option 2 in relation to SA objective 1:

housing. Constructing dwellings in line with locally set residential space standards, which may be higher than national standards, could hinder the rate of housing delivery and may also impact on the affordability of housing. The minor negative effect is uncertain as the minimum local space standard and any subsequent effect on housing delivery rates and affordability is unknown at this stage.

A minor positive effect is expected for Option 2 in relation to SA objective 2: **health and well-being.** Requiring the provision of new homes to meet a higher physical space standard which is above the national standard is likely provide for the needs of a wider variety of people. It may also help address issues of wellbeing and enable a high quality of life for residents. The effect is uncertain at this stage as it is not clear what the locally set standard would be.

Housing delivery

This section summarises the SA findings for the approach considered at the issues stage in terms of how the AAP should address housing delivery. Four options were considered for inclusion in the AAP. The first group of options considered were to encourage a large number of different developers to deliver houses including small and medium-sized builders or to encourage a small number of larger developers to deliver houses. The second group of options considered were to encourage off-site construction or make all construction take place within the Garden Village.

Table A4.8 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.8: Summary of sustainability effects for options considered in relation to housing delivery in the AAP

SA Objective	13a - Option 1	13a - Option 2	13b - Option 1	13b - Option 2
SA1: Housing	++	+	++	+
SA2: Health and well-being	0	0	0	0
SA3: Inclusive communities	0	0	0	0
SA4: Education	0	0	0	0
SA5: Crime	0	0	0	0
SA6: Services and facilities	0	0	0	0
SA7: Land use	0	0	0	0
SA8: Waste	0	0	0	0
SA9: Air quality	0	0	0	0
SA10: Climate change	0	0	0	0
SA11: Water	0	0	0	0
SA12: Flooding	0	0	0	0
SA13: Biodiversity and geodiversity	0	0	0	0
SA14: Landscape	0	0	0	0
SA15: Historic environment	0	0	0	0

SA16: Employment	0	0	0	0
SA17: Economic growth	+	0	+	0

Consultation question 13: *description of potential sustainability effects of options considered in relation to the AAP approach to housing delivery*

The options considered are narrow in focus and therefore there is expected to be a negligible effect in relation to the majority of SA objectives.

It has been identified in the Government’s Housing White Paper ‘Fixing our Broken Housing Market’ that there is need for diversification of the housing market, which should include opening it up to smaller builders who embrace innovative and efficient methods. This could also include the use of modern methods of construction (MMC) such as modular buildings that are produced offsite and assembled onsite, resulting in increased construction speed and efficiency.

As such, a significant positive effect is expected in relation to SA objective 1: **housing** for Issue 13a Option 1 and Issue 13b Option 1. These options could also help to promote high rates of housing delivery in the Garden Village and would support the diversification in a manner which is in line with the findings of the Housing White Paper. For Issue 13a Option 2, the effect is reduced to a minor positive in relation to SA objective 1. This option will still deliver housing for the Garden Village, but would not support the diversification of the housing market in a manner which is supported by the Housing White Paper. This may mean opportunities for the achievement of higher rates of housing delivery are lost. A minor positive effect is also expected for Issue 13b Option 2 in relation to SA objective 1: **housing**. This method proposes to opt for more traditional methods of construction to deliver housing at the Garden Village. This approach will help meet housing need locally but may not achieve the higher rates of housing delivery which might otherwise occur.

The diversification of the housing market, by encouraging smaller and medium sized housebuilders to contribute to housing delivery, as well as encouraging modern construction methods could potentially promote economic growth in the region through innovation. As such, a minor positive effect is expected in relation SA objective 17: **economic growth** for both Issue 13a Option 1 and Issue 13b Option 1.

New business land and other commercial opportunities

This section summarises the SA findings for the approach considered at the issue stage regarding the provision of new business land and other commercial opportunities at the Garden Village. The options considered were to deliver a new, high quality ‘campus-style’ science park or to deliver more dispersed smaller parcels of employment land across the Garden Village to be integrated with new homes and other uses. The potential for delivering new mixed-use ‘hubs’ of different uses which would include commercial uses such as shops and cafes alongside community, health, and education uses was also considered as part of the approach which the AAP should take.

Table A4.9 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.9: Summary of sustainability effects for options considered in relation to new business land and other commercial opportunities in the AAP

SA Objective	14a - Option 1	14b - Option 2	14d - Option 3
SA1: Housing	0	0	0
SA2: Health and well-being	0	+	++
SA3: Inclusive communities	+	+	++
SA4: Education	++	+	+
SA5: Crime	0	0	0
SA6: Services and facilities	0	0	++
SA7: Land use	-	+/-	+
SA8: Waste	0	0	0
SA9: Air quality	+	+/-	+
SA10: Climate change	+	+/-	+
SA11: Water	0	0	0
SA12: Flooding	0	0	0
SA13: Biodiversity and geodiversity	0	0	0
SA14: Landscape	-?	0	0
SA15: Historic environment	0	0	0
SA16: Employment	++	++	+
SA17: Economic growth	++	+	0

Consultation question 14: *description of potential sustainability effects of options considered in relation to the AAP approach to new business land and other commercial opportunities*

All three options considered would help to provide new employment opportunities in the Garden Village area. As such each option is likely to help provide a good level of access to employment opportunities for new residents within the Garden Village as well as for existing residents within Eynsham. A significant positive effect is therefore expected in relation to SA objective 16: **employment** for the majority of the options considered. As Issue 14d Option 3 would only support commercial uses which would be likely to provide a small number of highly skilled jobs, the positive effect expected for this option is likely to be minor.

It is expected that Issue 14a Option 1 would help to address the current lack of high quality concentrations of employment land in close proximity to the Garden Village. Areas of high quality employment land such as the Oxfordshire 'knowledge spine' are currently accessible to the surrounding areas. The provision of 40 hectares of business land to create a 'campus-style' science park will help to reposition the District as an area for inward investment helping to redress the current imbalance with the surrounding areas. As such a significant positive effect is expected for this option in relation to SA objective 17: **economic growth**. Issue 14b Option 2 would

provide dispersed parcels of employment land and thereby could result in more limited opportunities for economic growth of a large scale in the District. It is expected that the infrastructure provision at each of these locations is not likely to be of a similarly high quality to that provided at a new science park and therefore the positive effect expected in relation to SA objective 17 is likely to be minor. Issue 14d Option 3 would support the provision of new mixed-use 'hubs' in the District, however the economic opportunities supported are likely to be limited to those at commercial uses (shops and cafes etc.). This approach is therefore unlikely to greatly benefit local economic growth and diversification. As such a negligible effect is expected in relation to SA objective 17 for this option.

Redressing the imbalance between the District and the other surrounding areas within the 'knowledge spine' by providing high quality employment land is expected to help attract higher quality employment opportunities to the Garden Village. As such Issue 14a Option 1 is likely to provide opportunities for internships and high value training which residents may not otherwise be able to benefit from. This option may also include the delivery of a new 'innovation and skills centre' which could be linked to further education establishments in the supporting area. A significant positive effect is therefore expected in relation to SA objective 4: **education** for this option. A more dispersed approach to providing employment land could provide residents with nearby access to training opportunities, however, the employers which are likely to be attracted to the Garden Village through this approach are likely to be less prestigious than might be the case through the delivery of a new science park. A minor positive effect is therefore expected in relation to SA objective 4 for Issue 14b Option 2. Issue 14d Option 3 is considered significantly less likely to attract high quality jobs to the area but would allow for education uses to be provided within mixed-use 'hubs'. Although this approach would not necessarily provide new education facilities in the area it is likely to provide a high number of residents with a good level of access to these provisions when they are delivered. As such a minor positive effect is also expected in relation to SA objective 4 for this option.

It is likely that the approach of supporting mixed-use 'hubs' to include community, health and education uses would help to promote self-sufficiency and a degree of community integration at the Garden Village. Therefore a significant positive effect is expected for Issue 14d Option 3 in relation to SA objective 3: **inclusive communities** and SA objective 6: **services and facilities**. Simply providing employment uses in the Garden Village to meet local the needs of local people will encourage people to live and work in the area. This may help to promote social cohesion in the Garden Village and as such a minor positive effect is also expected for Issue 14a Option 1 and Issue 14b Option 2 in relation to SA objective 3. Furthermore allowing for a more dispersed pattern of employment land which is closely integrated with new homes, may reduce the distance of journeys residents need to take to their places of employment and may increase the potential for residents to make use of more active modes of transport. Therefore a minor positive effect is expected for Issue 14b Option 2 in relation to SA objective 2: **health and well-being**. Issue 14d Option 3 would promote the incorporation of mixed used 'hubs' which is likely to encourage travel by active transport, considering the potential reduction in distances involved in undertaking combined trips in the Garden Village. This option is also likely to provide residents at the Garden Village with easy access to healthcare in the Garden Village. Therefore a significant positive effect is expected for this option in relation to SA objective 2.

The provision of new employment land as part of the Garden Village is likely to reduce the need to commute out of the surrounding area. As such this approach may reduce the reliance on travel by private vehicle in the area and furthermore may limit any potential increase in air pollution and greenhouse gas emissions associated with development at the Garden Village. A minor positive effect is therefore expected in relation to SA objective 9: **air quality** and SA objective 10: **climate change** for Issue 14a Option 1. This option is also likely to the promote the use of more sustainable modes of transport in the area by locating the new employment land in close proximity to the proposed park and ride by Cuckoo Lane. It is likely that adopting a more dispersed approach to employment development in the Garden Village would provide easy access for some residents to employment opportunities by more sustainable modes of transport but not for all residents. Furthermore dispersing growth across the area may mean that opportunities to make use of the significant new sustainable links at the park and ride site would not be taken advantage of. As such a mixed minor positive effect and minor negative effect is therefore expected in relation to SA objective 9 and SA objective 10 for Issue 14b Option 2. While Issue 14d Option 3 may also fail to make best use of the new sustainable transport links it would

address the provision of 'commercial' opportunities which are above and beyond the provision of provision of new 'B-class' employment land in the Garden Village. By delivering mixed use 'hubs' through this option, travel by more sustainable modes of transport are likely to be promote given the shorter travel distances involved. A minor positive effect is therefore expected for this option in relation to SA objective 9 and SA objective 10.

It is likely that all options considered would involve the development of greenfield land, much of which is Grade 2 or Grade 3 agricultural land within the Garden Village site. Concentrating employment growth to the west of the Garden Village would avoid the development of Grade 2 agricultural land to the east by the A40. This approach would however involve the development of 40ha of greenfield land for the new 'campus-style' science park. As such a minor negative effect is expected in relation to SA 7: **land use** for Issue 14a Option 1. The dispersed approach supported through Issue 14b Option 2 would result in new employment growth being provided across the site and being closely integrated with new homes and other uses. As such potential opportunities for a mixed use approach and a more efficient use of land at the Garden Village may emerge. The dispersal of development may however result in a higher number of different sites being required to support this approach and therefore an overall mixed minor positive effect and minor negative effect is expected in relation to SA objective 7. Issue 14d Option 3 would specifically seek to address the issue of efficient land use in the Garden Village by providing mixed-use 'hubs' and combining multiple uses at a given location. A minor positive effect is therefore expected in relation to SA objective 7 for this option.

Landscape sensitivity issues have been identified for 14a Option 1 only as part of the Issue Paper for the Garden Village AAP. This approach would result in a large greenfield site being developed at the western portion of the Garden Village. This area has been identified as requiring further landscape impact assessment work to support its development. A minor negative effect is therefore expected in relation to SA objective 14: **landscape** for this option. The effect is uncertain given that mitigation as part of masterplanning for the Garden Village is likely to help incorporate mitigation measures through the design process to address any landscape sensitivity issues identified for the site.

Job creation, skills and training

This section summarises the SA findings for the approach considered at the issues stage in relation to job creation, skills and training in the Garden Village. One option was considered with regards to developing a Community Employment Plan (CEP) and one option was considered for placing a strong emphasis on home-working at the Garden Village. Placing an emphasis on home-working would include support for superfast/ultrafast broadband and the use of flexible live-work space through the AAP respectively.

Table A4.10 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.10: Summary of sustainability effects for options considered in relation to job creation, skills and training in the AAP

SA Objective	15a - Option 1	15b - Option 1
SA1: Housing	0	0
SA2: Health and well-being	0	+
SA3: Inclusive communities	0	0
SA4: Education	++	0
SA5: Crime	0	0
SA6: Services and facilities	0	0
SA7: Land use	0	+
SA8: Waste	0	0
SA9: Air quality	0	+
SA10: Climate change	0	+
SA11: Water	0	0
SA12: Flooding	0	0
SA13: Biodiversity and geodiversity	0	0
SA14: Landscape	0	0
SA15: Historic environment	0	0
SA16: Employment	++	++
SA17: Economic growth	++	++

Consultation question 15: *description of potential sustainability effects of options considered in relation to the AAP approach to job creation, skills and training*

It is expected that the approach of developing a CEP and encouraging home-working, which would include support for superfast/ultrafast broadband and the use of flexible work space, would have the most direct effects in relation to SA objective 16: **employment** and SA objective 17: **economic growth**. Producing a CEP for the Garden Village would provide current employment opportunities for local people for example through apprenticeships, traineeships and benefits to local supply chains. It would also help to support the strengthening of local skills levels which will make the area more attractive to those who might consider future investment in the area. A significant positive effect is therefore also expected in relation to Issue 15a for SA objective 4: **education**.

