



WEST OXFORDSHIRE
DISTRICT COUNCIL

West Oxfordshire District Council Local Plan: Proposed Modifications

Sustainability Appraisal (SA) Further Addendum Report Non-Technical Summary

October 2017

enfusion



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This is the NTS of the Sustainability Appraisal (SA) Further Addendum Report

1. This is the Non-Technical Summary of the Sustainability Appraisal (SA) Further Addendum Report documenting the processes of SA incorporating Strategic Environmental Assessment (SEA). The NTS outlines the SA process, how the assessment was carried out, and the findings of the SA. This SA Further Addendum Report provides clarification and further information on the SA Addendum Report published in October 2016 and accompanying the West Oxfordshire Local Plan Proposed Modifications on consultation.

The West Oxfordshire Local Plan

2. West Oxfordshire District Council (WODC) is preparing a new Local Plan to guide future development in the District during the period up to 2031. In accordance with legislative and policy requirements, the Council must carry out an SA incorporating SEA of its Local Plan. The SA/SEA of the Local Plan has been on-going since 2007 and is being undertaken alongside the preparation of the plan. The Local Plan, together with its accompanying SA Report and other evidence, was submitted to the Planning Inspectorate in July 2015 for independent examination.
3. In order to address concerns raised by the Inspector in his preliminary findings, the Council undertook further work. The proposed changes to the Local Plan 2031 are primarily associated with an increase in the overall number of homes from 10,500 to 15,950. Most of this (13,200 homes; 660 per year) is to meet West Oxfordshire's housing needs but a proportion (2,750 homes during the period 2021-2031) are proposed to assist neighbouring Oxford City Council with its 'unmet' housing need under the duty to cooperate. The proposed Main Modifications to the plan were subject to SA/SEA and the findings presented in the SA Addendum Report (October 2016) published for consultation in November 2016 alongside the proposed Main Modifications. The examination was resumed in May and July 2017.

Sustainability Appraisal (SA) & Strategic Environmental Assessment (SEA)

4. The purpose of Sustainability Appraisal (SA) is to promote sustainable development through the integration of environmental, social and economic considerations in the preparation of Local Plans. Strategic Environmental Assessment (SEA) is a European Union (EU) requirement that seeks to provide a high level of protection of the environment. SA and SEA are tools to inform plan-making and are used to assess the likely effects of a plan when judged against reasonable alternatives. SA is an ongoing and iterative process with assessments occurring over various stages of plan-making.
5. The SA Addendum (October 2016) addressed the proposed modifications to the submitted Local Plan – and mostly concerned with the uplift in housing identified. As a result of the resumed examination in May and July 2017, further SA work was agreed as follows:
 - SA of other 'non-strategic' housing site options not already assessed (the "Grey Sites");

- Reconsideration and assessment of reasonable alternatives to the Oxfordshire Cotswolds Garden Village;
- Reconsideration and assessment of reasonable alternatives to the West Eynsham SDA;
- Reappraisal of the Woodstock & AONB non-strategic site allocations taking into account additional heritage & landscape assessments; and
- A comparative assessment of the sustainability of all strategic sites at the Three Main Centres

This SA Further Addendum Report (October 2017) explains the further assessment and findings.

Characteristics of the West Oxfordshire District

6. West Oxfordshire is a largely rural district to the west of Oxford with some 40% of residents living in the two largest towns of Witney and Carterton. Oxford City to the east is the regional hub, a designated growth point, and the focus for the District's main transport connections. A large number of people commute out of West Oxfordshire to work, particularly to Oxford, and commuting creates congestion on major routes and in towns. There is a considerable need for more affordable housing in West Oxfordshire. The local economy is diverse and performs relatively well and employment is generally focussed in the main towns. The area has a high-quality environment with a rich variety of habitats and important conservation sites; also, a rich archaeological and architectural heritage, including the internationally designated Blenheim Palace a World Heritage Site (WHS). One third of the countryside is also recognised nationally for its landscape quality falling within the Cotswolds Area of Outstanding Natural Beauty (AONB). Flooding is a key issue with large parts of West Oxfordshire in floodplains.

Key Sustainability Issues, Problems & Opportunities

7. The key sustainability issues may be summarised as follows:
 - Rising levels of housing need with an ageing population and requirement to help provide some of Oxford City's unmet housing need
 - Outside of the main towns public transport accessibility is generally poor
 - Travelling by car has increased with several areas of congestion and associated areas of poor air quality in Witney and Chipping Norton
 - The network of relatively isolated sites of particular importance for biodiversity would benefit from expansion and linkage to provide more sustainable biodiversity management units
 - A high-quality landscape with the AONB
 - A rich archaeological and architectural heritage, including the Blenheim Palace WHS
 - Maintain high levels of economic activity with low unemployment

How have the assessments been undertaken?

8. The SA Framework of Objectives is the same as used to test the emerging elements of the new Local Plan and as reported in the SA Reports (2015 and the Addendum 2016); as follows:

SA No	SA Objective
1	Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home
2	Improve health and well-being and reduce inequalities
3	Promote thriving and inclusive communities
4	Improve education and training
5	Maintain a low level of crime and fear of crime
6	Improve accessibility to all services and facilities
7	Improve the efficiency of land use
8	Reduce waste generation and disposal
9	Reduce air pollution and improve air quality
10	Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts
11	Protect and improve soil and water resources
12	Reduce the risk from all sources of flooding
13	Conserve and enhance biodiversity and geodiversity
14	Conserve and enhance landscape character and the historic environment
15	Maintain high and stable levels of employment
16	Promote sustainable economic growth and competitiveness

9. The draft plan was assessed against the SA Objectives, using baseline information and professional judgment, and the likely significant effects recorded. The SA considered the nature of the likely effects (including positive/negative, duration (short, medium or long term), permanent/temporary, secondary, cumulative and synergistic) and according to categories of significance – major/minor, positive/negative, neutral, and uncertain. The SA made suggestions for mitigating significant negative effects, where possible, and possibilities for enhancement, where relevant.

What reasonable alternatives have been considered & addressed?

10. This SA Further Addendum Report covers further work agreed between the Council and the Inspector, including a reconsideration of reasonable alternatives to the Oxfordshire Cotswold Garden Village; and to the West Eynsham Strategic Development Area (SDA); and other non-strategic housing options not previously assessed (Grey Sites).

What are the likely significant effects of the Local Plan?

11. The SA findings (2016) for the implementation of the Proposed Modifications to the Local Plan 2031 align with the SA findings (2015) reported in the Submission SA Report. Those findings are still relevant and the reasons for progressing some strategic options and not others also remain valid. This SA Further Addendum Report has checked the accuracy and consistency of

previous findings, especially with regard to objectives for soil resources and landscape quality.

12. **Refreshed SA of Strategic Directions of Growth** at Witney, Carterton & Chipping Norton: Minor amendments were made as a result of updated evidence and rechecking. Land West of Downs Road, Witney – effects on transport changed from neutral to minor negative (with some uncertainty). Land South of A40, Witney – effects on landscape changed from major negative to major negative (with some uncertainty) and on the historic environment from major to minor negative (with some uncertainty). Land north of Witney changed from minor positive (with some uncertainty) to minor positive. For Tank Farm, Chipping Norton – effects on transport/highways changed from neutral to uncertain minor positive in light of potential traffic reduction in the town centre, although air quality changed from neutral to minor negative with some uncertainty for the precise effects of increased traffic and the new relief road; effects on soils changed from major to minor negative as soils not the higher quality Grade 1-3a. The minor changes identified in this SA Further Addendum Report do not affect the reasoning for progression or rejection of strategic site alternatives; these remain the same as reported in the previous SA Addendum Report.
13. **Alternatives to Oxfordshire Cotswold Garden Village:** Two additional options – Barnard Gate Garden Village, near South Leigh & Land North of the A40 at Barnard Gate - were tested by full SA with comparative assessment with the OCGV. The SA of the Oxfordshire Cotswolds Garden Village remains the same as that reported in October 2016 except for likely effects on the historic environment that have changed from neutral to minor negative, recognising the historic assets in the north of the site. All the options are likely to have positive effects on SA Objectives for housing, health/equality, supporting services and facilities, education, and employment. Neutral effects are predicted for all options on SA Objectives for crime, waste, water, and biodiversity/geodiversity. None of the options will make efficient use of land since all are greenfield and thus with minor negative effects.
14. Minor negative effects are indicated for all options on climate change mitigation, and air quality due to some uncertainty of the cumulative effects with increased traffic. Land north of Barnard Gate includes some Grade 3a agricultural land with major negative effects indicated for loss of best quality soils but some uncertainty of significance; minor negative effects for the other two options. Land North of Barnard Gate is adjacent to the A40 with likely negative effects compared to the other options due to lack of currently proposed mitigation; the OCGV includes mitigation measures by provision of a Park & Ride and the site promoters of the Barnard Gate Garden Village have suggested they would also deliver strategic transport improvements. All options are likely to have minor negative effects for landscape and the historic environment with uncertainty of effectiveness of mitigation; Land North of Barnard Gate is likely to have major negative effects due to potential impact on the Eynsham Hall Registered Park and Garden and two listed buildings. The outline key reasons for progressing the OCGV option compared to the other alternatives are outlined and include a stronger spatial relationship to Oxford City, good links to proposed strategic transport

improvements including Park and Ride and bus priority and 'in principle' support from Government through the locally-led garden village programme and also through the submission draft Eynsham Neighbourhood Plan.

15. **Alternatives to the West Eynsham SDA** (1000 new homes): The Council agreed to consider two other alternatives -
- Land adjacent to Hanborough Station (900 new homes) – new SA
 - Split allocation with 550 homes at the West Eynsham SDA and 450 homes at land adjacent to Hanborough Station – new SA

All options are likely to have positive effects for housing, employment and community objectives. The options for 900 homes adjacent to Hanborough Station is likely to have major positive effects for transport/accessibility due to the proximity of the railway station and good sustainable access into Oxford City. The likely positive effects are reduced for the reduced capacity of around 500 homes. The land west of Eynsham includes some Grade 3a soils so some minor negative effects for loss of best and most versatile agricultural land compared to the site at Long Hanborough that has no high-quality soils.

16. Both land west of Eynsham and land adjacent to Hanborough Station are in areas of some landscape and historic sensitivity with likely minor negative effects – and these would be reduced through a reduction in the number of homes. Generally, reducing the proposed development from 1000 to 450 or 550 homes will reduce the likely negative effects identified. However, it may also reduce key positive effects, for example, the relief road associated with the west of Eynsham option is likely to be less deliverable/not required to support this reduced level of development. The outline key reasons for progressing West Eynsham compared to the other two options are outlined and include the fact that the size of development is sufficient to be associated with the relief road and help to resolve an existing problem in Eynsham, but not so big that there would be problems of integrating with existing communities. Furthermore, the proximity of the West Eynsham option to the existing village will assist with its integration into the existing community, compared to other options which are less well related to other settlements.

17. **Comparative SA of Strategic Sites** (Inter-Settlement): For completeness and in order to address concerns and provide further clarification, a comparative assessment has now been presented of all strategic options at Witney, Carterton and Chipping Norton in the same table.

18. **Non-Strategic Site Options:** The Council acknowledged the need to also assess a number of additional 'grey sites' - identified as being potentially suitable for development within the Strategic Housing and Economic Land Availability Assessment (SHELAA) 2016 but that were not allocated in the Local Plan Main Modifications (November 2016) for various reasons, such as lack of certainty over delivery and site size. Thirteen additional grey sites have been assessed against the SA framework with the results presented accordingly, together with reasons for non-selection. A refreshed SA has also been undertaken of the 15 allocated non-strategic sites and this found only minor changes due to updated evidence in particular, the additional

landscape and heritage appraisal commissioned by the Council in relation to seven of the 15 proposed non-strategic allocations. The four sites located within the Cotswold AONB had been considered to have major negative effects on landscape; however, the new studies suggest that certain numbers of dwellings at each site could be accommodated without significant effects, thus reducing the SA findings to minor negative (with some uncertainty).

19. Three of the options are likely to have minor negative effects on the setting of Blenheim Palace World Heritage Site, with some uncertainty about the cumulative effects on the WHS. The outline reasons for selection of these site options remains as reported in the SA Addendum Report (October 2016) - they offer the most sustainable likely delivery of development focused primarily on the District's larger towns and villages, with the least impacts on the important assets of the District. The further study suggests mitigation measures for negative effects in relation to landscape and heritage.
20. **Housing Requirement – uniform & stepped:** Overall, the SA found little difference between the options for a uniform and a stepped approach to delivery of the overall housing requirement. With the longer lead-in time for strategic sites including the new garden village development, there is likely to be less uncertainty for delivery with the stepped approach and major positive effects confirmed for housing, communities and employment.

How could negative effects be mitigated? Were there any difficulties encountered?

21. Possibilities for mitigation measures have been considered throughout the SA, including changes to precise location to avoid sensitive receptors and housing numbers. There were no significant technical difficulties encountered during the preparation of this SA and any data gaps or uncertainties about the effectiveness of mitigation measures were recorded.

How has the SA influenced the development of the Local Plan?

22. The SA has described likely effects and made suggestions, where possible, to mitigate negative effects and enhance potential positive effects.

Monitoring Proposals

23. The Local Plan and the SA will be monitored as part of the Authority's comprehensive Monitoring Report, as required by Government. No additional proposed monitoring that might be required as part of the SA process was indicated from the findings of the SA.

Next Steps

24. This SA Further Addendum Report will be submitted to the Inspector and then published for public consultation in due course. The consultation responses received will be considered by the Inspector in determining the most appropriate way forward for the Local Plan.



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

**West Oxfordshire District Council Local Plan
Proposed Modifications**

**Sustainability Appraisal (SA)
Further Addendum Report**

October 2017

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West Oxfordshire District Council Local Plan

Proposed Main Modifications Sustainability Appraisal (SA) Further Addendum Report

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1.0 INTRODUCTION & PURPOSE OF THE SA FURTHER ADDENDUM REPORT

The Local Plan & Sustainability Appraisal (SA)

- 1.1 West Oxfordshire District Council (WODC) is preparing a new Local Plan to guide future development in the District during the period up to 2031. In accordance with legislative and policy requirements¹, the Council must carry out a Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of its Local Plan. The SA/SEA of the Local Plan has been on-going since 2007 and is being undertaken alongside the preparation of the plan.
- 1.2 The Local Plan, together with its accompanying SA Report and other evidence, was submitted to the Planning Inspectorate in July 2015 for independent examination. The plan-making and SA/SEA processes, documents and consultation to submission are detailed in the Final SA Report (February 2015²)[CD2 & CD2a]. The Proposed Submission Local Plan and the SA Report were subject to public consultation.

Submission of the Local Plan & Examination (2015)

- 1.3 The Submitted Local Plan 2031 was considered at the first hearing sessions of the examination held 23 – 26 November 2015. These dealt with strategic matters, including the duty to cooperate, and housing and employment requirements. The Inspector's preliminary findings³ were published in December 2015. Overall, the Inspector considered that the local plan's housing requirement of 10,500 dwellings was not justified. The Inspector found the general scope and approach of the SA to be adequate[IN015]. The examination was suspended in January 2016 [IN017] to allow the Council to undertake further work including the identification of additional sites.

Revised Housing Requirement & Proposed Main Modifications (November 2016)

- 1.4 In order to address the concerns raised by the Inspector in his preliminary findings, the Council undertook further work including a partial update of the Oxfordshire Strategic Housing Market Assessment (SHMA), and updating of other technical studies such as the Infrastructure Delivery Plan (IDP) and Strategic Flood Risk Assessment (SFRA). This work also included a refreshed consideration of strategic options such as concentrating development along transport corridors and/or within a new village.
- 1.5 The proposed changes to the Local Plan 2031 are primarily associated with an increase in the overall number of homes from 10,500 to 15,950. Most of this

¹ Town & Country Planning Regulations (2011, 2012); National Planning Policy Framework (2012)
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² <http://www.westoxon.gov.uk/media/1264894/document-library-live.pdf>

³ <http://www.westoxon.gov.uk/localplan2031>

(13,200 homes; 660 per year)) is to meet West Oxfordshire's housing needs but a proportion (2,750 homes during the period 2021-2031) are proposed to assist neighbouring Oxford City Council with its 'unmet' housing need under the duty to cooperate. The proposed Main Modifications are mostly concerned with this uplift in the housing requirement and meeting this need through increased and additional site allocations.

1.6 The proposed Main Modifications⁴ [CD5] to the plan were subject to SA/SEA and the findings presented in the SA Addendum Report (October 2016) [CD10] which was published for consultation in November 2016 alongside the proposed Main Modifications. The SA tested the increased and new site allocations proposed, and reconsidered the strategic alternatives for the plan in the light of the increased housing requirement, as follows:

- Spatial Strategy (including two additional options of development along transport corridors and a new village).
- Housing & Employment Growth Options
- Options for Directions of Growth at Witney, Carterton, Chipping Norton, and Eynsham

This was in accordance with the Inspector's advice that the range of alternative strategies to be considered in the SA will need to be reviewed if the Council anticipates some apportionment of Oxford's needs to West Oxfordshire [IN015].

Consultation Comments on the SA Addendum Report (October 2016)

1.7 The SA Addendum Report [CD10] was published for consultation alongside the proposed Local Plan Main Modifications during November – December 2016. A number of the representations received related to the SA Addendum Report with further comments on SA also set out in hearing statements submitted by participants prior to the resumed examination hearings in May and July 2017. A summary of these representations and the responses made is provided in this report at Appendix A. Key concerns with the SA Addendum Report were as follows:

- Inadequate assessment of reasonable alternatives for strategic development
- Comparative assessment is limited to alternatives within the 3 main towns
- Alternative strategic options at Eynsham, including a new proposal for a Garden Village; cumulative effects
- No comparison of non-strategic sites against reasonable alternatives

1.8 These concerns have been addressed through further SA work as reported in this SA Further Addendum. The development of plan-making options and the SA/SEA of alternatives have been on-going throughout the production of the Local Plan and its accompanying SA. The SA/SEA has an important role to help identify, refine and assess reasonable alternatives, although it is only one

⁴ <http://www.westoxon.gov.uk/media/1572550/CD5-Local-Plan-including-Proposed-Modifications.pdf>

factor informing the reasoning for progression or rejection of an option in plan-making.