For Issue 15b similar significant positive effects are expected in relation to SA objective 16 and SA objective 17. Supporting home-working would provide worker flexibility which could help to meet individual needs of employees and maintain a stable and suitably skilled local workforce thereby supporting local economic growth. The flexibility offered to those who can benefit from opportunities for home-working is also likely to provide benefits in relation to reduced levels of

stress and therefore a minor positive effect is expected in relation to SA objective 2: **health and well-being** for Issue 15b.

It is expected that supporting home-working in the Garden Village would reduce the need to travel in the area. As such the potential for new development of this type to contribute to air pollution and the greenhouse gas emissions is likely to be reduced. A minor positive effect is therefore expected for Issue 15b in relation to SA objective 9: **air quality** and SA objective 10: **climate change**. Furthermore supporting the provision of live-work space as part of the new development at the Garden Village is also seen as a more efficient use of land. A minor positive effect is therefore expected in relation to SA objective 7: **land use** for Issue 15b.

Reducing dependency on the private car

This section summarises the SA findings for the approach considered at the issues stage in relation to the aim of reducing dependency on the private car. Three options for inclusion in the AAP were considered. The options considered were to include a specific car parking strategy, to include more robust car (and cycle) parking standards or to support the idea of establishing a 'car-club' at the Garden Village as part of the AAP.

Table A4.11 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.11: Summary of sustainability effects for options considered in relation to reducing dependency on the private car in the AAP

SA Objective	17a - Option 1	17b - Option 2	17c – Option 3
SA1: Housing	0	0	0
SA2: Health and well-being	+	+	0
SA3: Inclusive communities	-?	+/-	+
SA4: Education	0	0	0
SA5: Crime	0	0	0
SA6: Services and facilities	-?	+/-	+
SA7: Land use	0	0	0
SA8: Waste	0	0	0
SA9: Air quality	+	++	+/-
SA10: Climate change	+	++	+/-
SA11: Water	0	0	0
SA12: Flooding	0	0	0
SA13: Biodiversity and geodiversity	0	0	0
SA14: Landscape	0	0	0
SA15: Historic environment	0	0	0
SA16: Employment	-?	+/-	+
SA17: Economic growth	-?	-	0

Consultation question 17: *description of potential sustainability effects of options considered in relation to the AAP approach to reducing dependency on the private car*

It is expected that all options considered would have the most direct impacts in relation to SA objective 9: **air quality** and SA objective 10: **climate change**. Issue 17a Option 1 and Issue 17b Option 2 could potentially help to promote modal shift in the area by making travel by private vehicle less attractive. It is expected that achieving this aim through parking management, restrictions and standards would be less successful than supplementing more robust car parking standards with the requirement for cycle parking standards through the AAP. Therefore the positive effect expected for Issue 17a Option 1 is likely to be minor while a significant positive effect is expected for both SA objective 9 and SA objective 10 for Issue 17b Option 2. The AAP would support the establishment of a car-club in the Garden Village through Issue 17c Option 3. While this approach is likely to limit any proliferation of private car ownership in the area, it could also limit the potential for promoting local modal shift which might otherwise result if opportunities to travel by car-club vehicles did not exist. As such a mixed minor positive effect and minor negative effect is expected in relation to SA objectives 9 and 10 for Issue 17c Option 3.

Issue 17c Option 3 is likely to help ensure all members of the local community (including older people, people with disabilities and people unable to afford a private vehicle) have access to local services and facilities via a car-club vehicle if required. As such a minor positive effect is expected in relation to SA objective 3: **inclusive communities** and SA objective 6: **services and facilities**. Providing support for a local car-club is also likely to help improve accessibility for residents to employment opportunities in the surrounding area and therefore a minor positive effect is also expected in relation to SA objective 16: **employment**. It is expected that incorporating parking management, restrictions and standards could reduce the accessibility for certain groups to services and facilities and employment opportunities in the area and therefore a minor negative effect is expected in relation to SA objectives 3, 6 and 17. This approach may also have adverse impacts in terms of parking which might otherwise help to support the viability of local business and commercial uses and as such a minor negative effect is also expected in relation to SA objective 17: **economic growth**. The effect is uncertain given that any effects will be dependent upon how restrictive any new parking standards are. Issue 15b Option 2 is expected to have similar effects in relation to these SA objectives. The negative effect is expected to be more certain given that this option is to include more robust car parking standards. As this option would also include the incorporation of cycle parking standards this approach could help to improve accessibility to services and facilities and employment opportunities for a proportion of local residents and therefore the minor negative effect identified in relation to SA objectives 3, 6 and 13 is expected to be combined with a minor positive effect.

None of the options would support the delivery of new healthcare facilities in the area. Issue 17a Option 1 and Issue 17b Option 2 are however supportive of measures which are most likely to contribute to the promotion of active travel amongst residents. As such a minor positive effect is expected in relation to SA objective 2: **health and well-being** for both of these options.

Active travel

This section summarises the SA findings for the approach considered at the issues stage in relation to active travel in the Garden Village. Two options for inclusion in the AAP were considered. They were the implementation of well-connected, 'walkable' neighbourhoods and a new pedestrian and cycle link to Hanborough Station along Lower Road.

Table A4.12 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.12: Summary of sustainability effects for options considered in relation to active travel in the AAP

SA Objective	18a	18c
SA1: Housing	0	0
SA2: Health and well-being	++	+
SA3: Inclusive communities	++	+
SA4: Education	0	0
SA5: Crime	+	0
SA6: Services and facilities	++	++
SA7: Land use	0	0
SA8: Waste	0	0
SA9: Air quality	+	+
SA10: Climate change	+	+

SA11: Water	0	0
SA12: Flooding	0	0
SA13: Biodiversity and geodiversity	0	0
SA14: Landscape	+?	0
SA15: Historic environment	+?	0
SA16: Employment	0	0
SA17: Economic growth	0	0

Consultation question 18: *description of potential sustainability effects of the options considered in relation to the AAP approach to active travel*

The option of supporting the provision of 'walkable' neighbourhoods in the Garden Village is likely to have the most direct impact on SA objective 2: **health and well-being**, SA objective 3: **inclusive communities** and SA objective 6: **services and facilities**. A significant positive effect is expected in relation to these SA objectives for the inclusion of this option as it is likely to increase physical activity amongst residents as a result of more trips being taken by walking and cycling. This approach may also help to decrease the potential for social isolation as a result of supporting better connected neighbourhoods. The ability to access all areas in the garden village using alternative modes of transport may help to promote the accessibility of community facilities and ensure that a variety of residents are able to access services to meet their needs. A compact and 'walkable' new community is also more in keeping with the existing centre of Eynsham. Promoting walking and cycling in the Garden Village is likely to help ensure that there are more 'eyes on the street' which will help to limit the potential for crime and increase preserved levels of safety. A minor positive effect is therefore expected in relation to SA objective 5: **crime**. The incorporation of the proposed pedestrian/cycle route from the Garden Village to Hanborough Station along Lower Road is likely to result in greatly increasing the ability of residents in the Garden Village to access rail travel without the use of private cars. The potential for increased uptake in physical activity through active travel that could result with the inclusion of this option in the AAP is expected to have a minor positive effect in relation to SA objective 2: **health and well-being** and SA objective 3: **inclusive communities**.

For both options considered, there is potential for a reduction in the overall amount of people being reliant on private car trips. As such, the inclusion of both options in the AAP is expected to have a minor positive effect in relation to SA objective 9: **air quality** and SA objective 10: **climate change** as less private car trips in and around the Garden Village is likely to result in improved air quality and a reduction in carbon emissions. The provision of a 'walkable' community and active travel infrastructure is likely to encourage a modal shift.

The provision of a 'walkable' community considered in Issue 18a is expected to have a minor positive effect in relation to SA objective 14: **landscape** and SA objective 15: **historic environment**. The well-connected layout proposed is in keeping with the compact and walkable form of Eynsham. Providing development in this manner is therefore more likely to integrate with the existing landscape character and result in limited harm to the setting of the built historic environment. The minor effects are recorded as uncertain given that they will depend in part on the design of any new development which might come forward. A negligible effect is expected in relation to SA objective 14 and SA objective 15 for Issue 18c as the proposed pedestrian/cycle route would be incorporated along an existing road and will therefore have little impact on the existing landscape and built historic environment.

Public transport

This section summarises the SA findings for the approach considered at the issues stage in relation to public transport in the Garden Village. One option was considered which is to provide a park and ride site to the west of Cuckoo Lane to act as a comprehensive 'transport hub'.

Table A4.13 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.13: Summary of sustainability effects for options considered in relation to public transport in the AAP

SA Objective	19a
SA1: Housing	0
SA2: Health and well-being	0
SA3: Inclusive communities	+
SA4: Education	0
SA5: Crime	0
SA6: Services and facilities	++
SA7: Land use	-
SA8: Waste	0
SA9: Air quality	++
SA10: Climate change	++
SA11: Water	0
SA12: Flooding	-?
SA13: Biodiversity and geodiversity	-
SA14: Landscape	-
SA15: Historic environment	-
SA16: Employment	0
SA17: Economic growth	0

Consultation question 19: *description of potential sustainability effects of the option considered in relation to the AAP approach to active travel*

The option considered in relation to Issue 19a is expected to have the most direct impact on the ability of people to access services and facilities in and around the Garden Village, as well as encouraging modal shift.

The Eynsham area already benefits from access to a number of public transport services. The option considered presents the opportunity for a new park and ride site in the Garden Village area to be act as the focus for improved bus services. This approach is expected to be delivered as part of an overall strategy to help improve journey times and making them more reliable for the

public. As such this option could allow residents to travel sustainably to work or services and facilities to meet their needs. A significant positive effect is therefore expected for the option considered in Issue 19a in relation to SA objective 6: **services and facilities**. Increased levels of connectivity between the Garden Village and the surrounding area is likely to decrease the potential for social isolation and therefore the inclusion of the option considered in Issue 19a in the AAP is expected to have a minor positive effect in relation to SA objective 3: **inclusive communities**.

A significant positive effect is expected in relation to SA objective 9: **air quality** and SA objective 10: **climate change** for the option considered in relation to Issue 19a. It is expected that supporting improved access to public transport services at the Garden Village and in the surrounding area would help to promote modal shift. Reduced dependency upon travel by private vehicle at the Garden Village, is likely to limit the contribution new development makes in terms of air pollution and greenhouse gas emissions. The effect is likely to be amplified given that the park and ride could be supported by the delivery of other complementary uses such as 'click and collect'/parcel drop facilities which would reduce the need to travel long distances for many residents in the Garden Village.

The park and ride site proposed to be to the west of Cuckoo Lane and is relatively large in size. This development could therefore result in the loss of a relatively large area of Grade 3 agricultural land at this location. As such, a minor negative effect is expected for this option in relation to SA objective 7: **land use**. However, the effect is uncertain as it is unclear if the land the park and ride site would be located on would impact upon Grade 3a or Grade 3b quality soils. A minor negative effect is also expected in relation to SA objective 13: **biodiversity and geodiversity**, SA objective 14: **landscape** and SA objective 15: **historic environment**. The park and ride site would result in the development a relatively large area of greenfield land, which is also likely to have negative impacts on wildlife potentially in terms of habitat loss, disturbance and connectivity. The site considered is also in relatively close proximity of City farm and South Freeland Meadows Local Wildlife Sites. The proposed park and ride site may also have impacts relating to the existing landscape character considering the large area of greenfield land to be developed. It may also cause disruption to the setting of heritage assets located in the area around the site. The site is located within 1km of Eynsham Conservation Area, although it is noted that existing development would lie between the site and this heritage asset. There is also potential for intervisibility between the proposed park and ride site and Eynsham Hall, a Registered Park and Garden, which is located around 1km west of Cuckoo Lane. A number of HER listings fall within close proximity of the site.

Furthermore, the scale of the site proposed has will increase the amount of impermeable surfaces in the area. The development could therefore result in increased flood risk due to reduced surface penetration for flood water. As such, a minor negative effect is expected in relation to SA objective 12: **flooding**. However, the effect is uncertain as the potential flood risk will depend on the implementation and design of SuDS, which is unknown at this stage.

Making more use of technology

This section summarises the SA findings for the approach considered at the issues stage in relation to making use of technology at the Garden Village. One option was considered in relation to the incorporation of guidance on the use of new technology in the AAP. This option specifically related to the use of new technology to assist with 'smart travel' at the Garden Village.

Table A4.14 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.14: Summary of sustainability effects for options considered in relation to use of technology in the AAP

SA Objective	20a
SA1: Housing	0
SA2: Health and well-being	+
SA3: Inclusive communities	+
SA4: Education	0
SA5: Crime	0
SA6: Services and facilities	+
SA7: Land use	0
SA8: Waste	0
SA9: Air quality	+
SA10: Climate change	+
SA11: Water	0
SA12: Flooding	0
SA13: Biodiversity and geodiversity	0
SA14: Landscape	0
SA15: Historic environment	0
SA16: Employment	+
SA17: Economic growth	+

Consultation question 20: description of potential sustainability effects of option considered in relation to the AAP approach to use of technology.

Given that the focus of the option considered is restricted to promoting the use of new technology to assist with 'smart travel', it is expected that a negligible effect would occur in relation to the majority of SA objectives.