Resumed Examination (May and July 2017)

- 1.9 In response to the various criticisms made by some parties regarding the SA Addendum Report (CD10), the Council prepared a Note on the Legal Compliance of the SA (June 2017) [EXAM008]. This concluded that the SA has been prepared in accordance with all relevant guidance and legislation and achieves substantial compliance with the legal requirements.
- 1.10 It identified one exception to this, which was in relation to the SA of the 15 'non-strategic' site allocations identified in the Local Plan proposed main modifications (CD5). Here it was acknowledged that the SA should have assessed a number of other 'reasonable alternatives' which were identified as potentially suitable in the Council's Strategic Housing and Economic Land Availability Assessment (SHELAA) 2016 (HOU17) but not allocated in the Local Plan proposed modifications. In publishing EXAM008 the Council accepted the need to assess these additional "grey sites" through SA.
- 1.11 The Council carefully considered further representations submitted in response to EXAM008 and additional comments made during the hearing sessions. Whilst the Council remains confident that the approach taken to the SA is proportionate and lawful, the Council proposed in a second response [EXAM017] to undertake further SA work (in addition to the assessment of the 'grey sites') in order to address the principal concerns expressed by some parties to the examination.
- 1.12 The further SA work agreed between the Council and the Inspector is therefore as follows:
 - SA of other 'non-strategic' housing site options not already assessed (the "Grey Sites");
 - Reconsideration and assessment of reasonable alternatives to the Oxfordshire Cotswolds Garden Village;
 - Reconsideration and assessment of reasonable alternatives to the West Eynsham SDA;
 - Reappraisal of the Woodstock & AONB non-strategic site allocations taking into account additional heritage & landscape assessments; and
 - A comparative assessment of the sustainability of all strategic sites at the Three Main Centres
- 1.13 In addition to the further work outlined above, this further SA Addendum Report has taken the opportunity to 'refresh' a number of the options assessed previously in the original SA Addendum Report [CD10] to take account of any more recent, relevant information that has become available. This includes an updated assessment of the main strategic directions of growth at Witney, Carterton, Chipping Norton and Eynsham as well as the 15 non-strategic site allocations.

- 1.14 The Council also agreed to prepare a note for the Inspector on a staged approach to delivering the housing requirement (August 2017) [EXAM023] – and this has been tested through this further SA addendum report for completeness.

Local Plan & SA/SEA Documents to date

- 1.15 A summary of the plan-making and SA/SEA processes and documents prepared since March 2015 to date is presented in the following table:

Table 1.1: Local Plan and SA/SEA documents

Local Plan Stage and Documents Consultation	SA/SEA Stage and Documents Consultation
Proposed Submission Local Plan 2031 27 March – 8 May 2015	SA Report (Feb 2015) [CD2 & CD2a] 27 March – 8 May 2015
Local Plan 2031 Submitted to Planning Inspectorate on 14 July 2015 for independent examination.	SA Report (Feb 2015) submitted as supporting evidence to accompany the submission Local Plan 2031
Examination Part 1 (dealing with strategic matters, including duty to cooperate, housing & employment requirements) 23 – 26 November 2015	Representations were also made on the SA at the Hearings
Suspension of Local Plan Examination in January 2016 to allow the Council to undertake further work in response to the Inspector's Preliminary Findings (December 2015)	
Proposed Main Modifications to Submitted Local Plan November-December 2016	SA Addendum Report October 2016 [CD10 & CD10a] Public consultation November – December 2016
Examination Stage 2 Hearings 9-18 May 2017	
Examination Stage 3 Hearings 11-20 July 2017	
Further proposed Main Modifications to Inspector September 2017	
Additional landscape & heritage studies Consultation November-December 2017	SA Further Addendum Report October 2017 (This Report) Consultation November-December 2017
Inspector's Interim Report Proposed Main Modifications Consultation January-February 2018	SA of Proposed Main Modifications Consultation January-February 2018

Purpose and Structure of this SA Report

- 1.16 Some matters for the SA were raised at consultation on the Submission and Proposed Modifications reports, and at the examination hearing sessions. Therefore, the purpose of this SA Further Addendum Report is to:
- explain matters with regard to the SA that have been raised through consultation and examination in 2017
 - report the refreshed and new SA of strategic and site allocation options
 - assess and report the SA findings
- 1.17 The principle of addressing matters raised through examination by publication of an SA Addendum Report is established in English Case Law (see The Rochford Judgment⁵ subsequently confirmed by the Court of Appeal⁶). SA is an iterative and ongoing process that aligns with the iterative plan-making process. There is no requirement to repeat previous appraisal studies and this SA Further Addendum Report addresses matters and issues arising from the examination and proposed modifications to the Local Plan.
- 1.18 With regard to compliance for legislative and policy requirements, this SA Further Addendum Report comprises a further part of the SA Report as submitted in February 2015 [CD2] and has been prepared in accordance with relevant guidance and legislative requirements. It seeks to build upon previous SAs, including the SA Addendum Report October 2016 [CD10], and to be a proportionate assessment - relevant to the stage of plan-making and in line with NPPF requirements for SA (paragraph 167).
- 1.19 Following this introductory Section 1, appraisal methods are described in Section 2. The refreshed and new assessments are discussed in sections 3-8 with details provided in the Appendices B-F. A summary of the issues raised and discussed at the examination hearing sessions is provided in Appendix A. Section 9 sets out the overall summary findings and next steps for the Local Plan and the SA.

⁵ Cogent Land LLP v Rochford District Council (2012) EWHC 2542

⁶ No Adastral New Town Ltd v Suffolk Coastal DC [2015] EWCA Civ 88

2.0 METHODS

General Approach

- 2.1 The general approach taken in this further SA Addendum Report has been to build upon the previous SA work to ensure consistency so that options and changes are assessed or refreshed to the same level, as required, in order to inform plan-making and decision-making. This SA does not duplicate previous work but rather takes a proportionate approach relevant to this level of plan-making – addressing concerns raised and discussed at the resumed examination hearing sessions in May and July 2017.
- 2.2 As with the previous Submission SA Report [CD2] and SA Addendum Report [CD10], this further SA work has been prepared by independent specialists Enfusion Ltd (<http://www.enfusion.co.uk/>), supported by Council Officers - particularly with regard to checking matters of fact and updating the baseline information (planning and SA guidance acknowledge the shared evidence base for both processes).
- 2.3 The appraisals were undertaken by the independent assessors at Enfusion. Evidence is cited where applicable, a commentary is provided and suggestions for mitigation or enhancement are made where relevant. The nature of the likely sustainability effects (including positive/negative, duration, permanent/ temporary, secondary, cumulative and synergistic) are described, together with any uncertainty noted. Where necessary, detailed SA matrices have been prepared; otherwise a narrative updating and/or refreshing the appraisal is reported. The findings of the SA (together with consultation, other technical studies and planning matters) have been taken into consideration in the preparation of the proposed Modifications to the Local Plan 2031.
- 2.4 The SA Framework of Objectives is the same as used to test the emerging elements of the new Local Plan and as reported in the SA Reports (2015 and the Addendum 2016) - as follows:

SA No	SA Objective
1	Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home
2	Improve health and well-being and reduce inequalities
3	Promote thriving and inclusive communities
4	Improve education and training
5	Maintain a low level of crime and fear of crime
6	Improve accessibility to all services and facilities
7	Improve the efficiency of land use
8	Reduce waste generation and disposal
9	Reduce air pollution and improve air quality
10	Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts
11	Protect and improve soil and water resources
12	Reduce the risk from all sources of flooding

13	Conserve and enhance biodiversity and geodiversity
14	Conserve and enhance landscape character and the historic environment
15	Maintain high and stable levels of employment
16	Promote sustainable economic growth and competitiveness

2.5 This SA Framework that was agreed through the scoping and consultation process does not explicitly define the thresholds of significance for major and minor negative effects. Therefore, this SA Further Addendum Report seeks to clarify and avoid inconsistencies, especially with regard to loss of the soils resource (SA Objective No 11, second part) and landscape (SA Objective No 14, first part), making explicit the significance thresholds applied in the assessment. Thus, for SA No 11 soils – major negative refers to loss of land that is designated Best & Most Versatile Agricultural Land (BML) Grade 1-3a; minor negative refers to land that is designated BML Grade 3b-5 and/or described as greenfield. For SA No 14 Landscape – major negative effects if a site option is within or adjacent to the AONB; minor negative effects if near to the AONB. The findings from the SA Addendum Report October 2016 were checked again for consistency with these SA Objectives Nos 11 & 14.

Updated Information

2.6 Factors that characterise the West Oxfordshire area with regard to spatial and development planning remain similar to that reported in February 2015 [CD2] and updated in October 2016 [CD10 & 10a]. Thus, the sustainability issues and problems for the Local Plan remain the same as previously identified with regard to SA Objectives. The SA Framework is therefore still considered relevant and it is retained for continuity of appraisal for this further work in 2017 and as previously reported in Section 2 of the Submission SA Report [CD2] and the SA Addendum Report [CD10]. The SA Framework comprises the SA Objectives; sub-objectives or decision-aiding questions; monitoring indicators; and the significance of effects key as set out in table 2.1 of the Submitted SA Report [CD2].

2.7 One concern raised by some respondents was that the SA Addendum Report [CD10] had not considered all available, up to date evidence. Therefore, all information available from the examination library, relevant planning applications, the Council's website, and other key sources such as the Defra Magic mapping, has been reviewed to ensure that the most up to date evidence is cited in this SA Further Addendum Report. This includes an additional heritage and landscape study⁷ commissioned by the Council in respect of seven of the fifteen proposed non-strategic site allocations. Any additional or changed findings in this further SA addendum report are reported in red text to distinguish from the earlier findings reported in the initial SA Addendum Report [CD10]. New SAs, such as for additional strategic options are detailed in matrices and summary findings discussed in the main text of this report.

⁷ Chris Blandford Associates for West Oxfordshire District Council (October, 2017) West Oxfordshire Local Plan Allocations Landscape and Heritage Advice

Screening Main Modifications for SA Significance

- 2.8 The main changes put forward by the Council in November 2016 were associated with the requirement for the uplift in housing and the implications for the site allocations (both an increase in the capacity of existing sites and new draft allocations being made). The proposed changes were screened for their significance with regard to SA using professional judgment – do the changes, deletions and additions significantly affect the findings of the SA Report (Feb 2015 CD2) accompanying the Submission West Oxfordshire Local Plan 2031, the SA Addendum Report (October 2016 CD10), and/or do they give rise to significant environmental/sustainability effects? The Inspector may suggest Proposed Main Modifications (MMs) to the Plan after consideration of the additional studies and comments received. Any such proposed MMs will be subject to SA using the same screening and updating of assessment methods reported in the previous SA Addendum Report (October 2016).

Consultation on the SA

- 2.9 The SEA Regulations require that the public shall be given an early and effective opportunity within appropriate timeframes to express their opinion on the draft plan and accompanying environmental report before the adoption of the plan. The SA has been subject to public consultation since 2007; representations and responses have been reported at each iteration of the SA and plan-making, as set out in the Submitted SA Report [CD2], the SA Addendum Report [CD10], and this SA Further Addendum Report.
- 2.10 This SA Further Addendum Report will be made available for public consultation alongside other new evidence prepared by or on behalf of the Council since the examination hearings in May and July 2017. Consultation remains an important part of the ongoing and iterative SA process; any responses received will be considered by the Inspector in producing his Interim Findings and in recommending any main modifications to the submission draft Local Plan. Any such proposed Main Modifications (MMs) will be subject to SA and both the MMs and the SA Report will be available for consultation. Comments received will be considered by the Inspector in preparing his final report.

3.0 REFRESHED SA OF STRATEGIC DIRECTIONS OF GROWTH

Context

- 3.1 The previous SA Addendum Report (CD10) assessed a number of strategic directions of growth at Witney, Carterton and Chipping Norton. These included as follows:

Witney

- Land West of Downs Road between Witney & Minster Lovell
- Land South of the A40
- East Witney
- North Witney
- North East Witney
- Multi-site

Carterton

- North East Carterton
- Northern Extension (Kilkenny Farm site)
- West Carterton
- Multi-site

Chipping Norton

- Tank Farm

- 3.2 A number of concerns have been raised regarding the SA of these strategic directions of growth and as such, this Further SA Addendum Report has taken the opportunity to 'refresh' the assessment of each option to ensure that all relevant information has been taken into account. The details of the updated assessments are presented in Appendix B, and the summary findings are as follows:

Refreshed SA Findings

- 3.4 **Witney:** Minor amendments were made as a result of updated evidence and rechecking, as follows:
- Land West of Downs Road – likely effects on transport and the highway network changed from neutral to minor negative (with some uncertainty)
 - Land South of the A40 – likely effects on landscape changed from major negative to major negative (with some uncertainty) as some mitigation has been indicated by the site promoter with project level studies; and effects on the historic environment changed from major negative (with some uncertainty) to minor negative (with some

uncertainty) – as mitigation is indicated through layout and screening on the Conservation Area.

- North Witney – effects on education/training changed from minor positive (with some uncertainty) to minor positive

3.5 **Carterton:** There were no changes to the SA arising from checking and updated evidence.

3.6 **Chipping Norton:** Minor amendments were made as a result of updated evidence and rechecking, as follows:

- Likely effects on transport/highways changed from neutral to uncertain minor positive as the proposals are associated with a new link road and this will help reduce traffic in the centre of the town; associated air quality changed from neutral to minor negative (with some uncertainty) having regard to an updated transport study⁸
- Likely effects on soil resources changed from major negative (with some uncertainty) to minor negative (with some uncertainty) as a recent study confirmed that land to be mostly Grade 3b.

3.7 All the options are likely to have positive effects on SA Objectives 1 Housing, 2 Health/Equality; 3 services/facilities; 4 education/training; 10 Climate Change adaptation, 15-16 Employment. All the options are likely to have neutral effects with regard to SA Objectives 5 Crime; Waste; and Flood Risk (except W Carteron where an existing problem could be resolved with minor positive effects).

3.8 All the options involve the use of greenfield land with minor negative effects for SA Objective 7 on efficiency of land use. All site options take the best and most versatile agricultural land with negative effects for SA Objective 11 although a recent study of the East Chipping Norton (Tank Farm) site concludes that the site is predominantly Grade 3b due to soil limitations and moisture deficits reducing the likely effect to a minor negative (with some uncertainty). Most of the site options have negative effects on landscape and the historic environment.

Reasons for Progressing Strategic Allocations

3.9 The minor changes identified in this SA Further Addendum Report do not affect the reasoning for progression or rejection of strategic site alternatives; these remain the same as reported in the previous SA Addendum Report [CD10] (paragraphs 4.29-31 Witney; 4.36-37 Carteron; and 4.40-43 Chipping Norton).

3.10 Whilst the SA is important evidence that informs plan-making, it is not the only source of information and decision-making is informed by other technical studies and consultation representations. It is a requirement of the SEA Regulations that the reasons for selecting the alternatives in the plan, when

⁸ WYG (June 2017) Chipping Norton Transport Options Study Addendum

compared with other reasonable alternatives, should be outlined in the published Report.

- 3.11 Multi-site options for both Witney and Carterton remain rejected as there would be limited potential to deliver wider benefits to the towns. Land to the south of Witney is not progressed due to concerns about noise/odour from nearby land uses, landscape sensitivity and no strategic highway improvements for Witney. Land to the north-east of Witney is not progressed due to landscape and deliverability concerns. Land to the west is not progressed as it is currently relatively isolated from Witney.
- 3.12 Areas to the north, north east, and west of Carterton have been identified in the Carterton Masterplan as having some future development potential, in terms of the Local Plan they have not been allocated at this time as strategic allocations due primarily to concerns about effects on landscape and segregation from the town. The expansion to the Tank Farm site option at Chipping Norton is progressed because it is considered that any potential negative effects on transport and air quality are potentially able to be mitigated through provision of the Eastern Relief Road (albeit with some uncertainty at this stage of assessment) and then only positive effects are indicated for the proposed development.
- 3.13 The apportionment of allocated strategic development sites recognises the sustainability constraints and opportunities, taking into account likely cumulative effects especially with regard to landscape sensitivities, heritage assets, the highway network and the potential for best promoting sustainable transport objectives, together with deliverability and community support considerations.

SA Conclusions

- 3.14 The SAs of the strategic options for directions of growth at Witney, Carterton and Chipping Norton have been refreshed and checked for updated evidence. A small number of minor changes were made to the likely significant effects identified - for two options with regard to transport and associated air quality, one option for landscape and the historic environment and one option in relation to education/training – as shown in the table at the beginning of Appendix B of this report. These have not changed the overall SA findings significantly. The reasons for selecting and rejecting strategic site options remain relevant and valid and as reported in the SA Addendum [CD10].

4.0 SA OF ALTERNATIVES TO THE OXFORDSHIRE COTSWOLDS GARDEN VILLAGE (OCGV)

Context

- 4.1 To address the issue of 'unmet' housing need from Oxford, West Oxfordshire District Council identified two strategic options at Eynsham; land to the west of Eynsham and land to the north of Eynsham (now referred to as the Oxfordshire Cotswolds Garden Village). These two options were derived from joint work carried out with the other Oxfordshire local authorities through the Oxfordshire Growth Board in relation to the apportionment of unmet housing need from Oxford (SD14 – SD21). These two options were subject to SA with detailed findings presented in Appendix IV and summary findings discussed in paragraphs 4.44-4.50 of the SA Addendum Report (October 2016), including the reasoning for progressing these alternatives.
- 4.2 In EXAM017 the Council acknowledged the need to consider other 'reasonable alternatives' to both the Garden Village and the West Eynsham SDA that had subsequently emerged. In relation to the Garden Village, the Council has now identified two reasonable alternatives - the alternative 'Barnard Gate Garden Village' being promoted by Gladman to the south of the A40 near South Leigh, and land north of the A40 at Barnard Gate that was considered through the Oxfordshire Growth Board work on the apportionment of unmet need⁹. Therefore, three alternatives have been subject to full SA with a comparative assessment as follows:
- Oxfordshire Cotswolds Garden Village (at least 2,200 homes & 40 ha science/business park)
 - Barnard Gate Garden Village (c. 2,700 – 3,200 homes & 9 ha science park)
 - Land North of the A40 at Barnard Gate (2,200 homes)

The location and extent of the three development option areas are shown in figures in Appendix C.

- 4.3 The Council does not consider that there are any other reasonable alternatives for a new garden village of this scale to meet Oxford's unmet housing needs in West Oxfordshire. Land adjacent to Hanborough Station is now being promoted for between 670 – 900 dwellings (depending on the average density applied). This is acknowledged to be a reasonable alternative to the West Eynsham SDA and is therefore considered further in Section 5.0 of this Further SA Addendum Report but it is not considered to be a reasonable alternative to the Oxfordshire Cotswolds Garden Village as it is too small to provide a garden village. The land adjacent to Hanborough Station is being promoted for up to 900 dwellings depending on the density of development. The proposal is therefore much smaller scale in scale than the

⁹<https://m.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/communityandliving/partnerships/GrowthBoard/OxfordSpatialOptionsFinalReport.pdf>

Oxfordshire Cotswolds Garden Village which is seeking to deliver around 2,200 homes plus a 40-hectare science/business park. Whilst there is no specific minimum size threshold for a new garden village, it is evident that this alternative option is a much smaller proposition and not directly comparable.

SA Findings

- 4.4 The SA of the Oxfordshire Cotswolds Garden Village reported in October 2016 has been checked and refreshed. New SAs have been undertaken of two reasonable alternatives including the Land North of Barnard Gate and the Barnard Gate Garden Village options. The SAs have been undertaken in a comparable way using all available and updated information, including that provided by promoters of sites. Details of the SA findings are provided in Appendix C of this report.
- 4.5 The SA of the Oxfordshire Cotswolds Garden Village remains the same as that reported in October 2016 except for likely effects on the historic environment. Minor negative effects were indicated in recognition of historic assets within the north of the site area. Some uncertainty of significance of effects remains until detailing masterplanning but effective mitigation is likely with potential residual neutral effects. In relation to flood risk, whilst a small extent of the site falls within Flood Zone 2 and 3 along the northern boundary and in the south-eastern parts of the site, effective mitigation is likely with a potential residual neutral effect.
- 4.6 All the options are likely to have positive effects on SA Objectives for housing, health/equality, supporting services and facilities, education, and employment. Neutral effects are predicted for all options on SA Objectives for crime, waste, water, and biodiversity/geodiversity. None of the options will make efficient use of land since all are greenfield and thus with minor negative effects. Minor negative effects are indicated for all options on climate change mitigation, and air quality (SA Objectives 9 & 10) due to some uncertainty of the cumulative effects with increased traffic in the short-medium term before the effects of more stringent vehicle emissions controls provide mitigation.
- 4.7 All options are likely to have negative effects on vehicle transport and the highway network due to the scale of the new development. However, the Oxfordshire Cotswolds and Barnard Gate Garden Village options have proposals for mitigation measures to reduce the effects to neutral – with some uncertainty until further studies completed. Land North of Barnard Gate remains minor negative with no mitigation measures indicated and separation by the A40 such that the potentially positive effects for sustainable transport provided by the other two options is not clear.
- 4.8 The Oxfordshire Cotswolds Garden Village option is some 1 km distance from existing services and facilities in Eynsham with sustainable transport modes indicated in the proposals such that neutral effects are likely for SA Objective 3. The other options are some 2-3km distance from the centre of Eynsham and therefore, with potential negative effects for integration and accessibility to existing services and facilities but will provide their own services and

facilities given the scale of development proposed. Potential residual neutral effect also. The planned Park & Ride for the north of Eynsham will further promote sustainable transport for the Oxfordshire Cotswolds Garden Village option providing more certainty of positive effects for sustainable transport and accessibility compared to the Barnard Gate Garden Village option. It is understood that a suggestion for a Park & Ride to the west of Eynsham has not been supported through discussions with the County Council¹⁰; therefore, less certainty of positive effects on SA Objective 6 for the Barnard Gate Garden Village option compared to the Oxfordshire Cotswolds Garden Village option. Land North of Barnard Gate is adjacent to the A40 with existing congestion problems and therefore, likely negative effects.

- 4.9 Land north of Barnard Gate includes some Grade 3a agricultural land with major negative effects indicated for loss of best quality soils but some uncertainty of significance as a large area is not recorded and mitigation possibilities are not clear. There is some Grade 3b land with potential minor negative effects for loss of good quality soils for the Oxfordshire Cotswolds Garden Village option and some uncertainty for mitigation remains at this stage of assessment. Minor negative effects on soils for the Barnard Gate Garden Village option as although it does not include any Grade 1-3a agricultural land, it still comprises Greenfield land.
- 4.10 There is a small area of Flood Zone 3 (high risk) in the northernmost part of the Oxfordshire Cotswolds Garden Village option (north of City Farm) and also two small areas of Flood Zone 3 in the south-east corner of the site adjacent to Lower Road. There is a small area of Flood Zone 3 (high risk) for the Land North of Barnard Gate option, and a band of Flood Zone 3 following a stream through the Barnard Gate Village option. Therefore, potential minor negative effects with uncertainty at this stage of planning was identified for all three options. However, it is likely that such effects could be mitigated through masterplanning and layout details – and this is confirmed through proposals for the OCGV and the Barnard Gate GV options with neutral effects.
- 4.11 Both the Oxfordshire Cotswolds Garden Village and the Land North of Barnard Gate have a medium-high landscape sensitivity¹¹ indicating minor negative effects with uncertainty of effectiveness of mitigation measures. The Barnard Gate Garden Village option was not tested through the LUC study but is in close proximity to the land north of Barnard Gate and falls within the same 'semi-enclosed rolling vale farmland' landscape character area that covers much of the site. The promoters of the options prepared a SA analysis using the Council's SA Framework and indicated neutral/positive effects but it is not clear on what basis this was made. Therefore, all three options have the potential for minor negative effects with uncertainty at this stage until detailed studies confirm the effectiveness of mitigation measures. All three options have the potential for minor negative effects on historic assets and their settings; likely to be able to mitigate but some uncertainty remains at this stage until further detailed masterplanning.

¹⁰ <http://www.barnardgategardenvillage.co.uk/>

¹¹ <http://www.westoxon.gov.uk/media/1572227/SD14-Oxford-Spatial-Options-Assessment-LUC-September-2016-.pdf>

- 4.12 The science/business park proposed will give local people an alternative to driving to work in Oxford for the Oxfordshire Cotswolds and Barnard Gate Garden Village options with major positive effects for employment.
- 4.13 The promoters of the Barnard Gate Garden Village option provided a SA of the option using the same SA framework as used by Enfusion for the Council. Many of the effects predicted were the same. However, differences were found for SA Objectives on sustainable transport, communities, soils, flooding, landscape and heritage with the developers tending towards neutral or positive effects where the Enfusion assessments had identified negative or neutral with uncertainty. The Enfusion findings correlate and align with the other assessments carried out on strategic level options – certainty of the effectiveness of mitigation proposals is not necessarily clear until further detailed studies have been undertaken.

Reasons for Progressing the Oxfordshire Cotswolds Garden Village

- 4.14 The comparative strategic level assessment of the 3 options identified some minor differences between them. The Land North of Barnard Gate is likely to have more negative effects than the other two options, particularly with regard to the historic environment, loss of best and most versatile land and increased traffic on the A40 as a result of there being no proposed park and ride or bus priority measures. There is concern about major development to the west of the village by the local community¹². The emerging Eynsham Neighbourhood Plan (draft submitted to West Oxfordshire Council July 2017), supports the Oxfordshire Cotswolds Garden Village through its draft Policies ENV8 and ENP16 that seek the new community to be separate from the existing community and also set out a number of site specific requirements and recommendations.
- 4.15 The SA Addendum Report (October 2016) discussed the issues associated with a new village (paragraph 4.50). The outline reasons for progressing the Oxfordshire Cotswolds Garden Village when compared to the other two alternatives are as follows:
- The Oxfordshire Cotswolds Garden Village is better related to Oxford City in 'spatial' terms being the option that is geographically the closest and also well-placed in terms of proposed strategic transport improvements towards Oxford. This is of particular relevance as the garden village option has been brought forward as a direct response to the issue of 'unmet' housing need arising from Oxford. It is therefore logical to progress the option that relates best in spatial terms to the source of the identified housing need which is Oxford.
 - Major development to the north of the village with a separate Oxfordshire Cotswolds Garden Village is supported in principle through the emerging Eynsham Neighbourhood Plan
 - Land North of Barnard Gate not preferred as concern over traffic and congestion on A40, loss of good quality agricultural land, and major

¹² <http://eynsham-pc.gov.uk/org.aspx?n=Neighbourhood-Planning>

negative effects on internationally and nationally significant heritage assets and no progress with possibilities for mitigation measures

- The planned Park & Ride to the north of Eynsham provides more certainty for sustainable transport aims with the Oxfordshire Cotswolds Garden Village option
- Much work has been done to progress the Oxfordshire Cotswolds Garden Village, including various funding for infrastructure (most notably transport improvements) and consultation with Eynsham communities. The proposal has support from the Government's¹³ Locally-Led Garden Village initiative. It could progress in a timely manner within the timescale of the plan to 2031.

SA Conclusions

- 4.16 The SA for the Oxfordshire Cotswolds Garden Village option has been checked and updated; it has been compared with the SAs of two alternative new village options which have been identified as reasonable alternatives. The negative and positive effects have been identified and potential mitigation measures discussed. The reasons for progressing the Oxfordshire Cotswolds Garden Village option when compared with the other alternative options is outlined.

¹³ <https://www.gov.uk/government/news/first-ever-garden-villages-named-with-government-support>

5.0 SA OF ALTERNATIVES TO THE WEST EYNHAM SDA

Context

- 5.1 In its response on the Sustainability Appraisal (EXAM 017) the District Council agreed to consider and assess reasonable alternatives to the West Eynsham SDA. The following two alternative options have been identified:
- Land adjacent to Hanborough Station (900 new homes) – new SA
 - Split allocation with 550 homes at the West Eynsham SDA and 450 homes at land adjacent to Hanborough Station – new SA
- 5.2 These two alternative options have been assessed alongside a 'refreshed' SA of the West Eynsham SDA with the comparative assessment of all three options set out at Appendix D1. In addition, for completeness and to address concerns raised by a number of parties, these three options have been assessed in a comparative manner against eight alternative strategic options at Witney, Carterton and Chipping Norton which have been previously assessed through SA but not allocated in the Local Plan - West of Downs Road Witney; South Witney; North East Witney; Multi-site; North East Carterton; North Carterton (Kilkenny Farm); West Carterton; multi-site. The comparative assessment of all eleven options is set out at Appendix D2.

SA Findings: Strategic Alternatives to the West Eynsham SDA

- 5.3 The findings of the refreshed and new SAs for the three alternative options are detailed in Appendix D1. Updated appraisal is shown in **red text**. For the previously assessed West Eynsham SDA option there is one minor change from neutral (with some uncertainty) to minor negative (with some uncertainty) in relation to the historic environment to take account of the Grade 2 listed structure within the site (Chil Bridge) and also the scheduled monument to the south part of which falls within the site boundary. A minor change has also been made in relation to soil resources from minor negative (with uncertainty) to major negative (with uncertainty) as a result of the presence of best and most versatile agricultural land. Evidence references were also specifically added in respect of SA Objective No 6 transport/accessibility and No 11 water resources. These did not change the findings of the SA and the significance symbols and colours representing major/minor, neutral, positive/negative and any uncertainty remain as reported in 2016. One finding for SA Objective No 9 needs explicit clarification. This objective relates to air quality and reducing air pollution that is primarily associated with emissions from road traffic. Usually only one symbol is applied to this objective but due to the potential for a relief road indicated by the promoter of the West Eynsham SDA option, positive effects are likely by improvements to air quality in the historic centre. Thus, for this option both potential negative effects and positive effects are likely.
- 5.4 The option for 900 new homes adjacent to Hanborough Station is likely to have major positive effects for SA Objective No 6 on transport/accessibility due to the proximity of the railway station and good sustainable access into Oxford City

compared to the West Eynsham SDA option. The likely positive effects are reduced for the reduced capacity of around 500 homes. Minor negative effects on traffic and the highway network remain for the options including some development at Long Hanborough due to exacerbation of existing congestion on the A44, A4095 & A40; potential negative effects remain mitigated by the relief road associated with the West of Eynsham option with likely positive effects. Some uncertainty remains until detailed lower level planning and studies are completed.

- 5.5 The land west of Eynsham is mostly Grade 3a & 3b so major negative effects for loss of best and most versatile agricultural land compared to the site at Long Hanborough that has no high quality soils. The Long Hanborough option is adjacent to a Local Wildlife Site to the south and some 400m of the Blenheim Park SSSI to the north with the potential for some minor negative effects on biodiversity although mitigation may be possible. Reducing capacity to around 500 homes is likely to reduce the negative effects. The developer's proposals for West of Eynsham indicate a new network of Green Infrastructure with possibilities for minor positive effects – but uncertain at this stage.
- 5.6 Both land west of Eynsham and land adjacent to Hanborough Station are in areas of some landscape sensitivity with likely minor negative effects – and these would be reduced through a reduction in the number of homes. The Hanborough Station site is some 400m to the south of the Blenheim Palace World Heritage Site and Registered Park & Garden with the potential for minor negative effects on their settings; uncertainty at this stage until further detailed project level studies, and the effects will be reduced with only around 500 homes.
- 5.7 Both options with 900-1000 homes are likely to have major positive effects on SA Objective 1 for housing; the reduced numbers for approximately 500 homes may reduce the adaptability and affordability of homes with less certain positive effects. Both options have minor positive effects on SA Objectives for employment with more certainty associated with the land adjacent to Hanborough Station option for sustainable transport and the railway link to Oxford City.
- 5.8 Generally, reducing the proposed development from 1000 to 450 or 550 homes will reduce the likely negative effects identified. However, it may also reduce key positive effects, for example, the relief road associated with the west of Eynsham option is likely to be less deliverable/not required to support this reduced level of development.

SA Findings: Comparative SA of West Eynsham SDA Alternatives with Non-Allocated Strategic Options at the Three Main Towns

- 5.9 As set out in Section 3 of this report, the previously assessed non-allocated sites at the three main towns have been checked for any updated information with any amendments presented in red text to differentiate from that text reported in October 2016. The detailed SA matrices are presented again in Appendix D2 for completeness and clarification to demonstrate that the SA has been refreshed. Updated appraisal is shown in red text. It should be noted that there

are no non-allocated strategic site options for Chipping Norton. The findings from the checked and updated SAs are the same except for 3 changes. For Land West of Downs Road, the effects on transport have changed from neutral to minor negative as a result of recent transport studies in 2017¹⁴; some uncertainty remains for effectiveness of mitigation measures. For Land South of the A40, recent detailed studies by the developer have indicated that mitigation measures could potentially help to reduce the degree of landscape impact although there is a degree of uncertainty about the effectiveness of this in light of the Council's own evidence which recommends around half of the number of dwellings being proposed. The assessment has therefore been changed from major negative to major negative with some uncertainty. In relation to the historic environment, the likely effect for the land south of the A40 option has been changed from major negative (with uncertainty) to minor negative (with uncertainty) to take account of proposed mitigation identified by the site promoter.

- 5.10 A comparative analysis of all the strategic options has been undertaken as demonstrated by the summary table shown at Appendix D2. This indicates that all are likely to have major positive effects on housing, minor positive effects on health/equality, communities, education, climate change adaptation, and employment, and neutral effects on crime and waste. All options are likely to have neutral effects on flood risk, except for West Carterton which has the potential for minor positive effects by helping to resolve an existing issue. All options are likely to have neutral effects for biodiversity, except for land adjacent to Hanborough Station where there is some concern about the proximity of the SSSI and a Local Wildlife Site.
- 5.11 All of the options will not use land efficiently as greenfield land is lost through the development with minor negative effects. All the options will have a minor negative effect on landscape, except Land West of Downs Road, land south of the A40 and NE Witney where effects are likely to be major due to landscape sensitivities. Several options are predicted to have minor negative effects on the historic environment with some uncertainty until mitigation measures are investigated in more detailed studies; several are neutral or uncertain; NE Witney is likely to have major negative effects on the setting of heritage assets.
- 5.12 Site options at Witney and Carterton were found to have uncertain or minor negative effects compared to minor positive effects for the Eynsham options with regard to inclusive community SA objectives. Site options at Witney and land adjacent to Hanborough Station were found to have minor negative effects for transport compared to neutral for site options at Carterton; West of Eynsham has minor positive effects through helping to resolve an existing issue. Effects for air quality and climate change mitigation reflected these SA findings for transport. Most site options were found to have neutral effects on water resources but some concern about water quality with uncertain minor negative effects found for some of the Carterton options. Most site options had negative effects through loss of the best and most versatile agricultural land with major negative effects for the Witney and most of the Carterton

¹⁴ WYG (2017) Witney Transport Strategy Refresh: Modelling Summary Technical Note

options. The option at land adjacent to Hanborough Station was minor negative with no loss of good quality soils but still the loss of undeveloped, greenfield land.

Reasons for Progressing the West Eynsham SDA

- 5.13 The reasons for progression or rejection of strategic options remain valid and relevant and as explained for the individual towns in Submission SA Report Table 4.14 [CD2] and further considered in the SA Addendum Report [CD10] (paragraphs 4.29-31 and 4.36-37). The West Eynsham SDA is progressed when considered against other alternatives for key summary reasons as follows:
- Concern for further development at Witney with congestion on the highway network, landscape and historic environment sensitivities
 - Concern for further development at Carterton due to options being not well related to the town and landscape sensitivities
 - Land adjacent to Hanborough Station not progressed due to concerns in relation to impact on the highway network and biodiversity
 - West of Eynsham progressed as development size enough to be associated with relief road that will serve the development and also potentially help to resolve existing sustainability problem in Eynsham but size not too major such that integration with the existing communities remains possible. The fact it adjoins an existing community will also assist in this regard whereas the land adjacent to Hanborough Station being separated from the main part of Long Hanborough village, is likely to act as self-contained development perhaps rendering integration with the existing community harder to achieve.