It is expected that Issue 20a would have a minor positive effect in relation to SA objective 6: **services and facilities**. Promoting the use of new and emerging technology through the AAP to assist transport and movement around the Garden Village is likely to help optimise the efficiency of operations and services related to traffic and public transport. While the policy option does not directly support the provision of new services and facilities, the potential to create a high quality, integrated transport system is likely to help improve accessibility to these types of provisions. Improving access to services is likely to reduce the potential for social isolation in the Garden Village and therefore a minor positive effect is expected in relation to SA objective 3: **inclusive communities**. It is expected that the potential for improved transport connections will also result in a minor positive effect in relation to SA objective 16: **employment** and SA objective 17: **economic growth**. Incorporating technology improvements to assist 'smart travel' is likely to

strengthen access to employment opportunities in the area and general transport improvements are also likely make the area more attractive to potential economic investors.

A minor positive effect is identified in relation to SA objective 9: **air quality** and SA objective 10: **climate change**. The inclusion of electric vehicle charging points at the Garden Village is expected to promote a reduction in the use of vehicles which make use of fossil fuels and would be complimented by electric vehicle car-clubs, which would further limit the release of carbon emissions and other fossil fuel related pollution in the area. In all it is expected that an improved and more efficient transport system incorporating new technologies is likely to be less reliant on non-renewable energy sources, which will also help to promote positive effects in relation to these SA objectives. Improvements in air quality in the area may also have a minor positive effect in relation to SA objective 2: **health and wellbeing**.

Sustainable deliveries and travel planning

This section summarises the SA findings for the approach considered at the issues stage in relation to sustainable deliveries and travel planning in the Garden Village. Two options were considered in relation to the incorporation of guidance on the use of sustainable deliveries and travel planning in the AAP. They are the potential for the use of parcel drop-boxes and delivery and servicing plans (DSPs) and the use of robust travel planning including the potential introduction of construction logistics plans (CLPs).

Table A4.15 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.15: Summary of sustainability effects for options considered in relation to sustainable deliveries and travel planning in the AAP

SA Objective	21a - Option 1	21b – Option 2
SA1: Housing	0	0
SA2: Health and well-being	0	0
SA3: Inclusive communities	+	+
SA4: Education	0	0
SA5: Crime	0	0
SA6: Services and facilities	+	+
SA7: Land use	0	0
SA8: Waste	0	0
SA9: Air quality	+	++
SA10: Climate change	+	++
SA11: Water	0	0
SA12: Flooding	0	0
SA13: Biodiversity and geodiversity	0	0
SA14: Landscape	0	0
SA15: Historic environment	0	0

SA16: Employment	0	0
SA17: Economic growth	0	0

Consultation question 21: *description of potential sustainability effects of options considered in relation to the AAP approach to sustainable deliveries and travel planning*

Given that the focus of the options considered is restricted to sustainable delivery options and travel planning, it is expected that negligible effects would occur in relation to many of the SA objectives.

For Issue 21a Option 1 and Issue 21b Option 2, a minor positive effect is expected in relation to SA objective 6: **services and facilities**. The provision of sustainable delivery options is likely to meet the needs of a variety of people in the Garden Village by supporting the provision of essential services. Improved transport efficiency as a result of travel planning is generally expected to allow for greater access to services and facilities. It is also expected that inclusion of both options in the AAP will result in a minor positive effect in relation to SA objective 3: **inclusive communities**. Both options are expected to reduce the potential for social isolation by ensuring access to services and facilities for a significant proportion of local people.

Issue 21a Option 1 and Issue 21b Option 2 are also likely to result in improved air quality and a reduction in carbon emissions. Placing an emphasis on systems which would promote sustainable deliveries is likely to help reduce the need to travel in the Garden Village. Improving transport efficiency through travel planning is likely to not only help to promote modal shift but should also help to limit the potential for congestion to result when new development is delivered. A minor positive effect is expected in relation to SA objective 9: **air quality** and SA objective 10: **climate change** for Issue 21a Option 1. The positive effect expected in relation to these SA objectives for Issue 21b Option 2 is likely to be significant. This approach is likely to result in the inclusion of transport mitigation at a wider range of development proposals in the Garden Village, including during the construction phase.

Highway improvements

This section summarises the SA findings for the approach considered at the issues stage in relation to highway improvements at the area in and around the Garden Village. Four options were considered for inclusion in the AAP. They were provision of two new roundabouts on the A40, rationalisation of existing junctions, improvements to the existing roundabout at the junction of Lower Road and the A40 and a spine road through the Garden Village from Cuckoo Lane to Lower Road.

Table A4.16 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.16: Summary of sustainability effects for options considered in relation to highway improvements in the AAP

SA Objective	22a	22c	22d	22e
SA1: Housing	0	0	0	0
SA2: Health and well-being	0	0	0	0
SA3: Inclusive communities	0	0	0	0
SA4: Education	0	0	0	0
SA5: Crime	0	0	0	0
SA6: Services and facilities	+	+	+	+
SA7: Land use	0	0	0	-?
SA8: Waste	0	0	0	0
SA9: Air quality	+/-	+/-	+/-	+/-
SA10: Climate change	+/-	+/-	+/-	+/-
SA11: Water	0	0	0	0
SA12: Flooding	-?	-?	-?	-?
SA13: Biodiversity and geodiversity	-?	-?	-?	--?
SA14: Landscape	-?	-?	-?	--?
SA15: Historic environment	-?	-?	-?	--?
SA16: Employment	0	0	0	0
SA17: Economic growth	+	+	+	++

Consultation question 22: *description of potential sustainability effects of options considered in relation to the AAP approach to highway improvements*

In general it is expected that the delivery of new transport infrastructure would support journeys made by private vehicle in the surrounding area. As such a minor negative effect is expected for all options considered in relation to SA objective 9: **air quality** and SA objective 10: **climate change**. The improvements supported through these options would allow for the incorporation of the development at the Garden Village into the existing transport infrastructure. It is apparent that the A40 already operates above capacity and that other routes in the area also suffer as a result of traffic being displaced onto them including the A4095/A44 and the B4449/B4044. The improvements considered would help to address the issue of capacity and potential congestion along these routes. It is therefore expected that all options considered would also have a minor positive effect in relation to SA objective 9: **air quality** and SA objective 10: **climate change**. As such an overall mixed minor positive and minor negative effect is likely for each option.

In the long term it is expected that all options considered would deliver improvements which improve travel times to essential services and facilities around the Garden Village. A minor positive effect is therefore expected for all options in relation to 6: **services and facilities**.

For all options considered, there is expected to be a negative effect in relation SA objective 13: **biodiversity and geodiversity**, SA objective 14: **landscape** and SA objective 15: **historic environment**. The development of new roads and roundabouts and associated improvements could result in the loss of wildlife and geological assets as a result of the requirement for these provisions to be made on greenfield land. The negative effects expected in relation to the option considered for Issue 22e is likely to be significant. It is likely that the scale of development required to support a new spine road would be more significant than that required for new roundabouts or improvements relating to roundabouts or other junctions. The new spine road would also be in close proximity to City Farm and South Freeland Meadows Local Wildlife Sites as well as City Farmhouse Listed Building, all of which are to the north. The loss of greenfield land therefore has the potential to impact upon these specific environmental designations as well as the character and setting of this area and the established landscape character. The negative effect in relation to SA objective 13, SA objective 14 and SA objective 15 for all options considered is uncertain as the exact location and design of these developments is unknown at this stage.

The increase in impermeable surfaces as a result of these improvements and developments also has the potential to increase flood risk by reducing the potential for the safe infiltration of surface water at the Garden Village. As such, a minor negative effect is expected for all options considered in relation to SA objective 12: **flooding**. The minor negative effect is uncertain as flood risk will depend on the implementation of and design of SuDS, which is unknown at this stage. The inclusion of a spine road through the Garden Village as set out in the option considered for Issue 22e may also result in the loss of an area of high quality agricultural land. Depending on the precise course of this route the spine road may take in Grade 2 and Grade 3 soils which lie between Cuckoo Lane and Lower Road. As such, a minor negative effect is expected for this option in relation to SA objective 7: **land use**. The minor negative effect is uncertain as the exact location of the road is unknown at this stage and it is unclear whether the Grade 3 agricultural land to the north of Eynsham is Grade 3a or the lower quality Grade 3b.

It is expected that improvements to transport infrastructure in the Garden Village area will help to support economic investment. Addressing issues of congestion around the Garden Village is likely to make the area more attractive to certain types of investors. As such a positive effect is expected in relation to SA objective 17: **economic growth** for all options considered. The positive effect is likely to be significant for option considered in relation to Issue 22e. Providing a new spine road would most specifically address the issue of congestion in the area and improve local connectivity and economic growth.

Biodiversity

This section summarises the SA findings for the approach considered at the issues stage in relation to biodiversity at the Garden Village. Three options were considered for inclusion in the AAP. The first group of options were to include national and local guidance on biodiversity in the AAP or to include biodiversity guidance for strategic considerations or design opportunities. The second group of options was to consider a requirement for a measurable net gain in biodiversity that will make use of a national, local or site-specific metric.

Table A4.17 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.17: Summary of sustainability effects for options considered in relation to biodiversity in the AAP

SA Objective	23b – Option 1	23b – Option 2	23c
SA1: Housing	0	0	-?
SA2: Health and well-being	0	0	0
SA3: Inclusive communities	0	0	0
SA4: Education	0	0	0
SA5: Crime	0	0	0
SA6: Services and facilities	0	0	0
SA7: Land use	0	0	0
SA8: Waste	0	0	0
SA9: Air quality	0	0	0
SA10: Climate change	0	0	0
SA11: Water	0	0	0
SA12: Flooding	0	0	0
SA13: Biodiversity and geodiversity	+	+	++
SA14: Landscape	0	0	0
SA15: Historic environment	0	0	0
SA16: Employment	0	0	-?
SA17: Economic growth	0	0	-?

Consultation question 23: *description of potential sustainability effects of options considered in relation to the AAP approach to biodiversity*

The area in which the Garden Village is proposed, within West Oxfordshire, is characterised by land that is predominantly undeveloped and in agricultural use. Policy EH2 of the West Oxfordshire Local Plan 2031 provides policy context for proactively planning for the incorporation of biodiversity into new developments of all types and at all scales. The most direct impact expected for all options considered is in relation to SA objective 13: **biodiversity and geodiversity**. A significant positive effect is expected for inclusion of the option considered for Issue 23c in the AAP as requiring measurable net gains in biodiversity at development is likely to ensure that biodiversity considerations are incorporated fully throughout the AAP and subsequent development proposal process. A minor positive effect is expected for both options considered for Issue 23b in relation to SA objective 13. There is potential for design of the Garden Village and strategic considerations to allow for the integration of biodiversity alongside the built environment using knowledge of existing habitats, species and natural features in the area. It is likely that the use of national and local guidance on biodiversity would be vital in terms of informing the AAP on the best approach for achieving benefit impacts in terms of biodiversity.

It is likely that requiring biodiversity net gain to be demonstrated at developments in the Garden Village may make certain schemes unacceptable in the area. It is expected that this approach would be substantially more onerous than the setting out guidance relating to biodiversity, which would be in line with the local or national approach already provided for through the existing Local Plan and the NPPF and other similar plans and programmes. This approach may be detrimental in terms of housing delivery for certain sectors, as well as the provision of employment uses which might be to the particular detriment of local biodiversity. Certain types of investors may therefore be discouraged from providing new businesses in the area. As such a minor negative effect is expected in relation to SA objective 1: **housing**, SA objective 16: **employment** and SA objective 17: **economic growth** for the option considered for Issue 23c. The negative effect recorded for each of these SA objectives is uncertain given that it will be dependent upon the decisions of individual developers and potential investors which are unknown at this stage.

Green infrastructure

This section summarises the SA findings for the approach considered at the issues stage in relation to green infrastructure at the Garden Village. Three options for inclusion in the AAP have been considered. Two options have been considered in relation to the incorporation in the AAP of guidance on green infrastructure. These were to include a broad strategy and principles only or more a detailed masterplan and the use of specific standards. A further option was also considered to include a requirement to achieve a recognised benchmark through the AAP.

Table A4.18 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.18: Summary of sustainability effects for options considered in relation to green infrastructure in the AAP

SA Objective	24a – Option1	24a – Option 2	24b – Option 3
SA1: Housing	-?	-	-
SA2: Health and well-being	+	++	++
SA3: Inclusive communities	+	+	+
SA4: Education	0	0	0
SA5: Crime	0	+	0
SA6: Services and facilities	0	0	0
SA7: Land use	0	0	0
SA8: Waste	0	0	0
SA9: Air quality	+	+	+
SA10: Climate change	+	+	+
SA11: Water	+	+	+
SA12: Flooding	+	+	+
SA13: Biodiversity and geodiversity	+	++	++
SA14: Landscape	+	++	++

SA15: Historic environment	+	++	++
SA16: Employment	0	0	0
SA17: Economic growth	-?	+/-	-

Consultation question 24: *description of potential sustainability effects of options considered in relation to the AAP approach to green infrastructure*

It is expected that the promotion of green infrastructure as part of development at the new Garden Village would have the most significant effects in relation to local health and well-being, biodiversity and landscape. While additional wide ranging beneficial impacts are also likely to result from this type of provision, the appropriate incorporation of green infrastructure is likely to provide space for physical activities and active travel as well as having less obvious beneficial impacts in terms of residents' mental well-being. Furthermore this type of provision is likely to support new habitats as well as wider habitat connectivity and is likely to help mitigate impacts on potentially sensitive landscapes while also potentially presenting opportunities for the enhancement of local character.

As such Issue 24a Option 2 and Issue 24b Option 3 which would result in the AAP incorporating green infrastructure guidance within the detailed masterplan to include the use of specific standards or would require the green infrastructure provision to meet a recognised benchmark are expected to have a significant positive effect in relation to SA objective 2: **health and well-being**, SA objective 13: **biodiversity and geodiversity** and SA objective 14: **landscape**. The positive effect identified in relation to these SA objectives for Issue 24a Option 1 is expected to be minor given that this approach would set out a broad strategy and principles only in relation to green infrastructure provision in the Garden Village. In effect this option would be less prescriptive in terms of the standards this type of provision would need to meet. A similar pattern of positive effects is also expected in relation to SA objective 15: **historic environment** given that existing hedgerows and trees have been identified as being of particular importance to local character for the area.

All three options considered are expected to have minor positive effects in relation to SA objective 3: **inclusive communities**, SA objective 9: **air quality**, SA objective 10: **climate change**, SA objective 11: **water** and SA objective 12: **flooding**. The support each option would provide in terms of the incorporation of green infrastructure at new development in the Garden Village is likely to provide space to allow for improved levels of informal social interaction. This type of provision is also expected to allow for the safe infiltration of surface water thereby limiting any potential increase in local flood risk or the adverse impact flood water can have when wastewater infrastructure becomes overburdened. The incorporation of new and protection of existing green infrastructure including mature vegetation is also likely to benefit local air quality and mitigate the effects of climate change. Furthermore new green links in the area may help to promote active travel to the benefit of air quality and the contribution the areas makes in terms of greenhouse gas emissions.

Of the options considered only Issue 24a Option 2 is expected to have a minor positive effect in relation to SA objective 5: **crime**. Including green infrastructure guidance within the detailed masterplan for the Garden Village is likely to help prevent this type of provision coming forward at locations which could, for example, result in surveillance issues.

It is expected that each of the options put forward is likely to place more onerous requirements on developers when putting forward new proposals. As such a minor negative effect is expected for all options in relation to SA objective 1: **housing** and SA objective 17: **economic growth**. As the approach for Issue 24a Option 1 is likely to be less prescriptive the minor negative effect is uncertain. It is expected that including green infrastructure guidance within the detailed masterplan for the Garden Village could help to identify areas which would particularly benefit from this type of provision and could therefore help to create an attractive setting. This approach may have a beneficial effect in terms of attracting inward investment to the area and may in turn

benefit the viability of local businesses. As such the minor negative effect expected in relation to SA objective 17 for Issue 24a Issue 2 is expected to be combined with a minor positive effect.

Design

This section summarises the SA findings for the approach considered at the issues stage in relation to the design of new development. Three options for inclusion in the AAP have been considered. One option has been considered in relation to the requirement for a site-wide 'design code' as part of any planning application. A further option has been considered which require development to be guided by key 'design principles' within the AAP. The final option considered was to set out that the AAP would require development to achieve some recognised design standard/accreditation such as Building for Life (BfL12).

Table A4.19 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.19: Summary of sustainability effects for options considered in relation to design in the AAP

SA Objective	25a – Option1	25a – Option 2	25c – Option 3
SA1: Housing	+/-?	+/-?	++/-?
SA2: Health and well-being	+	+	+
SA3: Inclusive communities	+	+	+
SA4: Education	+	+	+
SA5: Crime	+	+	+
SA6: Services and facilities	+	+	+
SA7: Land use	0	0	0
SA8: Waste	0	0	+
SA9: Air quality	+	+	+
SA10: Climate change	+	+	+
SA11: Water	+	+	+
SA12: Flooding	+	+	+
SA13: Biodiversity and geodiversity	+	+	+
SA14: Landscape	+	+	++
SA15: Historic environment	+	+	++
SA16: Employment	+	+	+
SA17: Economic growth	+/-?	+/-?	+/-?

Consultation question 25: *description of potential sustainability effects of options considered in relation to the AAP approach to design*

Incorporating the principle of good quality design at the Garden Village is likely to be an integral part of ensuring that new development is sustainable. Good design is intrinsically linked to the aesthetic quality of a place and the creation of high quality places. As such requiring new developments to meet recognised design standards is likely to have particularly beneficial effects in terms of the provision of high quality homes and protection and enhancement of the existing built environment and landscape character. A significant positive effect is therefore expected for Issue 25c Option 3 in relation SA objective 1: **housing**, SA objective 14: **landscape** and SA objective 15: **historic environment**. This approach could involve setting standards in line with BfL12 which as a national standard would not be specific to local circumstances. However this would be in line with the aims and approach of the draft Eynsham Neighbourhood Plan. As a government endorsed industry standard the requirement to meet these requirements is not expected to place overly onerous design requirements on developers which would be over and above those expected by setting locally specific design requirements alone. The other two options are expected to have a minor positive effect in relation to SA objective 1, 14 and 15 given that

they would require a site-wide design code to be submitted as part of new planning applications for the land covered by the AAP or would require this design code to meet key design principles within the AAP. As such the requirements of the AAP which aim to help ensure a high standard of design through Issue 25a Option 1 and Issue 25b Option 2 are likely to be less demanding than Issue 25a Option 1. It is likely that the positive effect expected in relation to SA objective 1 for all options would be combined with a minor negative effect. The standard of design which the AAP would require new development to meet may impact upon the rate of housing delivery at the Garden Village, as a result of viability issues. The negative effect is uncertain given that any impact on the rate of housing delivery will ultimately be dependent upon developer decisions which are unknown at this stage.

A similarly mixed minor positive and minor negative effect is expected for all options in relation to SA objective 17: **economic growth**. It is expected that securing an uplift in the quality of local design is likely to help make the area more attractive for investment. The minor positive effect expected for each option is likely to be combined with a minor negative effect given new economic development may be adversely affected through the enforcement of higher design standards. This approach may certain types of economic growth unacceptable or unviable in the area. This effect is uncertain given that effect will be dependent on the decision of developers.

Securing a high quality of design of new development at the Garden Village through each option is likely to help provide opportunities for space for physical activity, the incorporate of routes for active travel and will help to secure accessibility to local services and facilities (including education provision) and employment sites. High quality design is also likely involve the appropriate incorporation of green infrastructure in the area. As such a minor positive effect is expected for all options in relation to SA objective 2: **health and well-being**, SA objective 3: **inclusive communities**, SA objective 4: **education**, SA objective 6: **services and facilities**, SA objective 9: **air quality**, SA objective 10: **climate change**, SA objective 11: **water**, SA objective 12: **flooding**, SA objective 13: **biodiversity and geodiversity** and SA objective 16: **employment**. It is also expected that high quality design at new development will help to limit the potential for problems relating to natural surveillance and poor lighting which otherwise may evoke stronger feelings of fear of crime. A minor positive effect is therefore expected in relation to SA objective 5: **crime** for all options considered. While the standards promoted through BfL12 may have added beneficial effects in relation to design issues which might address some of these issues, it is not expected that positive effects would be significantly more positive than those which would be achieved through the other options considered.

The design standards set out through BfL12 include the incorporation of appropriate external storage, for bins and recycling at new houses. As such it is expected that Issue 25c Option 3 would have a minor positive effect in relation to SA objective 8: **waste** given that it may encourage higher rates of recycling among residents.

Sustainable design and construction and renewable and decentralised energy

This section summarises the SA findings for the approach considered at the issues stage in relation to sustainable design and construction and renewable and decentralised energy in the Garden Village. Three options were considered for incorporation in the AAP. These include achieving sustainable design and construction through application of optional building regulations on water efficiency and access, the requirement for any application for the Garden Village site to be support by an Energy and Sustainability statement and the utilisation of solar energy.

Table A4.20 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.20: Summary of sustainability effects for options considered in relation to sustainable design and construction and renewable and decentralised energy in the AAP

SA Objective	26a	26b	26c
SA1: Housing	++/-?	+/-?	+
SA2: Health and well-being	+	0	0
SA3: Inclusive communities	+	0	0
SA4: Education	0	0	0
SA5: Crime	0	0	0
SA6: Services and facilities	0	0	0
SA7: Land use	0	0	0
SA8: Waste	0	0	0
SA9: Air quality	0	+	+
SA10: Climate change	0	+	+
SA11: Water	+	0	0
SA12: Flooding	0	0	0
SA13: Biodiversity and geodiversity	0	0	0
SA14: Landscape	0	0	0
SA15: Historic environment	0	0	0
SA16: Employment	0	0	0
SA17: Economic growth	0	0	0

Consultation question 26: *description of potential sustainability effects of options considered in relation to the AAP approach to sustainable design and construction and renewable and decentralised energy*

A significant positive effect is expected for the option considered for Issue 26a in relation to SA objective 1: **housing**. This option is expected to help address the requirement of providing sustainability constructed homes to meet housing requirements for the area. A minor negative effect is also expected in combination with the significant positive as the inclusion of more stringent development requirements could slow the overall rate of housing delivery. However, the effect is uncertain as the rate of housing delivery will be dependent on developer's decisions, which are unknown at this stage. The positive effect expected for the options considered for Issue 26b and Issue 26c is likely to be minor in relation to SA objective 1. The considerations set out for these options would only address the construction of more sustainable homes in terms of making use of more sustainable energy sources. The requirement to submit an Energy and Sustainability Statement as a part of any planning application, as considered through the option for Issue 26b, could also potentially slow the rate of housing delivery, by making the process more onerous. As such, an uncertain minor negative effect is also expected in relation to SA

objective 1: **housing** for this option. Uncertainty is recorded again due to the specifics of the option's requirements and the decisions of individual developers being unknown at this stage.

A minor positive effect is expected for the options considered for Issue 26b and Issue 26c in relation to SA objective 9: **air quality** and SA objective 10: **climate change**. These options support the use of renewable energies which is likely to reduce the overall use of energy derived from carbon sources.

A minor positive effect is expected in relation to SA objective 11: **water** for the option considered for Issue 26a. This option is focussed on the sustainable construction of homes relating to the imposition of optional building regulations on water efficiency and access. As such it is expected that this option could help to achieve more efficient use of water in homes.

This option is also expected to have a minor positive effect in relation to SA objective 2: **health and well-being** and SA objective 3: **inclusive communities**. As part of sustainable construction of homes this option would support the achievement of the optional building regulations which require the provision of 25% accessible and adaptable housing and 5% wheelchair adaptable homes. This approach is likely to help meet the needs of elderly and people with disabilities in the Garden Village, which is likely to help promote a healthier community.

Heritage and culture

This section summarises the SA findings for the approach considered at the issues stage in relation to opportunities to reveal the significance of heritage and cultural assets at the Garden Village. One option for inclusion in the AAP has been considered. This option is to draw on opportunities to better understand the past and reveal the significance of heritage and cultural assets.

Table A4.21 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.21: Summary of sustainability effects for options considered in relation to heritage and culture in the AAP

SA Objective	27a
SA1: Housing	0
SA2: Health and well-being	+
SA3: Inclusive communities	0
SA4: Education	+
SA5: Crime	0
SA6: Services and facilities	0
SA7: Land use	0
SA8: Waste	0
SA9: Air quality	+
SA10: Climate change	+
SA11: Water	0
SA12: Flooding	0
SA13: Biodiversity and geodiversity	0

SA14: Landscape	0
SA15: Historic environment	++
SA16: Employment	0
SA17: Economic growth	0

Consultation question 27: *description of potential sustainability effects of options considered in relation to the AAP approach to heritage and culture*

Given the narrow focus of the option considered for how heritage and culture should be addressed through the AAP, many negligible effects are expected in relation the SA objectives against which it has been appraised.

Supporting development which would draw on opportunities to better understand the past and reveal the significance of heritage and cultural assets is likely to have the most direct impacts in relation to SA objective 15: **historic environment**. A significant positive effect is expected for the option considered for Issue 27a in relation to this SA objective. Opportunities to better reveal existing heritage assets at the land surrounding the Garden Village include those relating to potential archaeologically important elements present at the former site of the medieval village known as Tilgarsley, as well as listed buildings such as those at City Farm. As part of this option the work related to heritage assets in the area (which is to be used to inform development at the site) is to be made available to public. The aim of making this information available is to advance local knowledge and understanding. As such this option is also likely to have a minor positive effect in relation to SA objective 4: **education**.

This approach to the AAP may also provide opportunities to encourage the utilisation of the historically important public right of way running through the site and to link it to Eynsham via the A40. This may help to encourage residents to undertake journeys by active modes of transport which may help to limit any dependency on private vehicle usage. These routes may also be used for the purpose of leisure and recreation. A minor positive effect is therefore expected in relation to SA objective 2: **health and well-being**, SA objective 9: **air quality** and SA objective 10: **climate change**.

Food Production and Consumption

This section summarises the SA findings for the approach considered at the issues stage in relation to food production and consumption. Three options were considered for incorporation into the AAP. These are the provision of allotments or a community garden/orchard so people can grow their own food, the incorporation 'edible streets' to promote healthy food choices and social interaction and influencing food choices by decreasing and increasing provision of unhealthy and healthy food options respectively.