SA Conclusions

- 5.14 The SA of the West Eynsham site option was checked and updated with updated evidence. Two new strategic alternative options were tested through SA and compared with the West of Eynsham option (land adjacent to Hanborough Station and a 'split option' between land adjacent to Hanborough Station and the West Eynsham SDA). The SAs of the eight non-allocated strategic options at Witney and Carterton were checked and revised with any updated evidence. A comparative assessment of all eleven options was undertaken and the reasons for progressing West of Eynsham compared to the other options are outlined.

6.0 COMPARATIVE SA OF STRATEGIC SITES (Inter-Settlement)

- 6.1 A concern of some respondents has been that the SA has only compared the different strategic site options - within each Main Service Centre – but has not carried out any comparison of sites within any inter-settlement assessment. As clearly explained in the Note¹⁵ of the Legal Compliance of SA [EXAM008] (paragraphs 44-47), such an approach would be misguided as it would be contrary to the Spatial Strategy, namely, the Three Towns approach, which seeks to allocate strategic sites in all three Main Service Centres. Nevertheless, as the note points out, all the strategic options were appraised in an equal manner. Thus, even though all the sites were not presented in the same table, it was possible to undertake a comparative assessment.
- 6.2 Although not considered strictly necessary, for completeness and in order to address concerns and provide further clarification, a comparative assessment has now been undertaken of all strategic options at Witney, Carterton and Chipping Norton. The results of this comparative assessment are presented in one summary table – as shown at the beginning of Appendix B.

¹⁵ <http://www.westoxon.gov.uk/media/1619620/exam008-note-on-legal-compliance-of-the-sustainability-appraisal.pdf>

7.0 SA OF NON-STRATEGIC SITE OPTIONS

Introduction

- 7.1 The SA Addendum Report of October 2016 (CD10) assessed 15 'non-strategic' site options which were all allocated in the Local Plan through the proposed main modifications published in November 2016 (CD5). As part of this further addendum report, the opportunity has been taken to check the original assessment and make any necessary updates including the use of any new information that has become available. The updated assessment of these 15 non-strategic site allocations is detailed at Appendix E1.
- 7.2 In its responses to the examination on SA (EXAM008 and EXAM017) the Council acknowledged the need to also assess a number of additional 'grey sites'. These are sites which the Council identified as being potentially suitable for development within the Strategic Housing and Economic Land Availability Assessment (SHELAA) 2016 but that were not allocated in the Local Plan Main Modifications (November 2016) for various reasons, such as lack of certainty over delivery and site size.
- 7.3 Thirteen additional 'grey sites' have been assessed through this SA Further Addendum Report as follows:
- Land off New Road, Hailey (SHELAA reference: 441)
 - Land north of Mill Lane, Clanfield (SHELAA reference: 301)
 - The Elms, Langford (SHELAA reference: 321)
 - Land south of Chipping Norton (SHELAA reference: 422)
 - Land adjoining A4095, North Leigh (SHELAA reference: 344)
 - North Leigh Nursery (SHELAA reference: 379)
 - Land west of North Farm, Stonesfield (SHELAA reference: 135)
 - Land south of Sheep Street, Burford (SHELAA reference: 161a)
 - Land adjacent to the British legion Club, Kingham (SHELAA reference: 336)
 - Land to the south and east of Charity Farm, Stonesfield (SHELAA reference: 440)
 - Freeland Nursery (SHELAA reference: 381)
 - Stable Buildings, Freeland (SHELAA reference: 383)
 - Land at Curbridge (SHELAA references: 237, 339b, 339c, 451)
- 7.4 The results of the new assessment of these 13 'grey sites' is detailed at Appendix E2. A summary of all the new and refreshed SAs of the non-strategic site options (allocated and grey sites) is provided in Appendix E3 for ease of presentation and to demonstrate a comparative assessment of the SA findings.
- 7.5 It should be noted that there are a number of other sites which were identified as being potentially suitable within the Council's SHELAA (2016) but have not been assessed through this SA Further Addendum Report as they

are not considered to be 'reasonable alternatives'. Appendix E4 provides further details of these sites and why they are not considered to be reasonable alternatives. It also provides an outline of the reasons for selection or rejection of options in the plan.

SA Findings

- 7.6 The refreshed SA of the 15 allocated non-strategic sites (Appendix E1) found only minor changes due to updated evidence, in particular, the additional landscape and heritage study¹⁶ commissioned by the Council in relation to seven of the 15 proposed non-strategic allocations. All the non-strategic options are likely to have positive effects for SA Objectives 1 Housing, 2 Health/Equality, 3 Communities, 4 Education/Training, and 10 Climate Change Adaptation. All the options are likely to have neutral effects for SA Objectives 5 Crime, and 8 Waste. All site options are likely to have neutral effects on flood risk, except Woodford Way Car Park with minor negative effects indicated. All site options are likely to have neutral effects on biodiversity/geodiversity, except Stanton Harcourt Airfield with minor negative effects indicated.
- 7.7 All the site options are likely to have neutral effects on the transport/ the highway network with the exception of Land West of Minster Lovell and the Woodford Way Car Park – both are likely to have minor negative effects. All options have minor positive effects for sustainable transport. Most options are likely to have minor negative effects through loss of greenfield SA Objective 7, with the exception of Woodford Way Car Park, REEMA, Oliver's Garage, Stanton Harcourt Airfield, North Leigh Nursery, Freeland Nursery, and Stable Buildings – all are reuse of brownfield land with minor positive effects indicated, and positive effects on SA 11 through no loss of agricultural land/soils compared to other options that will mostly have negative effects through loss of the soils resource. Land north of Banbury Road and Myrtle Farm are likely to have major negative effects through loss of the best and most versatile agricultural land (Grade 1-3a). Most options are neutral or positive with regard to SA Objectives 15-16 on employment, with an exception for North Leigh Nursery and a minor negative through the potential loss of current jobs.
- 7.8 Most options are likely to have negative effects on landscape SA Objective 14, with the exceptions of the brownfield sites that are neutral or minor positive effects. Particular landscape sensitivities with major negative effects are indicated for Land West of Minster Lovell and Land at Swinbrook Rd.
- 7.9 Land North of Woodstock Road, Land South of Milton Road, Land North of Jefferson's Piece and Land East of Burford are located within the Cotswold AONB, and were therefore considered to have the potential for major negative effects on the landscape in the previous SA (2016). The new landscape and heritage study has investigated the landscape and visual sensitivity for each site option, and suggested the approximate number of dwellings each site could accommodate with no significant effects. Major

¹⁶ CBA (October 2017) West Oxfordshire Local Plan Allocations Landscape & Heritage Advice

negative effects have therefore been reduced to minor negative effects (with uncertainty) assuming that the site allocations will be revised in line with that recommended by the landscape assessment.

- 7.10 All site options previously had a neutral effect on heritage (albeit with some uncertainty for some options), assuming the effectiveness of mitigation through development management policies. The new site level assessments found that two options have the potential for minor negative effects on the setting of Conservation Areas with some uncertainty on the potential for effectiveness of mitigation measures in relation to the land east of Burford.
- 7.11 Land North of Hill Rise, Land North of Banbury Road and Land East of Woodstock were found to have minor negative effects on landscape in the previous SA (October 2016). These effects have been retained in this further SA addendum report given that the additional landscape evidence which has been prepared demonstrates that even with appropriate mitigation there will still be a degree of impact in landscape terms albeit not significant. These three site options were considered likely to have a neutral effect on heritage in the previous SA (October 2016) with some uncertainty. However, the new landscape and heritage assessment suggests there will be minor negative effects on the setting of Blenheim Palace World Heritage Site (WHS) and Registered Park & Garden for two of the site options, with some uncertainty as a reduction in the size and capacity of the sites could prevent negative effects. The Banbury Road site also has the potential to affect the Woodstock Conservation Area and some listed buildings on Banbury Road and the effect is thus assessed as a major negative (with some uncertainty). Furthermore, the assessment highlighted some uncertainty regarding the potential cumulative effect of the site options on the WHS.

Reasons for Allocation of Non-Strategic Site Options

- 7.12 The reasons for selection or rejection of non-strategic site options remain relevant and valid and as explained in the Site Selection Topic Paper [EXAM007], as previously summarised in the SA Addendum [CD10] (paragraphs 4.51-52), and as updated and outlined here in Appendix E4. The allocated site options are those that offer the most sustainable likely delivery of development focused primarily on the District's larger towns and villages and with the least impacts on the important assets of the District. Further landscape and historic environment studies were commissioned in order to further investigate mitigation measures and confirm their effectiveness in respect of seven options. These studies generally confirmed the previous findings that most allocations are acceptable with regard to the landscape and/or historic sensitivity; a slight reduction in the numbers of homes was suggested for three of the seven site allocations to provide mitigation measures to minimise any major negative effects.

SA Conclusions

- 7.13 The SA of the 15 allocated non-strategic site options was checked and refreshed. A number of changes were made in respect of SA objective 14 (landscape character and the historic environment) to take account of the additional evidence commissioned by the Council. Other than these, the refreshed SA identified no further changes to the previous SA addendum report.
- 7.14 New SAs were undertaken of 13 additional 'grey sites' which had been identified as potentially suitable for development in the Council's SHELAA (2016) but were not allocated through the proposed main modifications published in November 2016.
- 7.15 A comparative SA was then undertaken of all 28 non-strategic site options. As set out in Appendix E4, the reasons for selecting the allocated sites remain relevant and valid when compared to the other reasonable alternatives.
- 7.16 The 15 non-strategic options that have been allocated have generally positive effects when assessed against a number of SA objectives and where potentially negative effects have been identified (e.g. landscape and heritage impact) the evidence suggests that mitigation can be achieved to reduce the degree of impact. A large number of the sites are also actively being promoted through the planning process with current planning applications or resolutions to grant planning permission on several sites.

8.0 SA OF HOUSING REQUIREMENT OPTIONS: UNIFORM & STEPPED

Introduction

- 8.1 During the recent hearing session (July 2017) on the Five-Year Supply of Deliverable Housing Land, there was some discussion about the possibility of adopting a 'staged housing requirement' whereby instead of the overall housing requirement applying in a uniform manner across the whole plan period (2011-2031), a lower requirement would be applied initially and be subsequently increased towards the end of the plan period. In agreement with the Local Plan Inspector, the Council prepared a Note¹⁷ [EXAM023] that sets out how such a staged approach to the overall housing requirement might operate in practice. This Note proposes that during the plan period to 2021, a housing requirement of 550 dwellings per annum (dpa) would apply. Thereafter, the combined annual requirement would increase gradually up to 1,125 dpa which includes 275 dpa from 2021-31 to help address unmet housing need from Oxford City. The overall level of provision however remains at 15,950 dwellings including 13,200 for West Oxfordshire's identified housing need and 2,750 dwellings for Oxford's unmet housing need.
- 8.2 Through this SA Further Addendum Report, the opportunity has been taken to assess the potential implications of adopting a staged housing requirement in SA terms. Two options have been assessed; firstly, a uniform delivery of 15,950 dwellings in the period 2011 – 2031 (i.e. 798 per annum) and secondly, the staged approach set out in the Council's Note EXAM023. A comparative SA was undertaken on these two options and the details are presented in Appendix F of this report.

SA Findings

- 8.3 Overall, the SA found little difference between the options for a uniform and a stepped approach to delivery of the overall housing requirement. With the longer lead-in time for strategic sites including the new garden village development, there is likely to be less uncertainty for delivery with the stepped approach and major positive effects were confirmed for the stepped approach in respect of SA Objectives 1 Housing, 2 Communities and 15-16 Employment, when compared with the uniform approach where some uncertainty for delivery remains.

¹⁷ <http://www.westoxon.gov.uk/media/1654252/exam-023-staged-housing-requirement-30-august-2017.pdf>

9.0 CONCLUSIONS AND NEXT STEPS

Conclusions

- 9.1 The Council remains confident that the approach taken in the SA of the draft West Oxfordshire Local Plan to date is proportionate and lawful. Notwithstanding this, in its responses to the examination (EXAM008 and EXAM017) the Council proposed some additional SA work to address the criticisms made by some parties. This has included assessment of a number of additional non-strategic site options (the 'grey sites'), reconsideration and assessment of reasonable alternatives to the Oxfordshire Cotswolds Garden Village and the West Eynsham SDA, reappraisal of the three Woodstock and four AONB non-strategic site allocations taking into account an additional heritage & landscape assessment, and a comparative assessment of the sustainability of all strategic sites at the three Main Centres (Witney, Carterton and Chipping Norton). The results of this additional assessment have been presented in this report and the accompanying appendices.
- 9.2 As well as the additional assessment outlined above, the opportunity has been taken through this SA Further Addendum Report to check and refresh a number of the options previously assessed in the earlier SA Addendum [CD10] to take account of any more recent, relevant information that has become available.
- 9.3 Finally, this SA Further Addendum Report has also considered the implication of introducing a stepped housing requirement, as discussed during the hearings in July 2017.
- 9.4 SA is an ongoing and iterative process that aligns with the iterative plan-making process. There is no need to repeat previous appraisals and this SA Addendum Report addresses matters arising from the resumed examination and the further suggested changes to the Plan. For compliance with legislative and policy requirements, this SA Further Addendum Report comprises a further part of the SA Report as submitted in February 2015 [CD2], the SA Addendum Report in October 2016 [CD10]. It has been prepared in accordance with relevant guidance and legislative requirements, and seeks to be a proportionate assessment relevant to the stage of plan-making and in line with NPPF requirements for SA (paragraph 167).
- 9.5 Previous SAs were checked for accuracy and refreshed with updated information; some new SAs were undertaken of strategic and non-strategic site options and the stepped approach to housing delivery. An approach that is proportionate to the current level of plan-making and SA was undertaken independently and in a consistent way to the previous assessments.
- 9.6 **Strategic Directions of Growth:** The SAs of the strategic options for directions of growth at the three main towns were refreshed and checked for updated evidence. A small number of changes were made to the likely significant effects identified for four options with regard to transport, education/training,

air pollution and air quality, landscape, soil resources and/or the historic environment – these have not changed the overall SA findings significantly. The reasons for selecting and rejecting strategic site options remain relevant and valid and as reported in the SA Addendum [CD10].

- 9.7 **Alternatives to the Oxfordshire Cotswolds Garden Village:** The SA for the Oxfordshire Cotswolds Garden Village option has been checked and updated; it has been compared with the SAs of two reasonable alternatives. The negative and positive effects have been identified and potential mitigation measures discussed. The reasons for progressing the Oxfordshire Cotswolds Garden Village when compared with the other options is outlined.
- 9.8 **Alternatives to the West Eynsham SDA:** The SA of the West Eynsham site option was checked and refreshed in light of any recent available evidence. Two reasonable alternatives were tested through SA and compared with the West of Eynsham option. The SAs of the non-allocated options at Witney and Carterton were checked and revised with any updated evidence. A comparative assessment of these three options was undertaken with other strategic options at Witney and Carterton that have not been allocated in the Local Plan. The reasons for progressing West of Eynsham were outlined.
- 9.9 **Comparative SA of Strategic Sites:** The refreshed summary findings of the SAs of the main strategic site options at Witney, Carterton, and Chipping Norton, have been presented altogether in one summary table. The apportionment of allocated strategic development sites at each of the three towns recognises the sustainability constraints and opportunities, taking into account likely cumulative effects especially with regard to landscape sensitivities, heritage assets, the highway network and the potential for best promoting sustainable transport objectives, together with deliverability and community support considerations.
- 9.10 **Non-Strategic Site Options:** The 15 non-strategic site options previously assessed were subject to a refreshed SA with checking and updating as appropriate. Minor changes were made in relation to the three Woodstock allocations and four AONB allocations to take account of the findings of the Council's recent landscape and heritage evidence. No other changes were made. 13 further non-strategic site options ('grey-sites') were subject to a new assessment and compared in a comparative manner to the 15 non-strategic sites previously assessed. The reasons for selection and rejection of each site were outlined. A number of other 'grey sites' were not subject to SA on the basis that they are not reasonable alternatives. The reason for this was also outlined.
- 9.11 **Housing Delivery – Uniform & Stepped Options:** Overall, the SA found little difference between the options. With the longer lead-in time for a new village development, there is likely to be less uncertainty for delivery with the stepped approach and major positive effects were confirmed for the stepped approach in respect of SA Objectives 1 Housing, 2 Communities and 15-16 Employment, when compared with the uniform approach where some uncertainty for delivery remains.

Next Steps

- 9.12 This SA Further Addendum Report will be subject to a period of public consultation. The consultation responses received will be considered by the Inspector in determining the most appropriate way forward for the Local Plan.

Any comments should be sent to:

Address: Planning Policy Team, West Oxfordshire District Council, Elmfield,
New Yatt Road, Witney OX28 1PB

Email: planning.policy@westoxon.gov.uk

Responses may also be made using the West Oxfordshire District Council Website by using the following link:

<http://planningconsultation.westoxon.gov.uk/>

Appendices:

Appendix A	Summary of SA Representations to Consultation & Responses
Appendix B	Strategic Directions of Growth for Witney, Carterton, Chipping Norton
Appendix C	SA of Alternatives to the Oxfordshire Cotswolds Garden Village
Appendix D1	Alternatives to the West Eynsham SDA
Appendix D2	Comparative Assessment
Appendix E1	SA of Non-Strategic Site Options Refreshed with Updated Evidence
Appendix E2	SA of Non-Strategic 'Grey' Site Options
Appendix E3	SA of Non-Strategic Site Options
Appendix E4	Non-Strategic Site Allocations and 'Grey Sites' assessed through SA and reasons for selection or non-progression

Appendix A: Summary of SA Representations¹ to Consultation & Responses SA Addendum Report (October 2016) accompanying West Oxfordshire Local Plan 2011-2031 Proposed Modifications Consultation (December 2016)

It should be noted that the key concerns summarised in the following table have been addressed, where relevant and as explained in EXAM008², through the further SA studies undertaken and reported in the SA Further Addendum Report.

	Consultee Comment Summary	Response
	Natural England	
1a	Sites of Least Environmental Value: the plan's development strategy should seek to avoid areas of high environmental value ie land allocations should avoid designated sites & landscape & should consider the direct & indirect effects of development on land within the setting of designated landscapes. NE expects sufficient evidence to be provided, through the SA & HRA, to justify the site selection process & to ensure sites of least environmental value are selected.	The SA, incorporating the requirements of the SEA Directive/Regulations, takes the findings of the HRA, that should meet the requirements of the HRA Regulations, with regard to assessment of effects & mitigation measures for biodiversity, flora and fauna.
1b	North Witney SDA: increase in land area & from 1000 to 1400 houses - concern that full LVIA should be undertaken as site falls within the setting of Cotswold AONB; sufficient GI; and potential for hydrological impacts on the Ducklington Meads SSSI will need to be assessed.	Matter for plan-making
1c	Land to East of Chipping Norton at Tank Farm SDA: increase from 600 to 1400 homes & eastern link road. Since adjacent to Cotswold AONB & near to Glyme Valley SSSI, previous comments still apply – a LVIA is needed & potential for impacts on the hydrological regime of the SSSI needs to be investigated; also, provision of sufficient GI to mitigate for increased pressures on recreational use.	Matter for plan-making

¹ Please see also Examination website for Representations & Hearing Statements <http://www.westoxon.gov.uk/localplan2031>

² <http://www.westoxon.gov.uk/media/1619620/exam008-note-on-legal-compliance-of-the-sustainability-appraisal.pdf>

1d	<p>West Eynsham SDA & West Oxfordshire Garden Village SDA: the impact of these new allocations on traffic levels on the A34 & potential consequential air pollution impacts on the Oxford Meadows SAC needs to be addressed.</p>	<p>The SA identified potential negative effects for traffic & AQ, landscape/visual amenity but uncertain until further project level studies have been undertaken; SA assumed that no likely major negative effects on designated biodiversity (as concluded by the HRA).</p>
1e	<p>Land West of Downs Road: identified for potential future development post 2031; it is within the settings of the Cotswold AONB and LVIA will be required.</p>	<p>The SA identified likely negative effects but uncertain until further project level studies have been undertaken including possibilities for mitigation measures.</p>
1f	<p>Non-Strategic Sites:</p> <p>Milestone Road Carterton & indirect impacts on Alvescot Meadows;</p> <p>3 allocations at Woodstock – Blenheim Park SSSI & air quality or hydrological impacts; Myrtle Farm Long Hanborough – within setting of AONB & LVIA needed; Stanton Harcourt Airfield – geological SSSI & GI;</p> <p>4 allocations in the Burford/Charlbury Sub Area – SA states that there had been no landscape assessment & major long term negative effects is anticipated; a landscape assessment is needed before allocation in the LP.</p>	<p>Milestone Rd: neutral uncertain for biodiversity, SSSI separated by airfield. Woodstock sites: SA found neutral because other LP Policies will mitigate but some uncertainty at this stage (until further studies completed) Myrtle Farm: SA found minor negative effects as adjacent to the AONB. Stanton Harcourt: SA minor negative uncertain & recommended that site specific policy EW1h includes mitigation to protect SSSI. 4 sites in Burford/Charlbury Sub-Area: SA stated that the sites had not been assessed through a recent landscape assessment & because in the AONB there is the potential for major negative effects (Appendix V). The summary SA (para 4.51) stated that proposed development is relatively small (ie 40-85 dwellings) & that no major significant negative effects found.</p>

		The SA could have made explicit that this assumed the implementation of other Policies in the LP to provide mitigation measures to protect the designated landscape & SSSIs from the relatively small development proposals. Further heritage & landscape studies commissioned by the Council September 2017.
Barton Willmore on behalf of Abbey Developments & David Wilson Homes Southern		
2a	<p>North Witney SDA: object to proposed increase from 1000 to 1400 homes due to adverse harm on the landscape. SA Addendum (para 4.63) states that there is uncertainty until lower level detailed studies have been completed to inform final numbers, site layout & form. This recognises that there are questions remaining about capacity of site.</p> <p>Pre-Submission SA Report (2015 p 62-3) recognises the potential for minor long-term effects with regard to deliverability of transport infrastructure but uncertainty until lower level assessments – nothing in SA Addendum (2016) to suggest that uncertainty overcome.</p>	<p>Not uncertainty about capacity, rather uncertainty about the significance of effects & effectiveness of mitigation measures for negative effects.</p> <p>SA is a tiering of assessments that aligns with the hierarchy of plan-making. Reporting uncertainty is acceptable within the SA process requirements as set out by the NPPF/SEA Regs & Government Guidance on SA/SEA. It also avoids duplication of assessments & retains proportionality at each stage.</p>
2b	<p>East Witney: object to increase to 450 homes (from 400). SA Addendum Report (2016) states that this is a comparatively modest increase & is still less than the scale of acceptable development of around 500 homes determined with regard to landscape & visual effects (4.61); references WODC (2012) Landscape & Visual Review that concludes that there is the potential capacity for 250-300 homes (p 86).</p> <p>This conclusion was reiterated in Pre-Submission Draft SA Report (Feb 2015) when allocated for 400 homes & the SA recognised that 400 dwellings could have</p>	The estimated housing capacity in the 2012 Landscape Report is qualified by footnote that final numbers will depend upon more detailed assessments.

	major long-term negative effects. The council ignored this evidence and allocated the site. The increase proposed to allocate a further 50 units will have further negative effects on landscape & this has not been given due consideration in the SA Addendum Report (2016).	
2c	<p>Tank Farm: proposed allocation of 600 homes for Land East of Chipping Norton SDA now includes provision for north of London Rd. The SA Addendum (2016) concluded that the addition of an eastern link road would reduce previous AQ concerns.</p> <p>The allocation should not be increased due to concerns about deliverability of infrastructure & potential ecological constraint from a Conservation Target Area (CTA).</p> <p>Policy CN2 (MAIN143) should be amended to propose 1,530 homes including 600 at Tank Farm.</p>	Noted.
Pegasus on behalf of Ainscough Strategic Land		
3a	<p>Witney Growth Options: 5 options were assessed through SA & reported (Pre-Submission SA Report 2015 CD2) but expansion at Ducklington was not considered as an option.</p> <p>The Witney Rd site is available, suitable & achievable & should be allocated.</p>	<p>Those options identified as “reasonable” are required to be tested through SA. Reasonable is not defined in the SEA Regs but UK Government guidance³ advises that it should be taken to mean “<i>realistic and relevant</i>” i.e. deliverable and within the timescale of the plan.</p> <p>Case law has confirmed that alternatives should be considered in a comparative way & the reasons for selection/rejection clearly reported; it is for the Council as plan-maker to identify reasonable options. The SA is a process to help identify, refine & assess reasonable alternatives; the reasons for selection or</p>

³ <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/>

		rejection of alternatives must also be reported in the SA but the SA findings are not the sole source of information for informing such decision-making.
3b	Development Strategy: There is also an argument that the overall strategy for WODC should have considered more dispersed growth across individual villages in the eastern part of the Borough to help Oxford's unmet needs.	
Ben Smith		
4a	Policy EW1e Land North of Banbury Rd, Woodstock: policy not acceptable on transport considerations. The SA Addendum (2016) para 4.77 states that potential for cumulative effects for landscape & transport, so some uncertainty until further detailed project level studies have been completed.	As above, tiering of assessment processes that aligns with hierarchy of plan-making.
JPPC on behalf of Cantay Estates		
5a	Modified document amounts to a new planning strategy: The submitted SA did not previously take account of the development options now proposed as they were considered unreasonable. This is first time that a strategy involving a new settlement has been subject to SA as the options was scoped out in the preliminary stages as it was not considered to represent a reasonable option.	As reported in the submitted draft SA (4.17 Feb, 2015) a new settlement option was not progressed at that time (2014) as there were no available/suitable sites & therefore it could not be a reasonable alternative. Since that time, suitable sites have come forward & therefore the option was tested through SA – in a comparable way to the previous strategic options & using the same SA Framework. It is not necessary to repeat previous work & it is the plan-making authority that is the primary decision-maker in relation to

		identifying what is to be regarded as a reasonable alternative ⁴ .
5b	Proposed modifications are significant change to both quantum & spatial approach – inappropriate to deal with through an SA Addendum.	Disagree. The Rochford Judgment ⁵ confirmed that it is appropriate to deal with issues raised at Examination by the publication of an SA Addendum Report; this was subsequently upheld at Appeal.
5c	SDAs at Eynsham: The SA Addendum only considers 2 sites adjoining Eynsham; sites closer to Oxford were dismissed due to Green Belt constraints; those to the west as being too distant from the city.	Please see Comment above SA ref no 3a.
5d	Non-Strategic Sites: similarly, the SA Addendum is restricted in its assessment of non-strategic allocations as it considers the impacts of the sites proposed for allocation rather than their performance against reasonable alternative unallocated sites.	As above.
Nexus Planning on behalf of CEG		
6a	Eynsham-Woodstock Sub-Area: only 2 options have been tested through SA & no consideration given to other strategic options anywhere else in the subarea.	Please see Comment above SA ref no 3a.
6b	Non-strategic options: Council's SHELAA identifies 2 sites adjacent to Hanborough station as available & achievable but concluded as unsuitable – and consequently not tested through SA.	As above.
Carter Jonas on behalf of The East Witney Land Consortium (EWLC)		
7a	East Witney: SA tested 5 strategic option for Witney & MAIN96 proposes an increase at East Witney from 400 to 450 & the SA supports a further increase to 500 units. A recent landscape study undertaken by Landscape Visual Ltd (on behalf of EWLC) found that with appropriate siting, layout & planting, development above the 95m contour would not significantly affect the setting of Witney or High Cogges.	The SA used the Council's landscape evidence (2012) & please see item above SA ref no 2b. The SA (para 4.61, 2016) is misquoted; the SA commented against the SA objective for landscape that 450 was “still less than the scale of acceptable development of around 500

⁴ Ashdown Forest Economic Development LLP v SSCLG, Wealden District Council and South Downs National Park Authority [2014] EWHC 406 (Admin)

⁵ Cogent Land LLP v Rochford District Council (2012) EWHC 2542

	We would strongly encourage an increase at East Witney to at least about 500 dwellings.	homes"; it did not support a further increase.
Gladman Developments Ltd		
8a	SDAs at Eynsham: concern that all reasonable alternatives for development at Eynsham & the location of a new garden village do not appear to have been considered by the SA update (Oct 2016). Land to the south of the A40 at Barnard Gate is of sufficient size to accommodate development of a new community & is deliverable. As the Council has not considered this as a reasonable alternative for strategic growth, the SA is unsound.	Please see Comment above SA ref no 3a.
Goldfield Estates Ltd (Jansons Property & William Pears Family Trust)		
9a	West of Eynsham: the SA provides a robust assessment, we agree with the conclusions & consider it represents a justified & sound assessment of the proposed future growth.	Noted.
Hallam Land Management		
10a	Proposes omission site at Land North of Holliers Crescent, Middle Barton & seeks to justify this on sustainability grounds; no comments specifically on the SA Report (2016)	Noted.
I McDougall		
11a	The SA Report should include a clear line of argument for such a major alteration of scale of housing. The AONB should be protected at all costs.	Noted. The SA Report seeks to tell the story of appraisal and plan-making in a systematic and clear approach.
Cerda Planning on behalf of Kier Group		
12a	Eynsham-Woodstock Sub-Area: 7 proposed allocation sites (Land north of Hill Rise, Woodstock, Land north of Banbury Road, Woodstock, Oliver's Garage, Long Hanborough, Myrtle Farm, Long Hanborough, Former Stanton Harcourt	Noted & please see item SA ref no 3a above.

	Airfield, Land east of Woodstock, Land off New Yatt road) have been reappraised by Cerda. The site off New Yatt Rd in North Leigh (not previously considered) should be allocated as it scores higher than several of the sites proposed.	
North Witney Land Consortium (Taylor Wimpey Ltd, Jack Moody Developments, Cranbrook Construction, Gleeson Developments Ltd, Stein Management Ltd)		
13a	Unmet needs of Oxford City: uncertainty re the proposed 4,950 homes apportionment for South Oxfordshire (not taken forward) – and this has not been subject to Sustainability Appraisal. Commend WODC for agreeing to accommodate 2,750 dwellings but due to uncertainties, consider an early review of the Plan is needed.	Noted.
13b	WIT2 North Witney SDA: We support the conclusions of the SA Addendum Report (para 4.62-3) but in consideration of the scale of increased housing (1,000-1,400) we would recommend that the detailed appraisal of the allocation be updated in full to support the summary & thus to help further demonstrate that the proposed strategy is justified, subject to our comments.	The SA Addendum summary had taken into account the increased land area proposed to enable the increased housing numbers.
JPPC on behalf of RJ Feilden Will Trust & RJ Feilden 1984 Settlement		
14a	Modified document amounts to a new planning strategy; SA deficient & thus Plan unsound; SDAs at Eynsham; Same comments on behalf of Cantay Estates.	Please see above as for SA Ref No 5
Russ Canning		
15a	Eynsham North: objects on a number of issues including (para 6) quoting SA of alternative sites confirmed that construction of a Garden Village in this location would result in severe, long term landscape & visual impacts (Oxford Sustainable Options Assessment, LUC, Sept 2016).	Noted.

Sharba Homes		
16a	Policy H1: supported by a revised SA. We consider that there needs to be a reconsideration of a further uplift in housing in the Burford-Charlbury sub area from 800 to 1,000.	Noted.
Sharone Parnes		
17b	Woodstock: SA for Woodstock, particularly in regard to the local economy & retail situation is vastly outdated & should have been refreshed in time for the proposed Modifications which in themselves are grossly overdue. The vast increase in dwellings around the town has been accompanied by a huge reduction in retail space.	The SA uses available information & records any gaps or uncertainties. Government advises a pragmatic approach such that the SA and plan-making should make use of the same evidence where appropriate.
The Blenheim Estate		
18a	EW1a Garden Village: no sustainability comparison made between the continued growth of Long Harborough & the proposed allocation of a Garden Village in the open countryside.	The SA is only required to test reasonable (ie deliverable) alternatives.
18b	Evidence: absence of thorough tested evidence including appropriate comparative evidence and sustainability assessment to demonstrate that the chosen site is the optimal site in the District for a Garden Village or any major development to contribute to Oxford's unmet need. Consideration of options & sustainability have not been properly considered (page 9 & ref to Note to WODC Committee).	The role of SA is help identify & refine – and then test reasonable alternatives. The reasons for selecting or rejecting options in plan-making are informed by a variety of sources, including the findings of the SA.

Appendix B- Strategic Directions of Growth for Witney, Carterton, Chipping Norton

Key:

Categories of Significance		
Symbol	Meaning	Sustainability Effect
x	Absolute constraints	Absolute sustainability constraints to development, for example, internationally protected biodiversity
--	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect
-	0	<p>Certain SA Objectives consider more than one topic and as a result the plan could have different effects upon each topic considered as follows:</p> <p>SA Objective 3: 1st box relates to community facilities, 2nd box is inclusive communities</p> <p>SA Objective 6: 1st box relates to traffic and highway network, 2nd box is about sustainable transport – public transport, cycling & walking</p> <p>SA Objective 10: 1st box relates to Climate Change mitigation, 2nd box is Climate Change adaptation</p> <p>SA Objective 11: 1st box relates to water resources, 2nd box is soil resources</p> <p>SA Objective 14: 1st box relates to Landscape, 2nd box relates to the Historic Environment</p>

West Oxfordshire District Council Local Plan: Proposed Modifications
SA Further Addendum Report: Appendix B Strategic Directions of Growth

Site Options	SA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	Sustainable and affordable housing	Health and equality	Thriving and inclusive communities	Improve education & training	Maintain a low level of crime & fear of crime	Accessibility to services and facilities	Efficiency of land use	Waste generation and disposal	Air pollution and air quality	Climate change mitigation & adaptation	Water and soil resources	Flooding	Biodiversity and geodiversity	Landscape character & the historic environment	Employment	Economic growth
Land west of Downs Road	++	+	+ -	+?	0	- ?	-	0	-?	- +	0 --	0	0?	-- -	+?	+?
Land south of the A40	++	+	+ -	+?	0	- +	-	0	-?	- +	0 --	0	0?	-- -?	+?	+?
East Witney	++	+	+ ?	+?	0	+ +	-	0	+?	+ +	0 --	0?	0?	-- --	+?	+?
North Witney	++	+	+ + ?	+?	0	+ +	-	0	+?	+ +	- --	0?	0?	-- --	+?	+?
North East Witney	++	+	+ ?	+?	0	- +	-	0	-?	- +	0 --	0	0?	-- --	+?	+?
Multi-Site (Witney)	++	+	+ ?	+?	0	- ?	-	0	-?	- +	- --	0?	0?	- -	+?	+?
North East Carterton	++	+	+ - ?	+?	0	0 0	-	0	0?	0 +	0 -	0	0?	- 0	+	+
Kilkenny Farm Site	++	+	+ -	+?	0	0 ?	-	0	0?	0 +	- --	0	0?	- ?	+?	+?
West Carterton	++	+	+ ?	+?	0	0 ?	-	0	0?	0 +	- --	+?	0?	- ?	+?	+?
Multi-Site (Carterton)	++	+	+ ?	+?	0	0 ?	-	0	0?	0 +	- --	0?	0?	- ?	+?	+?
Tank Farm (Chipping Norton)	++	+	+ +	+?	0	+ +	-	0	-?	0 +	- -	0	0?	-? -?	+	+

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Updated appraisal is shown in **red text**. Where symbol changes occur, previous symbols have strikethrough and are **red**, the new symbols are in **red text** beneath the previous symbol.

Witney Sites

LAND WEST OF DOWNS ROAD BETWEEN WITNEY AND MINSTER LOVELL		
Approximately 750 homes and 10-20 ha of business land.		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	All of the options have the potential to provide residential development and will need to comply with Policies OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective.	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity.</p> <p>The site is partly bordered by the B4047 to the north and Downs Road to the east, and next to an existing area of industrial uses such that new residential properties may be affected by noise, light, odour and air pollution – mitigation measures available through Policy EH6.</p> <p>Development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹ by meeting the future needs of the District.</p> <p>In line with Policies OS5 and WIT4, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, any increase in pressure on access to existing healthcare facilities</p>	+?