Table A4.22 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.22: Summary of sustainability effects for options considered in relation to food production and consumption in the AAP

SA Objective	28a	28b	28d
SA1: Housing	0	0	0
SA2: Health and well-being	++	++	++
SA3: Inclusive communities	++	++	0
SA4: Education	0	0	0
SA5: Crime	+	+	0
SA6: Services and facilities	0	0	0
SA7: Land use	0	0	0
SA8: Waste	0	0	0
SA9: Air quality	+	+	0
SA10: Climate change	+	+	0
SA11: Water	+	+	0
SA12: Flooding	+	+	0
SA13: Biodiversity and geodiversity	+	+	0
SA14: Landscape	+	+	0
SA15: Historic environment	0	0	0
SA16: Employment	0	0	0
SA17: Economic growth	0	0	0

Consultation question 28: *description of potential sustainability effects of options considered in relation to the AAP approach to food production and consumption*

The options considered for Issue 28a and Issue 28b are likely to have the most direct impacts in relation to SA objectives 2: **health and well-being** and SA objective 3: **inclusive communities**. A significant positive effect is expected for these options in relation to these SA objectives due to the potential for creation of health benefitting green infrastructure that includes spaces for the community to grow their own healthy food. It is likely that providing this type of space at the garden Village would also allow residents to partake of some more limited opportunities for physical activity which would have further health benefits. The creation of space for food growing at allotments or a community garden/orchard or at the street edge is furthermore expected to provide residents with space for increased levels of social interaction. The option considered for Issue 28d is expected to have a significant positive effect in relation to SA objective 2 only. There is a strong link between diet and health, and schemes such as restricting the acceptable locations of hot food takeaways and encouraging healthy food provision in public spaces are likely to directly prevent issues of poor benefit arising at the new development.

For the options considered for Issue 28a and Issue 28b, a minor positive effect is expected in relation SA objectives 10: **climate change**, SA objective 9: **air quality**, SA objective 13: **biodiversity and geodiversity** and SA objective 14: **landscape**. It is likely that the introduction of green space associated with food production may result in positive impacts in terms of carbon sequestration as well as removing air pollutants from the environment and acting as a barrier for developments from these types of pollutants. This type of provision may allow for habitat creation as well as improved habitat connectivity in the area. The design of new green space may also allow for opportunities to deliver a high quality landscape scheme at the Garden Village.

It is likely that of the options considered for Issue 28a and Issue 28b will have a minor positive effect in relation to SA objective 5: **crime**. This is due to the potential for allotments/community gardens and 'edible streets' to be designed to a high quality that enriches the character of the area and promotes community stewardship. It is expected that increasing the sense of ownership among new residents would help to limit the potential for opportunities for crime to result.

A minor positive effect is expected in relation to SA objective 11: **water** and SA objective 12: **flooding** for the options considered for Issue 28a and Issue 28b as the potential for an increase in green infrastructure associated with food production is likely to allow for space for the safe infiltration of surface water. This approach is not only expected to help limit any potential increase in local flood risk but may also help reduce the potential for adverse impacts in terms of water quality when wastewater infrastructure becomes overburdened as result of flooding.

A negligible effect is expected in relation to the remaining SA objectives for all options considered as their focus is limited to small-scale food production and its consumption in the Garden Village.

Education, healthcare and community infrastructure

This section summarises the SA findings for the approach considered at the issues stage in relation to education, healthcare and community infrastructure at the Garden Village. Five options were considered for inclusion in the AAP. In relation to primary school provision the options of providing two new primary schools or one larger primary school have been considered. The approach to secondary school provision has considered the delivery of a facility for Bartholomew School at West Eynsham or a secondary school facility for Bartholomew School at the Garden Village. The option of providing a new healthcare facility was also considered.

Table A4.23 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.23: Summary of sustainability effects for options considered in relation to education, healthcare and community infrastructure in the AAP

SA Objective	29a – Option1	29a – Option 2	29b – Option 1	29b – Option 2	29d
SA1: Housing	0	0	0	0	0
SA2: Health and well-being	+	+?	0	+?	++
SA3: Inclusive communities	+	+	+/-?	+	+
SA4: Education	++	++/-	++	++	0
SA5: Crime	0	0	0	0	0
SA6: Services and facilities	+	+	+/-?	+	+
SA7: Land use	?	?	?	?	?
SA8: Waste	0	0	0	0	0
SA9: Air quality	+	+?	-?	+?	+?
SA10: Climate change	+	+?	-?	+?	+?
SA11: Water	0	0	0	0	0
SA12: Flooding	0	0	0	0	0
SA13: Biodiversity and geodiversity	0	0	0	0	0
SA14: Landscape	0	0	0	0	0
SA15: Historic environment	0	0	0	0	0
SA16: Employment	0	0	0	0	0
SA17: Economic growth	0	0	+	+	0

Consultation question 29: *description of potential sustainability effects of options considered in relation to the AAP approach to education, healthcare and community infrastructure*

The introduction of new primary and secondary school facilities, as considered through the options put forward for Issue 29a and Issue 29b, are expected to have a significant positive effect in relation to SA objective 4: **education**. It is acknowledged that the nearest primary school in Eynsham is essentially 'at capacity' taking into account housing which is already permitted. The level of planned growth at Eynsham will also result in the available capacity at the nearest secondary school being exceeded. As such there will be need for new education facilities to meet the need which would emerge at the Garden Village. Option 2 considered for Issue 29a would provide additional facilities for Bartholomew School within West Eynsham. This approach would be less likely to meet the requirements of children within the Garden Village, particularly considering that this provision would be on the other side of the A40 which may be difficult for pupils to cross. This approach would also not take the opportunity to deliver additional capacity which would support the expansion of the existing school site. As such the significant positive effect expected is likely to be combined with a minor negative effect for this option.

The options considered for Issue 29a, Issue 29b and Issue 29d are also likely to have a minor positive effect in relation SA objective 6: **services and facilities**. The provision of education and health services in the Garden Village or the surrounding area is likely to meet the needs of the local population. It will also help to ensure that a section of local services and facilities are not overburdened and that the area can have some degree of self-sufficiency. Providing new facilities of this type within the area is also expected to help promote a degree of integration in the local community and therefore a minor positive effect is also expected for all options in relation to SA objective 3: **inclusive communities**. The location of the new provision within the Garden Village is seen to better fulfil the aim of establishing a sustainable and inclusive settlement. Therefore, while Issue 29b Option 1 would establish a new school facility that could provide for the Garden Village, the proposed location in West Eynsham would be less accessible to residents at the Garden Village. A minor negative effect is therefore expected in combination with the minor positive effect in relation to SA objective 3 and SA objective 6 for this option. The minor negative effects are uncertain as there may be potential to introduce appropriate mitigation measure that will reduce severance between the areas. The ability of students to safely cross the strategic road network at the A40 will play an important role in relation to addressing this issue

The provision of two new primary school facilities, which is considered in Issue 29a Option 1, is expected to have a minor positive effect in relation to SA objective 9: **air quality** and SA objective 10: **climate change**. The provision of two primary facilities would reduce the potential distance to education facilities for many residents and could therefore promote modal shift in the area. Minor positive effects are also expected for all the other options, except 29b Option1, in relation to these SA objectives as there is potential for the locations of these new facilities to result in an increase in sustainable travel amongst residents. However, in these cases, the effects are uncertain given that the exact locations of the facilities in the Garden Village are unknown at this stage meaning that varying degrees of beneficial impacts in relation to these SA objectives may result. For 29b Option1, requiring students to travel from the Garden Village area to the new secondary school facility within the SDA may result in greater need for journeys to be made by private vehicle which is likely to have a detrimental impact in terms of release of air pollutants and greenhouse gases. Students within the Garden Village are considered less likely to travel to the new education facilities at the SDA by active modes of transport in particular unless the issue of potential severance at the A40 is appropriately addressed. A minor negative effect is therefore expected for this option in relation to SA objective 9 and SA objective 10. The negative effect is uncertain dependent upon the precise location of the new school facility within the SDA in relation to the AAP and whether or not provisions such as sustainable transport links can be made between these locations.

Encouraging uptake of modal shift in the Garden Village is likely to result in more journeys being undertaken by active modes of transport. This is likely to result in beneficial impacts in terms of public health. A minor positive effect is therefore expected in relation to SA objective2: **health and well-being for** Issue 29a Option 1. The minor positive effects are also expected for Issue 29a Option 2 and Issue 29b Option 2, but in these cases the effects are uncertain as the location of the proposed facilities are unknown and may be more or less beneficial to this SA objective depending on location. A significant positive effect is expected in relation to SA objective 2 for the option considered for Issue 29d. While there is an established medical centre in Eynsham it is noted that the available capacity at this facility is likely to be exceeded by the level of planned growth around Eynsham. As such the option considered for Issue 29d would be needed to meet local healthcare needs. It is also likely to benefit residents already residing in Eynsham.

It is expected that the provision of new secondary school facilities in particular would help to help encourage higher levels of educational attainment in the area to strength the local workforce. This in turn may help to support inward economic investment in the area. As such a minor positive effect is expected in relation to SA objective 17: **economic growth** for Issue 29b Option 1 and Issue 29b Option 2.

All options considered are expected to have uncertain effects in relation to SA objective 7: **land use** as the precise location of these proposed facilities is not known at this stage. While much of the land at locations identified for the Garden Village and SDA are greenfield, some small areas contain existing buildings which may allow for opportunities for the re-use of materials which are already onsite.

Social interaction and early delivery of health infrastructure

This section summarises the SA findings for the approach considered at the issues stage in relation to promoting social interaction and the incorporation of health infrastructure at an early stage at the Garden Village. Four options for inclusion in the AAP have been considered. These are to encourage the provision of shared spaces, facilities and buildings, to appoint a community development worker, to place a strong emphasis on safe and accessible environments and to encourage the early delivery of health promoting infrastructure at the Garden Village.

Table A4.24 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.24: Summary of sustainability effects for options considered in relation to social interaction and early delivery of health infrastructure in the AAP

SA Objective	30a	30b	30c	30d
SA1: Housing	+	0	+	0
SA2: Health and well-being	+	+	+	++
SA3: Inclusive communities	++	++	+	0
SA4: Education	0	0	0	0
SA5: Crime	+	+	++	0
SA6: Services and facilities	++	0	+	+
SA7: Land use	+	0	0	0
SA8: Waste	0	0	0	0
SA9: Air quality	+	0	+	+
SA10: Climate change	+	0	+	+
SA11: Water	0	0	0	0
SA12: Flooding	0	0	0	0
SA13: Biodiversity and geodiversity	0	0	0	0
SA14: Landscape	0	0	0	0
SA15: Historic environment	0	0	0	0
SA16: Employment	0	0	0	0
SA17: Economic growth	0	0	0	0

Consultation question 30: *description of potential sustainability effects of options considered in relation to the AAP approach to social interaction and early delivery of health infrastructure*

It is expected that the options considered would have the most direct effects in relation to promoting health and well-being and social inclusion at the new development in the Garden Village. The options considered for Issues 30a and 30b would directly seek to encourage social integration and activity. This is to be achieved by encourage the integration of shared spaces, facilities and buildings at the Garden Village which is expected to help promote the potential for informal and formal interactions to occur at a range of locations. Furthermore the appointment of a community development worker is expected to help result in activities which would strengthen community engagement. As such a significant positive effect is expected in relation to SA objective 3: **inclusive communities** for both of these options. Supporting a safe and accessible environment in the Garden Village would provide less direct but still a noted beneficial effect in relation to this objective, given that it could give people confidence to access shared spaces in the Garden Village. A minor positive effect is therefore recorded in relation to SA objective 3 for Issue 30c.

As well as helping to encourage people to make use of shared spaces in the Garden Village the option considered for Issue 30c would also directly seek to address the issue of crime in the area. This relates to creating safe and accessible environments, in which fear of crime is less likely to be prevalent. A significant positive effect is therefore expected in relation to SA objective 5: **crime**. The options considered for Issue 30a and Issue 30b are likely to help encourage the use of shared spaces in the District by various people at different times of the day and night. This may help to reduce fear of crime at these locations by promoting vitality and providing a natural form of surveillance. A minor positive effect is therefore expected in relation to SA objective 5 for these options.

It is also expected that a positive effect would result in relation to SA objective 2: **health and well-being** for all options given that they would help to encourage the undertaking of physical activities at shared spaces in the Garden Village. The positive effect expected in relation to SA objective 2 for the option considered for Issue 30d is likely to be significant. This option would use the AAP to emphasise the need for early delivery of health promoting infrastructure to instil healthier habits from the outset of development at the Garden Village. As well as encouraging health and well-being at the Garden Village these options would seek to promote accessibility. For the option considered for Issue 30a this would include an emphasis on mixed-use development through the provision of shared buildings, spaces and facilities. The approach of Issue 30a may help to provide space for the delivery of new services and facilities in the area and in line with the options for Issue 30c and Issue 30d is also likely to help improve general accessibility to services and facilities for residents. As such a significant positive effect is expected in relation to SA objective 6: **services and facilities** for the option considered for Issue 30a. The positive effect expected in relation to this SA objective for the options considered for Issue 30c and Issue 30d is likely to be minor.

Ensuring a high level of accessibility of the environment at the Garden Village, including the early incorporation of infrastructure such as community facilities, parks and safe and legible walking routes and cycle paths is likely to reduce the need to travel and promote modal shift. As such a minor positive effect is expected in relation to SA objectives 9: **air quality** and 10: **climate** for the options considered for Issue 30c and Issue 30d. The option for Issue 30a is expected to have a similar positive effect considering that encouraging the provision of shared buildings at the Garden Village may create the opportunity for residents to make linked-trips, thereby helping to reduce the need to travel. Promoting mixed use development through the AAP is also likely to help promote a more efficient approach in terms of the use of land at the Garden Village and therefore a minor positive effect is expected in relation to SA objective 7: **land use** for the option considered for Issue 30a.