¹ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

	<p>as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing² by meeting the future needs of the District.</p> <p>The site takes Greenfield land but is connected to the urban edge of Witney and therefore, effects regarding accessibility to the countryside are likely to be negative or neutral. Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. In addition, Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. Moreover, as for the other options this option could provide the opportunity to address other shortfalls in other types open space (Allotments; Parks and Recreation Grounds (public and private); Accessible Natural Green Space; Play Space (Children); and Play Space (Youth))³ for Witney as a whole. Therefore, there is potential for further long-term positive effects to be realised through development on this site. Depending on the quantum, mix and layout of any development in this location it may necessitate the relocation of parts of the Witney Lakes Golf Resort although this is uncertain at this stage.</p> <p>Overall there is the potential for long term positive effects against this SA Objective but with some uncertainty at the strategic stage until further detailed masterplanning.</p>					
3. Promote thriving and inclusive communities ⁴	<p>In line with Policies WIT4 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and/or recreational activity. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. It is understood that any development at this site would require relocation of part of the Witney Lakes Golf Course but this is</p>	<table border="1"> <tr> <td data-bbox="1906 938 1989 1075">+</td> <td data-bbox="1989 938 2056 1075">-</td> </tr> <tr> <td colspan="2" data-bbox="1906 1075 2056 1235"></td> </tr> </table>	+	-		
+	-					

² Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

³ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

⁴ 1st box is community facilities, 2nd box is inclusive communities

	<p>possible to the north west of the existing course – thus mitigated and with neutral effects.</p> <p>The site is approximately 4 km distance from the town centre⁵. It is therefore considered to be relatively remote from the Town centre and as a result it is unlikely to maintain or increase the vitality of the centre and the existing community. Overall, it is considered that development at this location has the potential for minor negative effects against this SA Objective.</p>	
4. Improve education and training	<p>The site is some 4 km from primary schools in the west of Witney and this is beyond a reasonable walking/cycling distance; the scale of the potential development may not be sufficient to support a new primary school.</p> <p>However, in line with Policy OS5 – Supporting Infrastructure, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Witney and the District as a whole the requirements for future requirements for education and training facilities are set out in the Draft Infrastructure Delivery Plan⁶. Therefore, it is anticipated that the development could improve and/ or deliver new educational facilities leading to minor long-term positive effects; although there is some uncertainty as the precise details of what will be provided in terms of new education facilities is not known. Furthermore, it is understood that a new primary school will be provided as part of the West Witney (North Curbridge) committed urban extension which lies to the east of Downs Road. When that facility is provided it will be within convenient walking distance of the land west of Downs Road. In addition, it is also assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated.</p> <p>Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long-term effects.</p>	<p>+?</p>
5. Maintain a low level of crime and fear of crime	<p>As with all options, effects will be neutral because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided by Policy OS4 – High Quality Design which requires that new development should 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. This should prevent any significant negative effects.</p>	<p>0</p>

⁵ Distance measured along main roads – walking distance. Google (2016) Google Maps. Online at <https://maps.google.co.uk/> [accessed October 2016].

⁶ West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

<p>6. Improve accessibility to all services and facilities⁷</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>Evidence suggests that there are high levels of traffic within Witney and congestion is a problem⁸. The Witney Transport Study (March 2009) concluded that the strategic site options when compared to other areas (to other destinations) do not consistently perform better or worse than each other⁹.</p> <p>The A40 is the main strategic route through West Oxfordshire but with limited access at Witney. Access to west Witney will be enhanced by a new junction at Downs Road (Policy WIT1 LTP4 2015-2031)¹⁰ to accommodate the existing planning commitments (as at Feb 2015) including 1,000 homes committed at West Witney. It is assumed that the new junction would be able to accommodate further vehicles from this additional site at Downs Road without significant negative effects, but this is uncertain, and a recent transport assessment highlighted the junction as a potential pinch point¹¹. A study which assessed the effect of preferred options within the Local Plan on the A40, with associated transport infrastructure mitigation considered, concluded that there would be an increase in traffic during the morning and evening peaks. This site option was not considered within the study¹². However, the site option has the potential to lead to an increase in traffic on the A40 which will exacerbate existing traffic issues on the road network, with a negative effect.</p> <p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise</p>	<p>0? -?</p>	<p>?</p>
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⁷ 1st box is traffic and transport, 2nd box is sustainable transport

⁸ Oxfordshire county Council (2012) Oxfordshire Local Transport Plan 2011-2030. Online at <https://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030> [accessed May 2014]

⁹ Ibid.

¹⁰ <https://www.oxfordshire.gov.uk/cms/content/witney-area-transport-strategy>

¹¹ ATKINS (2017) West Oxfordshire District Council, Evaluation of Transport Impacts, Technical Note

¹² Ibid.

	<p>opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, the site option will likely lead to increased traffic on the A40 which already experiences congestion. Therefore, there is the potential for a minor negative effect with an element of uncertainty.</p> <p>The site is 4 km from the centre of the town and therefore unlikely to reduce reliance on private road vehicles unless improvements are made to the sustainable transport network including buses and walking/cycling routes.</p> <p>As for all the options, there are opportunities to improve walking and cycling routes as well as public transport. The provision of housing, employment, and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Uncertainty of effect against this SA Objective.</p>	
7. Improve the efficiency of land use	It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.	-
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.	0

<p>9. Reduce air pollution and improve air quality</p>	<p>An Air Quality Management Area has been declared on Bridge Street in Witney¹³ as objectives for Nitrogen Dioxide are being exceeded, the cause of which is considered to be traffic¹⁴. While development at this site is unlikely to result in a significant increase in traffic on Bridge Street, and an assessment found that the Preferred Scenario for the Local Plan will reduce traffic levels on Bridge Street by 9% against the 'Do Minimum' scenario¹⁵, the findings of the appraisal against SA Objective 6 indicate that there is the potential for residual negative effects on traffic in Witney. It is therefore considered that there is the potential for negative effects on air quality in the short to medium term through increased traffic and therefore atmospheric pollution. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policies T1 and T3). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a minor residual short to medium term negative effect against this SA Objective. Improvements to the A40/Downs Road junction as set out in the LTP4 Policy WIT1 should provide some mitigation with people able to access the town centre via the A40 and Ducklington Lane from the south rather than travelling through Bridge Street. It should be noted that compared to the other options, this site is less likely to result in increased traffic along Bridge Street and therefore within the AQMA.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards¹⁶. In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>	-?	
<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts¹⁷</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will have negative effects on greenhouse gas emissions in the short to medium-term through construction activities and increased traffic. However, this is unlikely to be significant given the mitigation measures provided by Local Plan</p>	-?	+

¹³ Air Quality in West Oxfordshire. Online at <https://www.westoxon.gov.uk/residents/environment/environmental-health/air-quality/> [accessed May 2014]

¹⁴ West Oxfordshire District Council (2013) 2013 Air Quality Updating and Screening Assessment for West Oxfordshire District Council. Online at <http://www.westoxon.gov.uk/media/744067/Air-Quality-Progress-Report-2013.pdf> [accessed May 2014]

¹⁵ WYG (2017) Witney Transport Strategy Refresh: Modelling Summary Technical Note

¹⁶ <http://ec.europa.eu/environment/air/transport/road.htm>

¹⁷ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	<p>policies such as OS3 - Prudent use of Natural Resources and T1 – Sustainable Transport and also potential mitigation available at the project level. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>			
<p>11. Protect and improve water and soil resources¹⁸</p>	<p>This strategic site within a surface water Nitrate Vulnerable Zone¹⁹. Therefore, development at this site could lead to minor negative effects on water quality/ resources in both the short-term (construction) and long-term. However, Local Plan Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; therefore, a residual neutral effect.</p> <p>There is no known contamination on the site. There is existing headroom at the local waste water treatment works to accommodate development at the site option²⁰, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site is greenfield and Grade 3 agricultural land²¹. Grade 3a and above agricultural land is considered to be the best and most versatile agricultural land available and therefore, its loss as a direct result of development is likely to lead to permanent negative effects but the significance is less as no known grade 1 or 2 but- with uncertainty at this stage as it is not known if 3a or 3b. It is considered that negative effects are major – and uncertainty remains until it is established if Grade 3a or 3b.</p>	<table border="1"> <tr> <td data-bbox="1906 612 1989 719">0</td> <td data-bbox="1989 612 2060 719">--?</td> </tr> </table>	0	--?
0	--?			

¹⁸ 1st box is water resources, 2nd box is soil resources

¹⁹ Environment Agency (2016) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed October 2016]

²⁰ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

²¹ <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/communityandliving/partnerships/GrowthBoard/OxfordSpatialOptionsFinalReport.pdf>

12. Reduce the risk from all sources of flooding	The site is not adjacent or nearby to any main rivers and is not in any Flood Zones 2 or 3 ²² and therefore, neutral effects.	0	
13. Conserve and enhance biodiversity and geodiversity	<p>The site is not within close proximity to any international designated biodiversity or geodiversity. There are strands of Priority Habitat Deciduous Woodland²³ to the east boundary of the site. There are sites listed on the Ancient Woodland Inventory within 1 km of the site with potential for minor negative effects but uncertain. There are 4 Local Wildlife Sites between 250 and 350 m to the north of the site with the potential for minor negative effects but uncertainty exists²⁴.</p> <p>While proposed development has the potential for impacts on these features, it is considered that the effects are unlikely to be significant. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.</p>	0?	
14. Conserve and enhance landscape character and the historic environment ²⁵	<p>Landscape</p> <p>The site provides an elevated, undeveloped backdrop to Minster Lovell and is intervisible with the Cotswold AONB to the north west. The site retains a rural character although this is degraded adjacent to the industrial estate to the east. Therefore, development at the site would be very likely to give rise to adverse landscape and/or visual effects, and there is the potential for these to be major – but uncertain²⁶. Recent evidence through the Oxford Spatial Options Assessment (July 2016)²⁷ indicates that there would be significant negative landscape/visual effects that would require mitigation measures that might be achieved through less housing numbers.</p>	--?	-?

²² Environment Agency (2016) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed October 2016]

²³ Defra (2016) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed October 2016]

²⁴ <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/communityandliving/partnerships/GrowthBoard/OxfordSpatialOptionsFinalReport.pdf>

²⁵ 1st box is Landscape, 2nd box is historic environment

²⁶ <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/communityandliving/partnerships/GrowthBoard/OxfordSpatialOptionsFinalReport.pdf>

²⁷ ibid

	<p>Historic Environment Minster Lovell Conservation Area is located adjacent to the north of the site (north of Burford Road) and it includes several Listed Buildings and a Scheduled Monument (Minster Lovell historic core). Adjacent to the south east of the sites (east of Downs Road) is an Archaeological Alert Area. Overall, a potential significant negative effect on heritage²⁸.</p> <p>Policy EH7 (Historic Environment) expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and preserve or enhance the District's heritage assets and their significance and settings. Despite the mitigation provided by Local Plan Policies it is considered that there is the potential for a minor long term residual negative effect on the setting of the Minster Lovell Conservation Area – but uncertain.</p>	
<p>15. Maintain high and stable levels of employment</p>	<p>All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The provision of additional employment land could also help support, develop and attract competitive business sectors and enable enterprise and innovation particularly as there are relatively few other large employment sites elsewhere in the town.²⁹ It is notable that this area of land adjoins existing industrial uses along Downs Road and therefore offers the potential for expansion of those uses. The provision of the new Downs Road/A40 junction will also open up this area to potential employment land provision in light of the improved access. The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long-term positive effects.</p> <p>The site is located close to an existing industrial area with employment sites for potential positive synergistic effects and there is close access onto the A40. Therefore, this location is considered to lead to minor positive long term effects on employment, economic growth, and competitiveness.</p>	<p>+</p>
<p>16. Promote sustainable economic growth and competitiveness</p>	<p>Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.</p>	<p>+</p>

²⁸ Ibid

²⁹ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

LAND SOUTH OF THE A40		
<p>The site was originally put forward for approx. 1,750 dwellings, employment land, open space and community facilities/services. The most recent submission (June 2017) suggests a smaller residential scheme of up to 1,100 homes together with supporting education, retail and community uses and public open space.</p>		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	All of the options have the potential to provide residential development and will need to comply with Policies OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective. The significance of the positive effect is likely to increase as the proposed level of development increases although it should be noted that the Council's most recent landscape evidence ³⁰ suggests the quantum of development should be restricted to around 500 homes.	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity.</p> <p>The site is bordered on three sides to the east, north, and west by three major A roads – the A4095, A40 and A415³¹ and is also adjacent to an abattoir and a sewage works which means that new residential properties are likely to be affected by noise, light, odour and air pollution. This could result in negative effects on health; however, as stated previously, mitigation is available in the form of Policy EH6 (Environmental Protection) and as a result the residual effects are considered to be neutral. Mitigation</p>	+?

³⁰ WODC (Jan 2015) Landscape and Visual Review of Two Additional Submissions for Witney Strategic Development Options prepared by Kirkham Landscape Planning.

³¹ Google (2014) Google Maps. Online at <https://www.google.co.uk/maps> [accessed 2014]

	<p>could include an appropriate buffer between development and the roads, abattoir and sewage works as is proposed by the site promoter in their development framework document (September 2014).</p> <p>In line with Policies OS5 and WIT4, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, any increase in pressure on access to existing healthcare facilities, which are present within Eynsham, as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing³² by meeting the future needs of the District.</p> <p>As the site contains Greenfield land on the edge of the settlement, it is considered that development at the site could potentially erode access to the countryside for edge of settlement locations.</p> <p>The site contains a play space for children and this particular type of open space has been identified as being under supplied in Witney³³. Evidence also suggests that the site is currently be being used as allotments³⁴ and this type of open space is also identified as being under supplied in Witney³⁵. Draft Local Plan Core Policy 19 – Public Realm and Green infrastructure seeks to protect open space and states that new development should not result in the loss of open space, sports and recreational buildings and land unless up to date assessment shows the asset is surplus to requirements or the need for and benefits of the alternative land use clearly outweigh the loss and equivalent replacement provision is made. In addition, Draft Local Plan Core Policy 19 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. Draft Local Plan Core Policy 4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe, and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate.</p>	
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³² Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

³³ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

³⁴ Information from West Oxfordshire District Council provided May 2014.

³⁵ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

	<p>Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. In addition, Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. This is likely to lead to residual minor positive effects in the long-term. Moreover, development at the site could provide the opportunity to address other shortfalls in other types open space (Allotments; Parks and Recreation Grounds (public and private); Accessible Natural Green Space; and Play Space (Youth))³⁶ particularly in this part of Witney and for Witney as a whole. Therefore, there is potential for long-term positive effects to be realised through development on this site.</p> <p>Overall there is the potential for long term positive effects against this SA Objective; however, there is also an element of uncertainty given the adjoining uses and potential effects on human health.</p>		
<p>3. Promote thriving and inclusive communities³⁷</p>	<p>In line with Policies WIT4 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and recreational activity. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing³⁸ by meeting the future needs of the District.</p> <p>The site is approximately 2.3 km walking distance from the town centre³⁹. It is therefore considered to be remote from the Town centre and as a result it is unlikely to maintain or increase the vitality of the centre and the existing community. In addition, as the site is separated from the main settlement of Witney by the A40, the new community will be segregated from the existing community. The A40 presents a significant barrier to the integration of proposed development with the existing community and</p>	+	-

³⁶ Ibid.

³⁷ 1st box is community facilities, 2nd box is inclusive communities

³⁸ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

³⁹ Measured from top of the Eastern boundary where it joins the A415 to the junction of Welch Way and the High Street. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

	<p>combined with the distance it is less likely to support the town centre despite the proposed pedestrian and cycle bridge proposed by the developer⁴⁰. Overall, it is considered that development at this location has the potential for minor negative effects against this SA Objective.</p> <p>The site lies within the ward of Ducklington (Lower Super Output Area (LSOA) E01028784) and is recorded as being in the most deprived national decile with regard to physical proximity to services⁴¹. As a result and in light of the mitigation provided by Policy WIT4, it is likely that development at this site will help improve access through the provision of new services on site and transport improvements. This could lead to minor long-term positive effects.</p>	
<p>4. Improve education and training</p>	<p>As the site is located on the boundary of Witney, a main service town, it is considered to have access within a reasonable walking distance (within 1.6 km⁴²) to one or more of the schools within the settlement boundary. As a result, the site is considered to have good access to existing education facilities and will therefore have positive effects against this Objective. However, this particular site is separated from Witney by the A40 which could cause potential problems in terms of accessibility from and to existing schools as well as to any new education or training facilities which may be provided on the site, although indicative proposals have indicated a new footpath/cycle path over the A40 would be provided, mitigating against this barrier⁴³.</p> <p>In line with Policy OS5 – Supporting Infrastructure, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Witney and the District as a whole the requirements for future requirements for education and training facilities are set out in the Draft Infrastructure Delivery Plan⁴⁴. Furthermore, indicative proposals suggest development at the site option would provide space for a new primary school⁴⁵. Therefore, it is anticipated that the development could improve and/ or deliver new educational facilities leading to minor long-term positive effects; although there is some uncertainty as the precise details of what will be provided in</p>	<p style="text-align: center; background-color: #92d050;">+?</p>

⁴⁰ Barton Willmore (September 2014) A new sustainable neighbourhood at South Witney: Development Framework Document

⁴¹ Office for National Statistics (2010) Neighbourhood Statistics. Online at <http://www.neighbourhood.statistics.gov.uk> [accessed May 2014]

⁴² Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014]. Bufferzone created around schools using Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014].

⁴³ **South Witney Delivery Document (June 2017)**

⁴⁴ West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

⁴⁵ **South Witney Delivery Document (June 2017)**

	<p>terms of new education facilities is not known. In addition, it is also assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated.</p> <p>Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long-term effects.</p>	
5. Maintain a low level of crime and fear of crime	<p>With regard this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should 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. This should prevent any significant negative effects.</p>	0
6. Improve accessibility to all services and facilities ⁴⁶	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>Evidence suggests that there are high levels of traffic within Witney and congestion is a problem.⁴⁷ The Final Witney Transport Study (March 2009) found that most of the road network in proximity of this site has capacity to accommodate more trips; however, the Ducklington Lane Lights and Ducklington/Burwell Drive junctions were already predicted to be over capacity.⁴⁸ Improvements have recently been made to the Ducklington Lane/Station Lane area to help provide capacity and improve the flow of traffic, any increase in traffic as a result of development is likely to affect these junctions., and the latest transport assessment for Witney (2017) highlighted that these improvements eliminate existing capacity issues and can accommodate predicted future growth⁴⁹. The Final Witney Transport Study (March 2009) concluded that this site when compared to other areas (to other destinations) does not consistently perform better or worse than the other development sites.⁵⁰</p>	-?
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⁴⁶ 1st box is traffic and transport, 2nd box is sustainable transport

⁴⁷ Oxfordshire county Council (2012) Oxfordshire Local Transport Plan 2011-2030. Online at <https://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030> [accessed May 2014]

⁴⁸ Halcrow Group Limited (2009) Oxfordshire County Council Witney Transport Study Final Strategy. Online at <https://www.oxfordshire.gov.uk/cms/public-site/witney> [accessed May 2014]

⁴⁹ WYG (2017) Witney Transport Strategy Refresh: Modelling Summary Technical Note

⁵⁰ Ibid.

	<p>The provision of 1,200 dwellings along with employment land and associated services/facilities has the potential to increase pressure on the surrounding road network and exacerbate congestion issues at the Ducklington Lane Lights and Ducklington/Burwell Drive junctions, with the potential for a significant long-term negative effect on this SA Objective unless appropriate mitigation is provided. The sites location adjacent to the A40 means there is the potential for development at the site option to increase traffic on this key transport corridor, which already has identified traffic issues, with a negative effect. However, a transport assessment of the site option indicated that there would be no significant effects on the local transport network as a result of development at the site option⁵¹. Furthermore, the indicative proposals suggest a Park & Ride facility may be achievable at the site option, which would help reduce car use and mitigate against impacts on the local transport network⁵².</p> <p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual minor long-term negative effect with an element of uncertainty. It is outside the scope of this strategic level appraisal to consider how mitigation, in particular road infrastructure improvements, may affect the viability of development.</p> <p>The Final Witney Transport Study (March 2009) noted that accessibility from the south area is impacted</p>	
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⁵¹ Motion for David Wilson Homes (Southern) and Abbey Development Limited (2017) Proposed Strategic Site Allocation South Witney, Oxfordshire Transport Feasibility Appraisal

⁵² Motion for David Wilson Homes (Southern) and Abbey Development Limited (2017) Proposed Strategic Site Allocation South Witney, Oxfordshire Transport Feasibility Appraisal

	<p>upon by the barrier created by the A40. However, the Vision document for the site option outlines the potential for a pedestrian/cycle bridge across the A40, providing links with Thorney Leys and towards Witney town centre⁵³, which would mitigate against this barrier and provide benefits for sustainable transport. Access to key destinations is better from the east and west of the site compared to the central area. However, it also showed that the site did not perform consistently better or worse than any other areas, hence it was still considered that there are opportunities to access destinations by sustainable modes despite the A40 separating the site from the existing built-up area. The site benefits from both a local bus service and being located in the vicinity of the S1 premium bus service. The site is located within easy access of the A40 from both of the access points.⁵⁴</p> <p>The SHLAA noted that this site is not within reasonable walking distance of the town centre and the A40 presents a significant barrier to the integration of the site with the town, particularly for pedestrian and cycle accessibility.⁵⁵ However, as stated above, there is potential to address this barrier in the form of a new bridge for pedestrians/cyclists. The site contains two public rights of way: one which transects the site down the middle north/south; and the other curls round a small watercourse near the north-western boundary.⁵⁶ There is an opportunity to extend National Cycle Route 57 which lies adjacent to the north eastern boundary of the site.⁵⁷</p> <p>While the A40 poses a potential barrier to movement into the town centre (although indicative proposals suggest this can be addressed) evidence suggests that there is still the opportunity to access key destinations by sustainable modes of transport from this site. A public transport spine is proposed for the development, which would allow buses to serve the settlement, and there is the potential for a Park & Ride facility at the site option⁵⁸. As for all the options there are opportunities to improve walking and cycling routes as well as public transport. It should also be noted that this site is the closest of the options to the Station Lane Industrial Area which lies across the A40 as well as the West Witney Industrial Area. The provision of housing, employment, and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.</p>	
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⁵³ South Witney Delivery Document

⁵⁴ Ibid.

⁵⁵ West Oxfordshire District Council (2014) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

⁵⁶ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

⁵⁷ Sustrans (2014) Cycle Route Map. Online at <http://www.sustrans.org.uk/> [accessed May 2014].

⁵⁸ Barton Willmore (September 2014) A new sustainable neighbourhood at South Witney: Development Framework Document

7. Improve the efficiency of land use	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.</p> <p>The eastern part of this site is within a mineral consultation area.⁵⁹ It is currently uncertain whether extraction would be possible prior to development and even if it is possible, the extraction could severely delay the delivery of the proposed housing and infrastructure leading to minor negative effects in the long-term. If extraction does not go ahead prior to development, then this could effectively sterilise the mineral deposits for future use which could lead to major negative effects in the long-term. If extraction was considered not economically viable or possible then it is unlikely that there would be any significant effects. The uncertainty could be removed if the economic viability of the extraction of the deposits was established or if the eastern part of the area was excluded from the development with an appropriate buffer this would remove the uncertainty identified and any possibility of significant negative effects.</p>	-	
8. Reduce waste generation and disposal	<p>Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.</p>	0	
9. Reduce air pollution and improve air quality	<p>An Air Quality Management Area has been declared on Bridge Street in Witney⁶⁰ as objectives for Nitrogen Dioxide are being exceeded, the cause of which is considered to be traffic⁶¹. While development at this site is unlikely to result in a significant increase in traffic on Bridge Street, the findings of the appraisal against SA Objective 6 indicate that there is the potential for residual negative effects on traffic in Witney. It is therefore considered that there is the potential for negative effects on air quality in the short to medium term through increased traffic and therefore atmospheric pollution. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policies T1 and T3). It is considered that</p>	-?	

⁵⁹ West Oxfordshire District Council (2011) Strategic Housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

⁶⁰ Air Quality in West Oxfordshire. Online at <https://www.westoxon.gov.uk/residents/environment/environmental-health/air-quality/> [accessed May 2014]

⁶¹ West Oxfordshire District Council (2013) 2013 Air Quality Updating and Screening Assessment for West Oxfordshire District Council. Online at <http://www.westoxon.gov.uk/media/744067/Air-Quality-Progress-Report-2013.pdf> [accessed May 2014]

	<p>there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a minor residual short to medium term negative effect against this SA Objective. It should be noted that compared to the other options, this site is less likely to result in increased traffic along Bridge Street and therefore within the AQMA.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards⁶². In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>		
<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts⁶³</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will have negative effects on greenhouse gas emissions in the short to medium-term through construction activities and increased traffic. However, this is unlikely to be significant given the mitigation measures provided by Local Plan policies such as OS3 - Prudent use of Natural Resources and T1 – Sustainable Transport and also potential mitigation available at the project level. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change.</p>	-?	+

⁶² <http://ec.europa.eu/environment/air/transport/road.htm>

⁶³ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	Potential for a minor long-term positive effect.			
11. Protect and improve water and soil resources ⁶⁴	<p>This strategic site is partly covered by a minor aquifer of high vulnerability and a minor aquifer of intermediate vulnerability⁶⁵. The north-western part of the site is underlain by the Burford Jurassic Water Body where its current quantitative quality is considered to be 'poor' and its current chemical quality is considered to be 'poor (deteriorating)'.⁶⁶ Therefore development at this site could lead to minor negative effects on water quality/ resources in both the short-term (construction) and long-term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>There is no known contamination on the site although an old railway line does run through the site. Furthermore, it is noted that there is an historic landfill site (Ducklington) ⁶⁷, an active sewage works⁶⁸ and an abattoir located adjacent to the northern boundary of the site. In addition, there has been a number of significant pollution incidents to water recorded on the adjacent Sewage Works.⁶⁹ Given the proximity of these adjacent uses and as there is evidence of hydrological connectivity between the development site and these adjacent uses, there could be an increased the likelihood of contaminants being present on the site. In addition, part of the site is covered by a 250 m buffer zone to the historic landfill site to the north-east.⁷⁰ This has the effect of reducing the development area due to an increased risk of contamination being present. However outside of this buffer zone for the landfill site and adjacent to the other uses, the risk of contaminants being present is low and it is considered that suitable mitigation is offered by Policy EH6 - Environmental Protection and that it will also be available at the project level to address significant effects either on this SA Objective or on SA Objective 2. Therefore the residual effects with regard to soil are considered to be neutral.</p> <p>It is anticipated that all new development would ensure provision of sufficient foul drainage/ other water</p>	<table border="1"> <tr> <td data-bbox="1906 252 1984 405">0</td> <td data-bbox="1984 252 2056 405">--?</td> </tr> </table>	0	--?
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⁶⁴ 1st box is water resources, 2nd box is soil resources

⁶⁵ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

⁶⁶ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

⁶⁷ Ibid.

⁶⁸ Ibid.

⁶⁹ Ibid.

⁷⁰ Information provided by West Oxfordshire District Council May 2014.

	<p>related infrastructure and as a result the effects are considered to be neutral. Although there is identified headroom at the local WWTW to accommodate development⁷¹, the sewage system feeding into the sewerage network could be a physical constraint to development at this site.⁷²</p> <p>The majority of the site contains grade 3b agricultural land with a few strips of grade 3a near the north-eastern and eastern boundaries⁷³. Grade 3a and above agricultural land is considered to be the best and most versatile agricultural land available and therefore, its loss as a direct result of development is likely to lead to permanent major negative effects. The permanent major negative effects could be prevented if the development area could be reduced to exclude the grade 3a agricultural land. This could also form a buffer around the existing sewerage works and reduce coalescence between Witney and Ducklington.</p>	
12. Reduce the risk from all sources of flooding	<p>The site is immediately adjacent to a main River and contains a number of water courses such as the Windrush and tributaries (Little Rissington to Thames). There are flood defences in place along the main river.⁷⁴ The majority of the site is located in Flood zone 1.⁷⁵ It was stated in the Strategic Flood Risk Assessment (SFRA) that a Level 2 or 3 Flood Risk Assessment (FRA) will be required for development sites located adjacent to the River Windrush and its tributaries, to establish the extent of floodplains depending on the availability of modelled data from the EA⁷⁶. Policy EH5 – Flood Risk also states that a site-specific flood risk assessment will be required for all proposals of 1ha or more and for any proposal in Flood Zone 2 and 3 and Critical Drainage Areas. This should identify the extent of flooding on the site and provide mitigation to abate, manage, and/or reduce any significant effects.</p> <p>In addition, surface water flooding is a particular issue on this site with the areas of higher risk being located around the watercourses present on the site⁷⁷. Therefore development on this site could exacerbate existing flooding issues with the potential to increase flooding elsewhere which could lead to minor negative effects. However, mitigation is offered by a number of Draft Local Plan Core Policies including Policy OS3 (Prudent use of Natural Resources) and Policy EH5 – Flood Risk where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage</p>	0

⁷¹ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

⁷² Ibid.

⁷³ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

⁷⁴ Scott Wilson (2009) Cherwell and West Oxfordshire Level 1 Strategic Flood Risk Assessment Including Minerals and Waste Site Allocations. Online at <https://www.westoxon.gov.uk/media/298964/West-Oxfordshire-Level-1-Strategic-Flood-Risk-Assessment-SFRA-2009.pdf> [accessed May 2014]

⁷⁵ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

⁷⁶ Scott Wilson (2009) Cherwell and West Oxfordshire Level 1 Strategic Flood Risk Assessment Including Minerals and Waste Site Allocations. Online at <https://www.westoxon.gov.uk/media/298964/West-Oxfordshire-Level-1-Strategic-Flood-Risk-Assessment-SFRA-2009.pdf> [accessed May 2014]

⁷⁷ Environment Agency (2014) Maps. Online at [www. http://watermaps.environment-agency.gov.uk/](http://watermaps.environment-agency.gov.uk/) [accessed May 2014]

	systems; and use appropriate flood resilient and resistant measures. In light of the mitigation available, it is anticipated that surface water issues could be resolved and therefore the residual effects are considered to be neutral.	
13. Conserve and enhance biodiversity and geodiversity	<p>The site is not within close proximity to any international designated biodiversity or geodiversity. The Ducklington Mead SSSI is just less than 1km away from the south east boundary of the site. However, it is considered that negative effects are not likely as the SSSI and site are separated by the village of Ducklington.</p> <p>The site contains a thin strip of deciduous woodland BAP habitat and Colwell Brook runs through the middle of the site. The site also features a large number of mature hedgerows, largely associated with water courses and field boundaries. Notable mature trees associated with the former railway line, along the north-western boundary of the sewage works and within the field to the southwest of the sewage works⁷⁸. A number of farmland bird species have been recorded on this site including: Corn Bunting; Grey Partridge; Lapwing; and the Yellow Wagtail⁷⁹.</p> <p>While proposed development has the potential for impacts on these features, it is considered that the effects are unlikely to be significant. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.</p> <p>It is recommended that any proposal for development at this site should seek to maintain and enhance the deciduous woodland BAP habitat, Colwell Brook and mature hedgerows.</p>	0?
14. Conserve and enhance landscape character and the historic environment ⁸⁰	<p>Landscape</p> <p>A landscape assessment for Witney was carried out in 2007, with this site falling within two areas (all of area F2 and a small portion of Area G to the south east of the A4095 and A40) considered through the assessment. The assessment found that Area F2 has a strong rural character and connection with the Lower Windrush valley as a whole, rather than with Witney, with the A40 clearly marking the boundary between town and country. It was concluded that the area is of moderate to high importance and</p>	-- --?

⁷⁸ Allen Pyke Associates (-) Supporting information to accompany land south of A40 Planning application. Online at <https://www.westoxon.gov.uk/residents/planning-building/> [accessed May 2014]

⁷⁹ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

⁸⁰ 1st box is Landscape, 2nd box is historic environment

	<p>sensitivity as a largely flat valley floor partly within the flood plain, with the potential for high intervisibility easily blocked by vegetation in the flat landscape though with views across the area from higher ground. In the area near the A40/A415 junction the strong contrast between urban (north of A40, east of A415) and rural (west of A415) is vulnerable to erosion.⁸¹ Area G was considered to have high importance and sensitivity as an area of small scale valleys with a small scale field pattern and a strong structure of hedgerows/trees, forming a strong landscape edge to Witney.⁸² It should be noted that a proportion of this site to the south was not considered through the landscape assessment in 2007.</p> <p>The Council's most recent landscape evidence for this site⁸³ takes the earlier 2007 assessment as its starting point but provides an up to date assessment of the landscape sensitivity and importance of the site. The report concludes that whilst the sensitivity of Area F2 has been compromised to some extent by the A40, the sewage works and adjacent buildings and views of Witney, this area is part of the open countryside not only south of A40 but also of the wider Bampton Vale. The sensitivity of this area varies internally but overall it is clearly part of the wider open countryside south of the A40 (which contains the town and defines its southern edge). The report suggests that it is important to retain the separate identity of Ducklington and contain the urbanising influence of Witney and identifies Area F2 as being of high landscape sensitivity.</p> <p>The report identifies that whilst the sensitivity of the landscape in Area G has been compromised by the A40 and approved development at Coral Springs, the local character is an important contrast to the more open wold and vale landscapes and an important landscape buffer between Curbridge and Witney. The land south of the A40 remains of high sensitivity with the land to the north of moderate sensitivity, although this retains its high level of importance in protecting this gateway to Witney.</p> <p>The report concludes that Development within F2 and G as proposed, would damage the landscape and visual separation of the historic settlement of Curbridge from Witney and have a significant adverse impact on the open landscape which separates Curbridge from Ducklington and which links into the wider landscape south of Curbridge Lane. The need to protect and enhance the key landscape, visual and settlement characteristics of this area must lead to a restriction on the extent of the development.</p> <p>It is recommended from a landscape perspective that if the South Witney option is pursued further, major revisions will be needed to the extent of development and a revised comprehensive Green</p>	
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⁸¹ West Oxfordshire District Council (2007) Witney Landscape Assessment

⁸² Ibid.

⁸³ WODC (Jan 2015) Landscape and Visual Review of Two Additional Submissions for Witney Strategic Development Options prepared by Kirkham Landscape Planning.