A minor positive effect is also expected for the option considered for Issue 30a in relation to SA objective 1: **housing**. By providing shared buildings for new residents this approach is likely to have benefits in terms of encouraging 'inter-generational' living. As such this approach would not only help to ensure that new homes help address the specific requirements of residents of varying ages, but would also help to secure benefits associated with sharing residential space with people of varying backgrounds. A minor positive effect is also expected for the option considered for Issue 30c in relation to this SA objective given that it would result in the AAP placing an emphasis on not only the accessibility of buildings in the Garden Village but also their safety. As such this option would be likely to help ensure a high level of safety is incorporated into the design of new homes at the Garden Village.

Long-term stewardship

This section summarises the SA findings for the approach considered at the issues stage in relation to the long-term stewardship of the Garden Village. One option for inclusion in the AAP has been considered. The option considered is the setting of a general, overarching policy requirement through the AAP for appropriate long-term management arrangements to be put in place.

Table A4.25 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.25: Summary of sustainability effects for options considered in relation to long-term stewardship in the AAP

SA Objective	31b
SA1: Housing	+
SA2: Health and well-being	+
SA3: Inclusive communities	++
SA4: Education	0
SA5: Crime	+
SA6: Services and facilities	+
SA7: Land use	0
SA8: Waste	0
SA9: Air quality	0
SA10: Climate change	0
SA11: Water	0
SA12: Flooding	0
SA13: Biodiversity and geodiversity	+
SA14: Landscape	+
SA15: Historic environment	+
SA16: Employment	0
SA17: Economic growth	0

Consultation question 21: description of potential sustainability effects of the option considered in relation to the AAP approach to long-term stewardship

It is expected that putting policy in place that would help to deliver long-term management of the Garden Village would have beneficial effects which most relate to issues of improved community integration as well as the maintenance of aesthetic quality and design. These beneficial effects may in turn help to improve the levels of access residents have to high quality open spaces in particular, as well as ensuring that local housing is maintained to a high standard.

The TCPA has set out high level and wide reaching guidance on the appropriate delivery of long-term stewardship at Garden Settlements²⁶. This has been related to managing communal areas and open spaces to a high standard, protecting local visual amenity and encouraging a sustainable community spirit. Other functions include the development of affordable, sustainable housing which is of a good design.

As such the option considered for Issue 31b is expected to have a significant positive effect in relation to SA objective 3: **inclusive communities**. Maintaining open spaces to a high standard

²⁶ TCPA (December 2017) Practical Guides for Creating Successful New Communities Guide 9: Long-Term Stewardship

is also likely to help prevent fear of crime at these locations and may help to encourage physical activity amongst residents. Further benefits may result in relation to improving habitat connectivity through appropriate maintenance. Therefore, a minor positive effect is expected in relation to SA objective 2: **health and well-being**, SA objective 5: **crime** and SA objective 13: **biodiversity and geodiversity**. Maintenance of open spaces as well as more general maintenance relating to development within the Garden Village is likely to help lift the aesthetic quality of the area. As such this option may help to protect and enhance local landscape character and the settings of heritage assets in the area. A minor positive effect has therefore been recorded in relation to SA objective 14: **landscape** and SA objective 15: **historic environment**.

TCPA guidance also identifies that stewardship arrangements may have scope to provide local community facilities and therefore a minor positive effect is expected in relation to SA objective 6: **services and facilities**. The option is not expected to result in the delivery of a high number of new market homes in its own right. However, the provision of maintenance at housing development proposals is likely to result in a minor positive effect in relation to SA objective 1: **housing**. TCPA guidance also supports the promotion of new affordable homes which has the potential to enhance the positive effect recorded.

Appraisal findings for the three spatial framework options

This section summarises the SA findings for the three options considered in relation to the spatial framework for the delivery of development at the Garden Village site. These options evolved from a 3-day stakeholder design event held in May 2019.

The options considered were to provide a single centre, provide three distinct centres or provide greater focus on the A40. The 'spatial framework' diagrams presented for each option indicate where green infrastructure corridors, the village/neighbourhood centres, school/community uses, the park and ride facility and areas to be developed to include housing and employment uses could potentially be located. Housing and employment uses are not separately identified on the diagrams. Instead grey areas have been set out to accommodate 'development' which could include new homes and other non-residential uses including employment space.

Table A4.26 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table A4.26: Summary of sustainability effects for options considered in relation to spatial framework for development set out through the AAP

SA Objective	Option 1	Option 2	Option 3
SA1: Housing	++	++	++
SA2: Health and well-being	++	+	+/-
SA3: Inclusive communities	++	+	++/-
SA4: Education	++	+	++
SA5: Crime	0	0	0
SA6: Services and facilities	++	++?	+
SA7: Land use	--	--	--
SA8: Waste	0	0	
SA9: Air quality	+	+	+/--
SA10: Climate change	++	+	+/--
SA11: Water	0	0	0
SA12: Flooding	++/-	+/-	+/-
SA13: Biodiversity and geodiversity	++/-	+/-	+/-
SA14: Landscape	++/-?	+/-?	+/-?
SA15: Historic environment	-?	-?	-?
SA16: Employment	++	++	++
SA17: Economic growth	++	++	++

The three options considered for the spatial framework for the Garden Village may impact upon the density of housing development which is to be delivered. However, these options would not have an impact upon the overall level of housing to be provided. Each option would therefore allow for the delivery of a high number of new homes. This would be in line with the 'working assumption' of the Local Plan which sets the principle for delivery of about 2,200 homes at the Garden Village. As such a significant positive effect is expected for each option in relation to SA objective 1: **housing**.

By delivering new parks and cycleways and incorporating other elements of green infrastructure all three options are likely to help promote the achievement of healthier lifestyle choices among residents. It is expected, however, that by focussing development at a single centre through option 1 a higher number and wider range of services and facilities could be accessible to a large number of residents. This option also supports development which is highly permeable to pedestrians and cyclists. The number of significant routes which support vehicular traffic would be limited through option 1. As such this option is considered most likely to promote walking and cycling in addition to access to more substantial services in support of general health and well-being. This option also seeks to incorporate the farm and orchard into the eastern edge of the Garden Village which is likely to promote opportunities for healthy eating. Therefore, a significant positive effect is expected in relation to SA objective 2: **health and well-being**.

While option 2 would allow for three centres which would be designed to be walkable these centres would be smaller in scale and therefore likely to provide residents with access to a reduced range of services and facilities. This approach is therefore likely to provide access to more limited facilities in close proximity and therefore a minor positive effect is expected in relation to SA objective 2. Option 3 would allow for a similarly walkable environment but the focus of development is to be more orientated towards the A40. Delivery of development in this manner may reduce the potential for modal shift which could otherwise promote healthy lifestyle choices. The potential for dependency on journeys by private vehicles means that the minor positive effect recorded in relation to SA objective 2 for option 3 is likely to be combined with a minor negative effect.

The effects expected in relation to SA objective 3: **inclusive communities** are expected to mirror many of those identified for SA objective 2. The creation of a highly walkable environment where new open spaces and other green infrastructure is incorporated to allow for recreational opportunities through all options is likely to provide opportunities for residents to partake of informal social interactions on a regular basis. As such the delivery of development in this manner is likely to help benefit local social cohesion. Option 1 is expected to help provide the highest number of residents with access to the widest range of services and facilities which will allow for a degree of self-sufficiency at the Garden Village. This option also supports integration with the wider area by promoting links to Eynsham via garden bridges across the A40. As such a significant positive effect is expected in relation to SA objective 3 for option 1. The positive effect for option 2 is likely to be minor. Option 3 could reduce the potential for the promotion of walkable neighbourhoods given that it may result in travel by private vehicle being the dominant mode of transport. The orientation of development towards the A40 may allow for greater potential to integrate with the development which is already present at Eynsham. A significant positive effect combined with a minor negative effect is therefore expected for option 3 in relation to SA objective 2.

All options would deliver a level of development which would support new school facilities in the area. It is expected that the delivery of new school facilities within the Garden Village would improve access for pupils at this location as well as within the surrounding area. As such a positive effect is expected in relation to SA objective 4: **education** for all options. The positive effect expected for option 1 and option 3 is likely to be significant considering that these options would allow for a greater level of connection with Eynsham village to the south. For option 1 this would include connections via garden bridges and for Option 3 development would be orientated towards the A40 and the existing community at Eynsham.

It is expected that promoting access to a high number of services and facilities for a large number of residents in the Garden Village might be achieved through the incorporation of walkable environments focussed on appropriate centres. This is most likely to be achieved through options 1 and 2. As such a significant positive effect is expected in relation to SA objective 6: **services and facilities** for these options. The significant positive effect expected for option 2 is uncertain, however, given that the provision of three distinct centres in this manner may mean that some residents may have access to more limited services and facilities considering that they would be distributed across the site. Option 3 would focus the provision of the eastern and western neighbourhoods to the south of the area which would potentially reduce the accessibility of services and facilities at these locations for some residents. As such the positive effect expected for this option in relation to SA objective 6 is likely to be minor.

All options considered would deliver development in a spatial distribution which would result in the development of a large amount of greenfield land. This area of land also comprises a significant portion of Grade 2 agricultural land immediately to the north of the A40. Much of the remaining area of land is classed as Grade 3 agricultural land. As such it is expected that all options would have a significant negative effect in relation to SA objective 7: **land use**.

The delivery of new growth to support alternative modes of transport is likely to have a positive effect in relation to air quality and greenhouse gas emissions in the area. As such it is expected that all options would have a positive effect in relation to SA objective 9: **air quality** and SA objective 10: **climate change**. It is considered likely that focussing development around the A40 through option 3 may however encourage travel by less sustainable means. This is likely to be to the detriment of air quality for local people as well as within the City of Oxford AQMA to which the A40 leads. It is also expected to limit the potential to encourage modal shift which could

otherwise benefit the contribution the District makes to climate change. The minor positive effect expected in relation to these SA objectives for option 3 is likely to be combined with a significant negative effect. Option 1 identifies the potential provision of a biogas facility at the Garden Village. Therefore, the positive effect expected for this option in relation to SA objective 10 is likely to be significant.

The spatial distribution supported through all three options would deliver growth within very similar boundaries. It is not expected that the level of impermeable surfaces created by the options would vary greatly. Furthermore the areas of the site which fall within Flood Zone 2 or 3 are minimal and it is expected that development could be provided to avoid these zones. These areas are also at risk from surface water flooding. Parts of the east of the site are at high risk of flooding from groundwater. All other areas within the site have negligible flood risk²⁷. While all options would incorporate open spaces and other elements of green infrastructure, they still support development on greenfield land, which could reduce infiltration of surface water through increased hard surfaces. A mixed minor positive and negative effect is therefore expected for the majority of options in relation to SA objective 12: **flooding**. The positive effect expected for Option 1 is likely to be significant considering that the expansive green space which would be maintained to the northern edge of the site would incorporate a wetland. This feature may support additional flood attenuation in the area.

Preliminary ecological assessment work undertaken to support the production of the AAP²⁸ identified a number of adverse effects relating to potential habitat loss and fragmentation and other pressures associated with human activities. This included effects relating to vegetation clearance, topsoil stripping and watercourse diversion or drainage. Protected species such as bats, great crested newts and otters were identified as potentially being affected as a result of construction or the subsequent operation phase of the development. It is expected that if appropriately maintained, the incorporation of green infrastructure through all options would also support help to mitigate these effects including effects relating to severance and disruption of habitat connectivity. All three options would furthermore maintain Eynsham Millennium Wood immediately to the south of the Garden Village, which is part of the national forest inventory and a woodland improvement area. As such all three options are expected to have minor positive effect in relation to SA objective 13: **biodiversity and geodiversity**. By including a wetland/linear park as well as wildflower areas and new woodland tree planting to the north of the site through option 1 it is likely that new habitat provision may result and as such the positive effect expected for this option is likely to be significant. This provision may be of particular importance in terms of acting as a buffer between the new development and locally important biodiversity sites. This includes South Freeland Meadows and City Farm Local Wildlife Sites and additional areas of ancient woodland which are to the north. The relatively close proximity of these sites to the Garden Village site means that the positive effect expected for each option is likely to be combined with a minor negative effect.

The Garden Village site is not covered by any landscape protection designations. It is however a primarily undeveloped rural area and therefore has its own intrinsic landscape value. Furthermore a large proportion of the site has been assessed as part of landscape sensitivity work undertaken for the strategic study for accommodating Oxford's unmet housing need²⁹, as having 'medium-high' landscape sensitivity. Additional landscape and visual assessment work has been undertaken for the Garden Village site and West Eynsham SDA itself³⁰. This work identified the Garden Village site as having a strongly rural nature which is of moderate-high sensitivity for perceptual qualities. The area by the northern boundary which is bounded by the brook is judged to be of relatively higher sensitivity. The landscape and visual assessment study recommends that the northern edge of the settlement should allow for transitional space between the new development and the open countryside.

Each option would result in a relatively high level of growth proceeding at the site which is likely to be detrimental to its existing character. The impact will be influenced to an extent by the design of the development and not its spatial distribution and therefore an uncertain minor

²⁷ JBA (2019) *Level 2 Strategic Flood Risk Assessment – Land North and West of Eynsham*

²⁸ TACP (2019) *Oxfordshire Cotswolds Garden Village And West Eynsham Preliminary Ecological Impact Assessment*

²⁹ LUC; BBP Regeneration (2016) *Oxford Spatial Options Assessment*

³⁰ LUC (May 2019) *Oxfordshire Cotswolds Garden Village West Eynsham Strategic Development Area: Landscape and visual assessment*

negative effect is expected in relation to SA objective 14: **landscape**. As all options would incorporate elements of green infrastructure and allow for varying sizes of buffer between the more developed areas and the wider countryside a positive effect is also expected in combination for this SA objective. The positive effect is expected to be significant for Option 1 as it would allow for a more substantial area of green space to be maintained towards the north where the Garden Village would create a new urban edge into the wider countryside as such limiting the potential for a hard edge to result. This area would incorporate a wetland/ linear park as well as wildflower areas and new woodland tree planting. As such this approach would respond in a suitable manner to the recommendations of the landscape and visualisation work. Option 2 would provide development within the northern neighbourhood at a lower density, thereby responding positively to the existing countryside setting. The delivery of some level of new growth towards the northern edge is, however, likely to result in a degree of urbanisation and therefore the positive effect expected for option 2 is likely to be less pronounced than option 1. The positive effect expected for Option 2 in relation to SA objective 14 is likely to be minor.

The provision of new development at the Garden Village also has the potential for adverse impacts to result in terms of the setting of nearby heritage assets. This includes the Listed Buildings at City Farm in the north of the site as well as those at Eynsham Mill which are beyond the eastern boundary of the site. However, the impact will be influenced to an extent by the design of the development and not its spatial distribution. The design of new development is not specified through the options considered. As such the significant negative effect expected for each option in relation to SA objective 15: **historic environment** is uncertain. The south eastern portion of Eynsham has been designated as a Conservation Area. It is however expected that substantial elements of existing intervening residential development between the site and this area would mean that impacts of new development on the significance of the setting of this heritage asset would be similarly negligible for each option.

It is expected that each option would allow for a high amount of employment land. The 'working assumption' for employment land delivery at the Garden Village as set out through the Local Plan is for around 40ha in the form of a new 'campus-style' science park. Further jobs are likely to be created at the Garden Village through new services and facilities. As such it is expected that a significant positive effect would result in relation to SA objective 16: **employment** and SA objective 17: **economic growth** for each option. Option 1 presents the additional potential benefit of specifically supporting the provision of homes to be designed to facilitate flexible working. Allowing for new education facilities at the Garden Village, which would be included through all three options, is likely to encourage residents to take up opportunities for training and upskilling in the future. As such this element which has been included in all spatial options may help to attract new employers to the area. Option 3 would allow for development to be orientated in a manner which could support access towards the A40. It is expected that this element of option 3 may attract certain specialist businesses to the area as a result of any improved access which may result to this route. As such the significant positive effect expected in relation to SA objective 17 for this option may be further enhanced.

Table A4.27: Audit trail table of evolution of Preferred Policy Approaches in AAP from consultation questions and reasonable alternatives included in the Summer 2018 Issues consultation paper

Cells highlighted in yellow indicate those consultation questions which set out reasonable alternatives for appraisal as part of the SA Report.

	Consultation Questions	Reasonable alternative?	Preferred options policy approach taken forward in AAP
1	Garden Village Principles		
1a	Do you support/agree with the TCPA definition and key principles listed above?	Opinion-seeking question only.	N/A
1b	How relevant do you think these are to the Oxfordshire Cotswolds Garden Village?	Opinion-seeking question only.	
1c	Should any of these key principles be given particular priority in taking the Oxfordshire Cotswolds Garden Village forward?	Opinion-seeking question only.	
1d	Are there any other key principles not mentioned that should inform the development of the Oxfordshire Cotswolds Garden Village?	Opinion-seeking question only.	
2	Background context		
2a	Do you have any comments you wish to make on the background context for the garden village proposal including how and why the site was identified?	Opinion-seeking question only.	N/A
2b	Have we captured the key messages from the draft Eynsham Neighbourhood Plan regarding the garden village?	Opinion-seeking question only.	
3	Eynsham profile		
3a	Do you agree that the profile of the Eynsham area outlined above is accurate?	Opinion-seeking question only.	N/A
3b	Are there any particularly important characteristics relevant to the local area that we have not mentioned?	Opinion-seeking question only.	
3c	Are there other ways in which the AAP can take account of the issues highlighted?	Opinion-seeking question only.	
4	Site boundary		
4a	Do you consider that the site boundary shown below is appropriate and logical in following a combination of roads, water courses and public rights of way?	Appraisal of three potential spatial frameworks for the Garden Village	Building a strong, vibrant and sustainable community Policy approach 3 – Spatial Framework
4b	Are there any particular parts of the site boundary that you think should be extended or reduced? If so why?	Opinion-seeking question only.	N/A
4c	Are there any other issues you wish to raise about the site boundary at this stage?	Opinion-seeking question only.	N/A
5	Site description		
5a	Do you agree with the garden village site description outlined above?	Opinion-seeking question only.	N/A
5b	Are there any particularly important features or characteristics of the site or surrounding area that we have not mentioned?	Opinion-seeking question only.	
6	Site constraints		

	Consultation Questions	Reasonable alternative?	Preferred options policy approach taken forward in AAP
6a	Do you agree with the site constraints we have highlighted above?	Opinion-seeking question only.	N/A
6b	Are there any particular issues we haven't mentioned that you think should be taken into account?	Opinion-seeking question only.	
7	Number of new homes		
7a	Do you agree that 2,200 new homes is a reasonable 'working assumption' for taking the AAP forward at this stage?	Appraise delivery of 2,200 new homes.	Meeting current and future housing needs Policy approach 16 – Housing delivery
7b	If not, can you suggest what number of homes you do think is appropriate for a site of this size and why?	Opinion-seeking question only.	
8	Dwelling size		
8a	Do you agree that the AAP should provide an indicative range of dwelling sizes (market and affordable) to avoid being overly prescriptive?	Option 1 = range of dwelling sizes Option 2 = specific requirement for certain dwelling sizes	Meeting current and future housing needs Policy approach 17 – Housing mix
8b	Do you think we should be looking to focus on any particular size of property in particular? If so, why?	Opinion-seeking question only.	N/A
9	Dwelling types		
9a	Do you agree that the AAP should be flexible in seeking a good, overall balanced mix of dwelling types rather than setting a specific requirement for certain dwelling types?	Option 1 = mix of dwelling types Option 2 = specific requirement for certain dwelling types	Meeting current and future housing needs Policy approach 17 – Housing mix
9b	Do you have any other views on the type of new homes that should be built at the garden village?	Opinion-seeking question only.	N/A
10	Affordable housing		
10a	Do you agree that (subject to viability considerations) the Council should aim to secure 50% of the new homes at the garden village as 'affordable'?	Option 1 = 50% of new homes should be affordable Option 2 = less than 50% Option 3 = more than 50%	Meeting current and future housing needs Policy approach 17 – Housing mix
10b	Do you have a view on the type of affordable homes that should be provided? Should there be a particular focus or should there be a more balanced mix of different affordable housing types?	Option 1 = mix of different affordable housing types Option 2 = specific requirement for certain affordable housing types	
10c	Are there any other comments you wish to make in relation to affordable housing provision?	Opinion-seeking question only.	N/A
11	Meeting specific housing needs		
11a	Do you support the requirement to provide 5% of housing for the purposes of custom/self-build housing?	Appraise provision of this requirement.	Meeting current and future housing needs

	Consultation Questions	Reasonable alternative?	Preferred options policy approach taken forward in AAP
11b	Do you support the requirement to provide 25% of new homes as accessible and adaptable properties which could also include 5% wheelchair adaptable homes?	Appraise provision of this requirement.	Policy approach 18 – Build to Rent Policy approach 19 – Self/Custom Build Housing
11c	Do you think we should be looking to provide specialist accommodation for the elderly and/or those with a disability as part of the overall housing mix at the garden village?	Appraise potential for provision of specialist accommodation.	Policy approach 20 – Specialist housing needs
11d	How can the type of new homes provided best meet the needs of young people and households with children?	Opinion-seeking question only.	N/A
11e	Would you support in principle the idea of providing new student accommodation within the garden village?	Appraise potential for provision of student accommodation.	Meeting current and future housing needs Policy approach 20 – Specialist housing needs
11f	Should there be a particular emphasis on meeting the needs of essential local workers (i.e. those who provide frontline services in areas including health, education and community safety)? How can this best be achieved?	Appraise potential for provision of accommodation to meet needs of essential workers.	
11g	Do you think the garden village is a good opportunity to address the needs of the travelling community? How could this best be achieved through the AAP?	Appraise potential for provision of accommodation for travelling community.	
12	Residential space standards		
12a	Do you support the idea of introducing 'minimum space standards' for new dwellings at the garden village?	Opinion-seeking question only.	N/A
12b	If such standards were to be introduced through the AAP, should these be the Government's nationally described space standard or something set more locally?	Option 1 = introduce Government's nationally described minimum space standards for new dwellings Option 2 = introduce a locally set minimum space standard	Neither option taken forward in light of the Council's Housing Strategy advice ³¹ .
12c	Alternatively do you think this issue should be left to the developer to determine through any subsequent planning application/s for the garden village site?	Opinion-seeking question only.	N/A
13	Housing delivery		
13a	Do you agree with the principle of the AAP encouraging a large number of different developers including small and medium-sized builders to potentially increase competition, innovation and speed of housing delivery?	Option 1 = encourage a large number of different developers to deliver houses, including small and medium-sized builders Option 2 = encourage a small number of larger developers to deliver houses	Meeting current and future housing needs Policy approach 16 – Housing Delivery

³¹ ICENI (July 2019) Oxfordshire Cotswolds Garden Village and West Eynsham SDA: Housing Strategy Advice

	Consultation Questions	Reasonable alternative?	Preferred options policy approach taken forward in AAP
13b	Do you support the concept of 'off-site' construction to help increase the speed and efficiency of new housing delivery at the garden village?	Option 1 = encourage off-site construction Option 2 = do not encourage off-site construction (therefore all construction would take place within the garden village boundary)	
13c	Are there any other measures we could seek to introduce through the AAP to help increase the rate of housing delivery?	Opinion-seeking question only.	N/A
14	New business land and other commercial opportunities		
14a	Do you support the idea of creating a new, high quality 'campus-style' science park as part of the proposed garden village?	Option 1 = create a new campus-style science park	Enterprise, innovation and productivity Policy approach 21 – New Business Space
14b	Alternatively, would you support a more 'dispersed' approach whereby a number of smaller parcels of business land would be provided across the garden village site, closely integrated with new homes and other supporting uses?	Option 2 = have a more dispersed approach whereby a number of smaller parcels of business land would be provided across the garden village site	
14c	Are there other ways we should be looking to create new business investment opportunities through the garden village proposals?	Opinion-seeking question only.	N/A
14d	Do you support the idea of providing mixed-use 'hubs' or 'clusters' of different uses including commercial (shops, cafes etc.) combined with community, health and education uses to promote vibrancy, social interaction and efficient use of land?	Option 3 = provide mixed-use 'hubs' or 'clusters' of different uses including commercial (shops, cafes etc.) combined with community, health and education uses.	Enterprise, innovation and productivity Policy approach 22 – Small-Scale Commercial Opportunities and Flexible Business Space
15	Job creation, skills and training		
15a	Do you support the idea of developing a Community Employment Plan (CEP) to ensure local people are able to gain additional skills and employment as a result of the garden village (both during construction and in the longer-term)?	Appraise potential for developing a CEP.	Enterprise, innovation and productivity Policy approach 24 – Employment, skills and training
15b	Do you agree that there should be a strong emphasis on home-working at the garden village including superfast/ultrafast broadband and the use of flexible live work space? Are there other ways the AAP can promote more home-working?	Appraise potential for emphasis on home-working including superfast/ultrafast broadband and the use of flexible livework space.	Enterprise, innovation and productivity Policy approach 23 – Homeworking/tele-commuting
15c	Can you think of any other ways that the AAP can maximise job creation, skills and training opportunities as a result of the garden village?	Opinion-seeking question only.	N/A
16	Reducing the need to travel		

	Consultation Questions	Reasonable alternative?	Preferred options policy approach taken forward in AAP
16a	Are there other ways in which the AAP could help reduce the overall need to travel?	Opinion-seeking question only.	N/A
17	Reducing dependency on the private car		
17a	Should the AAP include within it a specific car parking strategy addressing issues such as parking management, restrictions and standards?	Option 1 = include a specific car parking strategy.	Transport, movement and connectivity Policy approach 26 – Reducing Dependency on the Private Car
17b	Do you think that the garden village should be based on more robust car (and cycle) parking standards than standard residential development to help promote a stronger degree of 'modal shift' away from the use of the private car?	Option 2 = introduce more robust car (and cycle) parking standards to promote modal shift.	
17c	Do you support the idea of establishing a 'car-club' at the garden village to allow people who do not want to own a car (or a second car) to access one whenever they need to?	Option 3 = establish a 'car-club'.	
17d	Are there any other measures which could be introduced through the AAP to help to reduce dependency on the private car?	Opinion-seeking question only.	N/A
18	Active travel		
18a	Do you agree that the garden village should be based on the concept of well connected, 'walkable' neighbourhoods?	Appraise concept of well connected, 'walkable' neighbourhoods.	Transport, movement and connectivity Policy approach 25 – Reducing the overall need to travel Policy approach 27 – Active and Healthy travel
18b	In considering the opportunities to improve or extend existing public rights of way in and around the site, are there any specific routes that should be given priority (e.g. connections to surrounding villages, into Eynsham, along the A40)?	Opinion-seeking question only.	N/A
18c	Do you have any specific ideas for new routes that should be provided to promote active travel? Do you support the idea of a new pedestrian/cycle link to Hanborough Station along Lower Road?	Appraise potential for new pedestrian/cycle link to Hanborough Station along Lower Road.	Transport, movement and connectivity Policy approach 27 – Active and Healthy travel Policy approach 28 – Public Transport Policy approach 29 – Making Effective Use of the Transport Network
18d	In terms of connections across the A40 are there particular points that should be prioritised for new or improved crossing points? Do you have a view on the type of crossing that should be provided (e.g. bridge, underpass, surface-level)?	Opinion-seeking question only.	N/A
18e	Are there any other factors we have not mentioned that the AAP should focus on to promote more 'active travel'?	Opinion-seeking question only.	N/A
19	Public transport (bus and rail)		

	Consultation Questions	Reasonable alternative?	Preferred options policy approach taken forward in AAP
19a	Do you have any thoughts on the proposed park and ride site west of Cuckoo Lane acting as a comprehensive 'transport hub' supported by a range of complementary uses such as 'click and collect'?	Appraise option of proposed park and ride site west of Cuckoo Lane acting as a comprehensive 'transport hub'.	Transport, movement and connectivity Policy approach 28 – Public transport
19b	What new bus services if any do you think should be facilitated by the AAP/garden village?	Opinion-seeking question only.	N/A
19c	How can the AAP help to improve the attractiveness of existing bus services?	Opinion-seeking question only.	
19d	Apart from the potential provision of a new pedestrian/cycle link to Hanborough Station along Lower Road, are there any other ways in which greater use of Hanborough Station could be encouraged?	Opinion-seeking question only.	
19e	Are there any other factors we have not mentioned that the AAP should focus on to promote increased use of public transport?	Opinion-seeking question only.	
20	Making more use of technology		
20a	Do you agree that the AAP should explore the use of new technology to assist with 'smart travel'?	Appraise use of new technology to assist with 'smart travel'.	Transport, movement and connectivity Policy approach 30 – Changing transport trends and technologies
20b	Do you have any specific suggestions as to how new technologies could be usefully employed?	Opinion-seeking question only.	N/A
21	Sustainable deliveries and travel planning		
21a	In terms of reducing the need to travel, do you agree that the AAP should emphasise the use of sustainable deliveries (e.g. use of parcel drop-boxes, delivery and servicing plans (DSPs) etc.)?	Option 1 = use of sustainable deliveries.	Transport, movement and connectivity Policy approach 29 – Making Effective Use of the Transport Network
21b	Do you support the use of robust travel planning including the potential use of construction logistics plans (CLPs)?	Option 2 = use of robust travel planning including the potential use of construction logistics plans (CLPs).	
22	Highway improvements		
22a	Do you support in principle the provision of two new roundabouts on the A40? What, if any concerns would you have about this?	Appraise potential for new roundabouts on A40).	Transport, movement and connectivity Policy approach 29 – Making Effective Use of the Transport Network Building a strong, vibrant and sustainable community Policy approach 5 – Provision of supporting infrastructure
22b	Should each roundabout facilitate access to both the garden village and the West Eynsham SDA?	Opinion-seeking question only.	N/A
22c	Do you agree with the draft Eynsham Neighbourhood Plan that consideration should be given to the rationalisation of existing junctions (for example the junction of Cuckoo Lane onto the A40)?	Appraise potential for rationalisation of existing junctions (for example the junction of Cuckoo Lane onto	Transport, movement and connectivity Policy approach 29 – Making Effective Use of the Transport Network Building a strong, vibrant and

	Consultation Questions	Reasonable alternative?	Preferred options policy approach taken forward in AAP
		the A40).	sustainable community Policy approach 5 – Provision of supporting infrastructure
22d	Do you agree with the draft Eynsham Neighbourhood Plan that improvements should be made to the existing roundabout at the junction of Lower Road and the A40?	Appraise potential for improvements to be made to the existing roundabout at the junction of Lower Road and the A40.	
22e	Do you support 'in principle' the provision of a connecting 'spine' road running through the garden village from Cuckoo Lane to Lower Road?	Appraise the potential for spine road through the garden village from Cuckoo Lane to Lower Road.	
23	Biodiversity		
23a	Should the AAP provide specific guidance on biodiversity?	Opinion-seeking question only.	N/A
23b	If so, what level of guidance should be included – strategic considerations or design opportunities, applying national and local guidance to the garden village?	Option 1 = include national and local guidance on biodiversity Option 2 = include biodiversity guidance for strategic considerations or design opportunities.	Protecting and enhancing environmental assets Policy approach 12 – Achieving 25% net biodiversity gain Policy approach 13 – Water Environment Policy approach 14 – Environmental assets
23c	Do you think the AAP should require a measurable net gain in biodiversity, making use of a national, local or site specific metric?	Option 3 = require a measurable net gain in biodiversity, making use of a national, local or site-specific metric.	
23d	Are there any other issues regarding biodiversity which should be addressed through the AAP?	Opinion-seeking question only.	N/A
24	Green infrastructure		
24a	Do you agree that the AAP should include guidance on green infrastructure and, if so, what should be the form of this guidance – broad strategy and principles only, with the detail coming as part of the outline planning application, or more detailed masterplan at this stage and the use of standards?	Option 1 = include GI guidance - broad strategy and principles only Option 2 = include GI guidance within the detailed masterplan, including use of standards.	Healthy place shaping Policy approach 10 - Green Infrastructure Protecting and enhancing environmental assets Policy approach 13 – Water environment
24b	Do you think the AAP should stipulate a requirement to achieve a recognised benchmark, such as Building with Nature?	Option 3 = requirement to achieve a recognised benchmark, such as Building with Nature.	
24c	Are there any other issues which you think are important regarding green infrastructure and should be addressed through the AAP?	Opinion-seeking question only.	N/A

	Consultation Questions	Reasonable alternative?	Preferred options policy approach taken forward in AAP
25	Design		
25a	Do you agree that the AAP should require a site-wide 'design code' as part of any planning application and/or key 'design principles' within the AAP itself to help guide the future design of buildings, spaces and places within the garden village?	Option 1 = require a site-wide design code as part of any planning application. Option 2 = include key 'design principles' within the AAP itself to help guide the future design of buildings, spaces and places within the garden village.	Building a strong, vibrant and sustainable community Policy approach 1 – Key Development Principles Policy approach 4 – High Quality Design
25b	If the AAP were to include a set of key design principles, are there any particularly important design issues you think it should focus on?	Opinion-seeking question only.	N/A
25c	Do you think the AAP should stipulate a requirement to achieve some sort of recognised design standard/accreditation such as Building for Life (BfL12)?	Option 3 = requirement to achieve some sort of recognised design standard/accreditation such as Building for Life (BfL12).	Building a strong, vibrant and sustainable community Policy approach 1 – Key Development Principles Policy approach 4 – High Quality Design
25d	Are there any other issues which you think are important regarding design and should therefore be addressed through the AAP?	Opinion-seeking question only.	N/A
26	Sustainable design and construction, renewable and decentralised energy		
26a	Do you support the initial proposed measures to achieve sustainable design and construction (i.e. application of optional building regulations on water efficiency and access)? Are there other measures we should be seeking to include in the AAP?	Appraise potential to achieve sustainable design and construction (through application of optional building regulations on water efficiency and access).	Climate change and resilience Policy approach 31 – Flexibility, durability and adaptability Policy approach 32 – Sustainable construction Policy approach 33 – Decentralised, renewable and low carbon energy Policy approach 34 – Towards zero waste
26b	Do you agree that any application for the garden village site should be supported by an Energy and Sustainability statement or similar to explore fully the opportunities for renewable and decentralised energy?	Appraise requirement for any application for the garden village site to be supported by an Energy and Sustainability statement or similar to explore fully the opportunities for renewable and decentralised energy.	
26c	Do you support the idea of utilising solar energy at the garden village?	Appraise potential for use of solar energy.	
26d	Do you have any other early thoughts as to how the garden village could incorporate renewable or decentralised energy?	Opinion-seeking question only.	N/A
27	Heritage and culture		

	Consultation Questions	Reasonable alternative?	Preferred options policy approach taken forward in AAP
27a	Do you agree that the garden village should draw on opportunities to better understand the past and reveal the significance of heritage and cultural assets?	Appraise potential to draw on opportunities to better understand the past and reveal the significance of heritage and cultural assets	Protecting and enhancing environmental assets Policy approach 15 – Heritage assets
27b	What do you think should be the main heritage/cultural priorities in taking the development forward?	Opinion-seeking question only.	N/A
28	Food production and consumption		
28a	Do you agree that the garden village should make provision for people to grow their own food such as allotments and community gardens?	Appraise the potential provision of allotments and community gardens.	Healthy place shaping Policy approach 7 – Adopting healthy place shaping principles
28b	Do you support the concept of 'edible streets' with fruit, vegetables, herbs and spices grown in public spaces and available for all?	Appraise the potential provision of edible streets.	Policy approach 11 – Enabling healthy food choices
28b	Can you think of any other ways in which the garden village could actively encourage the production of food locally?	Opinion-seeking question only.	N/A
28d	Do you think the AAP should be seeking to influence food choices and opportunities within the garden village (e.g. avoiding hot food takeaways close to schools)?	Appraise the potential to influence food choices and opportunities within the garden village	Healthy place shaping Policy approach 7 – Adopting healthy place shaping principles Policy approach 11 – Enabling healthy food choices
29	Education, healthcare and community infrastructure		
29a	Do you have any initial thoughts on the potential provision of two new primary schools (each up to 2 forms of entry) within the garden village site? Do you think this would be preferable to a single, larger primary school site?	Option 1 = provision of two new primary schools. Option 2 = provision of a single, larger primary school site.	Building a strong, vibrant and sustainable community Policy approach 2 – Quantum and mix of uses Policy approach 3 – Spatial framework
29b	In terms of secondary provision, would you support the provision of a second site for Bartholomew School within the garden village to free up additional capacity at the main school site in Eynsham? If not, why not?	Option 1 = secondary facility for Bartholomew School at West Eynsham. Option 2 = secondary facility for Bartholomew School at garden village	Policy approach 5 – Provision of supporting infrastructure Enterprise, innovation and productivity Policy approach 24 – Employment, skills and training
29c	Do you have any other suggestions as to how additional pupil places at primary and secondary school levels could be provided?	Opinion-seeking question only.	N/A
29d	Would you support in principle the provision of a new healthcare facility within the garden village? If not, why not?	Appraise potential provision of a new healthcare facility.	Building a strong, vibrant and sustainable community Policy approach 2 – Quantum and mix of uses Policy approach 3 – Spatial framework Policy approach 5 – Provision of supporting infrastructure

	Consultation Questions	Reasonable alternative?	Preferred options policy approach taken forward in AAP
29e	What other forms of community / social infrastructure should the garden village be looking to provide or contribute towards?	Opinion-seeking question only.	N/A
30	Social interaction and early delivery of health infrastructure		
30a	Do you agree that the AAP should be encouraging the provision of shared buildings, spaces and facilities to promote social interaction between different age groups and engender community spirit?	Appraise potential provision of shared buildings, spaces and facilities.	Building a strong, vibrant and sustainable community Policy approach 2 – Quantum and mix of uses Policy approach 3 – Spatial framework Policy approach 5 – Provision of supporting infrastructure Healthy place shaping Policy approach 7 – Adopting healthy place shaping principles Policy approach 8 – Social integration and inclusion Policy approach 9 – Providing opportunities for healthy active play and leisure Policy approach 10 – Green Infrastructure
30d	Do you think it is a good idea to appoint a community development worker or similar in the early stages of the garden village to assist with social integration and activity?	Appraise potential appointment of a community development worker.	
30c	Do you agree that the AAP should place a strong emphasis on safe and accessible environments (buildings, spaces, routes) to encourage social interaction and reduce the opportunities for crime and the fear of crime?	Appraise emphasis on safe and accessible environments.	
30d	Do you agree that the AAP should emphasise the need for early delivery of health promoting infrastructure to instil healthier habits from the outset?	Appraise emphasis on need for early delivery of health promoting infrastructure.	
31	Long-term stewardship		
31a	Do you have any early initial thoughts on the most appropriate long-term management/stewardship arrangements for the garden village? Are there any particularly important factors that should be taken into account in determining the approach taken?	Opinion-seeking question only.	N/A
31b	Do you support in principle the idea of the AAP setting a general, overarching policy requirement for appropriate long-term management arrangements to be put in place, with the detail deferred to a separately commissioned stewardship strategy?	Appraise the principle of setting a general, overarching policy requirement for appropriate long-term management arrangements to be put in place.	Building a strong, vibrant and sustainable community Policy approach 6 – Long-Term Maintenance and stewardship
31c	Do you have any other thoughts or observations on this issue?	Opinion-seeking question only.	N/A
32	A potential 'vision' for the garden village		
32a	Do you think the early thoughts contained in the Council's expression of interest outlined above provide a reasonable basis for a vision for the new garden village?	Appraise the early vision set out in paragraph 7.3.	AAP Vision and objectives Building a strong, vibrant and sustainable community Policy approach 1 – Key development principles Healthy place shaping Policy approach 7 – Adopting healthy place shaping principles

	Consultation Questions	Reasonable alternative?	Preferred options policy approach taken forward in AAP
32b	Are there other key factors that you think are important in making successful places that people want to live, work and visit?	Opinion-seeking question only.	N/A
32c	Do you have any other thoughts on an overall 'vision' for the garden village?	Opinion-seeking question only.	