	<p>Infrastructure Masterplan prepared for the site. The number of potential dwellings will need to be reduced significantly in order to protect important landscape, visual and townscape features of the area. The development footprint should reflect the existing footprint of Ducklington, to avoid an urban extension which is out of scale. Separation from both Ducklington and Curbridge could create a contained small settlement.</p> <p>A landscape assessment (2017) undertaken on behalf of the site promoter concludes that the site is enclosed by mature field boundaries and roadside vegetation, and the site option is separated from the settlements of Curbridge and Ducklington. Furthermore, the appraisal found that the site option offers the opportunity to enhance existing vegetation and provide new green infrastructure. The assessment concludes that residential development could be accommodated in the site with no significant negative effects on the landscape. A landscape buffer is proposed, substantial new planting of woodlands, and a new landscape framework which development would follow, preventing physical or visual coalescence with nearby Ducklington and Curbridge⁸⁴.</p> <p>Given the level of development proposed and the findings of recent landscape evidence it is considered that there is the potential for a major long term negative effect against this SA Objective.</p> <p>Mitigation provided through the current Vision of the site option includes a landscape buffer and enhancements to vegetation, as well as additional Green Infrastructure and vegetation to prevent significant negative effects on the landscape of the area, and ensure coalescence is prevented. Notwithstanding the additional information prepared on behalf of the site promoter it is considered that a development of around 1,100 dwellings (which is more than twice the indicative recommendation of 500 dwellings set out in the Council's own landscape evidence) is likely to have a major long term negative effect against this SA objective – albeit with some uncertainty in terms of the extent to which the proposed mitigation measures would reduce the likely significant negative effects.</p> <p>Historic Environment</p> <p>There are no designated heritage asserts within or directly adjacent to the boundary of this site. There are a number of listed buildings which are not screened by existing development or landscape features within 200 m of the site's western boundary⁸⁵. The site is approximately 200m from the Ducklington Conservation Area to the east.⁸⁶ The gap between Witney and the villages of Ducklington and</p>	
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⁸⁴ Barton Willmore for Abbey Developments Ltd and David Wilson Homes Southern (2017) Land at South Witney: Landscape and Visual Appraisal

⁸⁵ English Heritage (2014) The National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed May 2014]

⁸⁶ West Oxfordshire District Council (<https://www.westoxon.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-areas/>)

	<p>Curbridge is small and this area forms an important rural buffer, helping to maintain their separate identities. Development here could result in the coalescence of Witney with these villages⁸⁷. It should also be noted that there is evidence of Bronze age and iron Age settlement to the west of Ducklington⁸⁸.</p> <p>Policy EH7 (Historic Environment) expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and preserve or enhance the District's heritage assets and their significance and settings. Despite the mitigation provided by Local Plan Policies it is considered that there is the potential for effect on the setting of the Ducklington Conservation Area. Although part of the site option is in close proximity to the Ducklington Conservation Area, indicative proposals suggest this area of the site option will be sports and recreation fields and a landscape buffer, with residential development further to the west⁸⁹. Therefore, it is not expected that the site option will have major significant negative effects on any designated heritage assets but the assessment concludes that there is still the potential for a minor negative effect, with some uncertainty at this stage of assessment depending upon detailed mitigation measures proposed.</p>	
<p>15. Maintain high and stable levels of employment</p>	<p>All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The provision of additional employment land could also help support, develop and attract competitive business sectors and enable enterprise and innovation particularly as there are relatively few other large employment sites elsewhere in the town.⁹⁰ The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long-term positive effects although it should be noted that the developer's latest submission makes no provision for additional employment land.</p> <p>Given the adjoining uses which consist of a sewage treatment works, the A40 and abattoir, there could be potential for introducing more industrial/ office development on the site around these uses. This could provide screening for additional residential development on the site which is more sensitive to the nuisances of light, noise, odour, and air quality created by these adjoining uses.</p>	<p style="text-align: center; background-color: #92d050;">+?</p>

⁸⁷ West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

⁸⁸ West Oxfordshire District Council (<https://www.westoxon.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-areas/>)

⁸⁹ Barton Willmore (September 2014) *A new sustainable neighbourhood at South Witney: Development Framework Document*

⁹⁰ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

	<p>Furthermore, the site is located close to (within 0.5 km⁹¹) one of the main employment areas in Witney (Station Lane)⁹² and there is the potential to create access onto the A40. The site's good location and its size could enable the development of a large-scale offices premises which could benefit the economy as there are few large office premises within the town or on the larger estates on the periphery of the Witney⁹³. Therefore, this location is considered to lead to minor positive long term effects on employment, economic growth, and competitiveness.</p> <p>As mentioned previously, the eastern part of the site falls within a minerals consultation area⁹⁴; however, the County Council has confirmed in a response (January 2015) that there would be no sterilisation of minerals as a result of development at this site.</p>	
16. Promote sustainable economic growth and competitiveness	Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.	+?

⁹¹ Measured from top of the Eastern boundary where it joins the A415. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

⁹² West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

⁹³ Ibid.

⁹⁴ West Oxfordshire District Council (2014) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

EAST WITNEY		
Potential for 450 dwellings, employment land, open space and community facilities/services.		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	All of the options have the potential to provide residential development and will need to comply with Policies: OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective. The significance of the positive effect is likely to increase as the level of proposed level of development increases.	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity.</p> <p>The A40 is directly adjacent to the southern borders of both parcels of land⁹⁵ which could mean that new residential properties may be affected by noise, light, and air pollution. In addition, an electricity line runs through the southern part of the north eastern parcel and also a gas building lies in the south-eastern corner which could have implication for health and safety. This could result in negative effects on health; however, as stated previously, mitigation is available in the form of Policy EH6 (Environmental Protection) and as a result the residual effects are considered to be neutral. Mitigation could include an appropriate buffer between development and the A40.</p> <p>In line with Policies WIT4 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and</p>	+?

⁹⁵ Google (2014) Google Maps. Online at <https://www.google.co.uk/maps> [accessed 2014]

	<p>other community facilities. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long term. Moreover, development on the site also has the potential for indirect long term positive effects on health and inequalities through the provision of housing⁹⁶ by meeting the future needs of the District.</p> <p>As the site contains Greenfield land on the edge of the settlement, it is considered that development at the site could potentially erode access to the countryside for edge of settlement locations.</p> <p>Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. In addition, Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe, and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. Moreover, development at the site could provide the opportunity to address other shortfalls in other types open space (Allotments; Parks and Recreation Grounds (public and private); Accessible Natural Green Space; Play Space (Children); and Play Space (Youth))⁹⁷ particularly in this part of Witney and for Witney as a whole. Therefore, there is potential for further long-term positive effects to be realised through development on this site.</p> <p>It was noted in the previous SA undertaken in 2010 that the sites topography could limit the potential provision of sports pitches⁹⁸. However, as Witney has a current surplus of existing outdoor sports pitches⁹⁹ and there could be potential to provide other forms of open space, it is not considered to lead to any significant effects.</p>					
3. Promote thriving and inclusive communities ¹⁰⁰	In line with Policy WIT4, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and recreational activity. In addition, it is also assumed that any increase in pressure on	<table border="1"> <tr> <td data-bbox="1899 1013 1973 1106">+</td> <td data-bbox="1982 1013 2040 1106">?</td> </tr> <tr> <td data-bbox="1899 1112 1973 1136"></td> <td data-bbox="1982 1112 2040 1136"></td> </tr> </table>	+	?		
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⁹⁶ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

⁹⁷ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

⁹⁸ West Oxfordshire District council (2010) West Oxfordshire Core Strategy Preferred Approach Sustainability Appraisal. Appendix – Detailed Appraisal Tables. West Oxfordshire Draft Local Plan Sustainability Appraisal (SA) Report 2012. Online at <http://www.westoxon.gov.uk> [accessed May 2014]

⁹⁹ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

¹⁰⁰ 1st box is community facilities, 2nd box is inclusive communities

	<p>access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long term. Moreover, development on the site also has the potential for indirect long term positive effects on health and inequalities through the provision of housing¹⁰¹ by meeting the future needs of the District.</p> <p>The north eastern parcel is approximately 1.6 km walking distance from the town centre and the south western parcel is approximately 1.8 km.¹⁰² The north eastern parcel is therefore considered to be within walking distance of the town centre and as a result it is likely to maintain or increase the vitality of the centre and the existing community. As a result, development on the north eastern parcel is considered to support this SA Objective. The distance between the town centre and the south western parcel is considered to be slightly outside of a reasonable walking distance and so it is considered less likely to support this SA Objective if development there is progressed. The potential effect of this site is therefore considered uncertain.</p> <p>The two parcels of land are adjacent to the ward of Eynsham and Cassington (Lower Super Output Area (LSOA) E01028787) and this ward is recorded as being in the most deprived national decile with regard to physical proximity to services.¹⁰³ As a result and in light of the mitigation provided by Policy WIT4, it is likely that development at this site will help improve access to services and facilities, which could lead to minor long term positive effects.</p>	
4. Improve education and training	<p>As the site is located on the boundary of Witney, a main service centre, it is considered to have reasonable access (within 1.6 km¹⁰⁴) to one or more of the schools within the settlement boundary. As a result, there is the potential for a minor positive effect against this Objective.</p> <p>In line with Policy OS5, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education</p>	<p style="text-align: center; background-color: #92d050;">+?</p>

¹⁰¹ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

¹⁰² Measured from top of the Eastern boundary of the western parcel where it joins the Stanton Harcourt Road and the north-western boundary of the eastern parcel where it also joins Stanton Harcourt Road to the junction of Welch Way and the High Street. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

¹⁰³ Office for National Statistics (2010) Neighbourhood Statistics. Online at <http://www.neighbourhood.statistics.gov.uk> [accessed May 2014]

¹⁰⁴ Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014]. Bufferzone created around schools using Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014].

	<p>facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Witney and the District as a whole the requirements for future requirements for education and training facilities are set out in the Council's Infrastructure Delivery Plan.¹⁰⁵ Therefore, it is anticipated that the development could improve and/ or deliver new educational facilities leading to minor long term positive effects; although there is some uncertainty as the precise details of what will be provided in terms of new education facilities is not known. In addition, it is also assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated.</p> <p>Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long term effects.</p>			
5. Maintain a low level of crime and fear of crime	<p>With regard this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should 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. This should prevent any significant negative effects.</p>	0		
6. Improve accessibility to all services and facilities ¹⁰⁶	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>Evidence suggests that there are high levels of traffic within Witney and congestion is a problem particularly along Bridge Street and the northern approaches to the Oxford Ring Road.¹⁰⁷ Development on these parcels of land has the potential to increase traffic at Oxford Hill/ Cogges junction which was found to be already at capacity in 2007.¹⁰⁸ A further forecast has been carried out and this has found</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center; vertical-align: middle;">+?</td> <td style="width: 50%; text-align: center; vertical-align: middle;">+</td> </tr> </table>	+?	+
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¹⁰⁵ West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

¹⁰⁶ 1st box is traffic and transport, 2nd box is sustainable transport

¹⁰⁷ Oxfordshire County Council (2012) Oxfordshire Local Transport Plan 2011-2030. Online at <https://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030> [accessed May 2014]

¹⁰⁸ Halcrow Group Limited (2009) Oxfordshire County Council Witney Transport Study Final Strategy. Online at <https://www.oxfordshire.gov.uk/cms/public-site/witney> [accessed May 2014]

	<p>that these junctions are also likely to be over capacity in 2030 prior to any new development being built.¹⁰⁹ Vehicular access to both sites can be achieved relatively easily and the County Council has raised no objection in principle subject to further consideration of the proposed nature and points of access.¹¹⁰</p> <p>The provision of approximately 400 dwellings along with some employment and associated services/facilities has the potential to increase pressure on the surrounding road network and exacerbate current congestion issues at Oxford Hill/ Cogges, with the potential for a negative effect on this SA Objective unless appropriate mitigation is provided. A more recent study found that the Oxford Hill/Cogges junction would have capacity issues as a result of development at the site option, however the assessment highlighted that this may be an anomaly, and that further site level assessments should be undertaken¹¹¹. Oxfordshire County Council has previously indicated that any proposal for these sites would as a minimum require the provision of the Shores Green Slip Roads (SGSR) scheme and that other complimentary measures and improvements are also likely to be needed¹¹². A more recent study determined that the SGSR would help reduce traffic using alternative routes through the town centre, with positive effects¹¹³.</p> <p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of parked and moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Pre-Submission Draft Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure.</p>	
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¹⁰⁹ White Young Green (2012) Oxfordshire County Council Technical Note 1: Summary of Development and Infrastructure Strategic Modelling. Online at <http://www.westoxon.gov.uk/media/300353/Oxfordshire-County-Council-technical-note-1-Summary-of-development-and-infrastructure-modelling.pdf> [accessed May 2014]

¹¹⁰ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

¹¹¹ WYG (2017) Witney Transport Strategy Refresh: Modelling Summary Technical Note

¹¹² West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

¹¹³ WYG (2017) Witney Transport Strategy Refresh: Modelling Summary Technical Note

	<p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for a residual long-term negative effect. The Council has previously identified that any proposal for this site will be required to deliver the Shore's Green Slip Roads thereby improving accessibility to the wider area and helping to alleviate congestion in Witney in combination with other measures.¹¹⁴ For the purposes of this appraisal it is assumed that development at this site would deliver the Shore's Green Slip Roads and have a minor positive long-term effect on traffic in Witney. It is outside the scope of this strategic level appraisal to consider how mitigation, in particular road infrastructure improvements, may affect the viability of development. It is also outside of the scope of this appraisal to consider if a reduced scale of development would still deliver the Shore's Green Slip Roads.</p> <p>The Council's assessment of strategic site options identified that both of the proposed development sites are extremely well located in relation to existing services and facilities with excellent pedestrian and cycle access to the town centre via Cogges Manor, as well as existing local provision at Cogges Hill Road. The Final Witney Transport Study (March 2009) found that the permeability of the site towards key destinations through current residential areas is excellent and that the site generally has the best accessibility to destinations in the town centre by walking and cycling when compared to the other areas with the existing pedestrian and cycle network through the Cogges estate providing an opportunity for new infrastructure to be linked into the existing network. It also found that the land to the east of Witney has excellent accessibility by all modes to GP surgeries and excellent access by foot and cycle to supermarkets. The site also benefits from sustainable access to secondary schools and good accessibility from Witney. It should be noted that the SHLAA considered that the site is not within a reasonable walking distance of the town centre.¹¹⁵ The north eastern parcel contains a number of local public right of ways running across it.¹¹⁶ A local bus service already serves the Cogges Estate and could be extended to incorporate this site.¹¹⁷</p> <p>The provision of housing, employment, and associated services/facilities along with improvements to sustainable transport modes, particularly into the town centre, has the potential to help reduce the</p>	
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¹¹⁴ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

¹¹⁵ West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

¹¹⁶ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

¹¹⁷ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

	need to travel. Potential for a long-term positive effect against this SA Objective.	
7. Improve the efficiency of land use	It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.	-
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective.	0
9. Reduce air pollution and improve air quality	<p>There is an Air Quality Management Area on Bridge Street in Witney¹¹⁸ as objectives for Nitrogen Dioxide are being exceeded, the cause of which is considered to be traffic¹¹⁹. The findings of the appraisal against SA Objective 6 indicate that there is the potential for development to reduce traffic in Witney and therefore the AQMA. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Draft Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). The policies within the Local Plan along with the delivery of the Shore's Green Slip Roads have the potential to improve air quality within Witney and have minor long-term positive effects. However, there is still an element of uncertainty until project level assessments have been carried out and transport infrastructure improvements delivered.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards¹²⁰. In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>	+?

¹¹⁸ Air Quality in West Oxfordshire. Online at <https://www.westoxon.gov.uk/residents/environment/environmental-health/air-quality/> [accessed May 2014]

¹¹⁹ West Oxfordshire District Council (2013) 2013 Air Quality Updating and Screening Assessment for West Oxfordshire District Council. Online at <http://www.westoxon.gov.uk/media/744067/Air-Quality-Progress-Report-2013.pdf> [accessed May 2014]

¹²⁰ <http://ec.europa.eu/environment/air/transport/road.htm>

<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts¹²¹</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, the policies within the Local Plan along with the delivery of the Shore's Green Slip Roads have the potential to reduce traffic in Witney and have minor long-term positive effects on air quality. It is therefore considered that there is the potential for a minor short to medium term positive effect against this SA Objective through helping to reduce greenhouse gas emissions. However, there is still an element of uncertainty until project level assessments have been carried out and transport infrastructure improvements delivered.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>	<p>?</p>	<p>+</p>
<p>11. Protect and improve water and soil resources¹²²</p>	<p>The western parcel is partly covered by a minor aquifer of high vulnerability and a minor aquifer of intermediate vulnerability¹²³. In addition, small parts of both parcels contain Groundwater Drinking Water Protected Areas but these are considered to 'probably not be at risk.'¹²⁴ The presence of these features could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is offered to a certain extent by Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore the mitigation available is likely to reduce the negative effects identified to neutral.</p>	<p>0</p>	<p>--?</p>

¹²¹ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

¹²² 1st box is water resources, 2nd box is soil resources

¹²³ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

¹²⁴ Ibid.

	<p>There are no records of contamination or land stability issues in this area ¹²⁵ and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects.</p> <p>There is existing headroom at the local waste water treatment works to accommodate development at the site option¹²⁶, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The majority of the eastern parcel contains grade 3b agricultural land¹²⁷ and as a result its loss is likely to lead to minor negative effects. The western parcel contains grade 3 agricultural land although the data available for the site does not confirm whether or not the agricultural land is 3a or 3b. Grade 3a and above agricultural land is considered to be the best and most versatile agricultural land available and therefore, its loss as a direct result of development is likely to lead to permanent major negative effects. Given the uncertainty and in light of the precautionary principle, the loss of this land through development of the western parcel could lead to permanent major negative effects on soils in the long-term. It would be recommended that further investigations are carried out to determine the quality of the agricultural land which would reduce any uncertainty of effects.</p>	
12. Reduce the risk from all sources of flooding	<p>The western parcel is partly located within Flood Zone 2¹²⁸ with the eastern parcel being located within Flood Zone 1¹²⁹. Therefore, development on the western parcel which falls within Flood Zone 2 could lead to major negative effects on this SA Objective. It would be recommended that this area within Flood Zone 2 is excluded from the development although it is noted that this may greatly reduce the number of houses/ employment opportunities on the western parcel that could be provided which could reduce the overall positive effects identified against SA Objectives 1 and 15/16.</p> <p>Furthermore, surface water flooding is also a particular issue on western parcel of the site with the whole parcel having between a low and high risk of surface water flooding occurring. In addition, there is a thin strip of the eastern parcel of the site which is susceptible to surface water flooding.¹³⁰ Therefore</p>	0?

¹²⁵ West Oxfordshire District council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

¹²⁶ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

¹²⁷ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

¹²⁸ Scott Wilson (2009) Cherwell and West Oxfordshire Level 1 Strategic Flood Risk Assessment Including Minerals and Waste Site Allocations. Online at <https://www.westoxon.gov.uk/media/298964/West-Oxfordshire-Level-1-Strategic-Flood-Risk-Assessment-SFRA-2009.pdf> [accessed May 2014]

¹²⁹ Environment Agency (2014) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed May 2014]

¹³⁰ Ibid.

	<p>development on this site could exacerbate existing flooding issues with the potential to increase flooding elsewhere which could lead to minor negative effects. However, mitigation is offered by a number of Local Plan Policies including Policy OS3 (Prudent use of Natural Resources) and Policy EH5 – Flood Risk where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. In light of the mitigation available, it is anticipated that surface water issues could be resolved and therefore the residual effects are considered to be neutral. There is also an element of uncertainty as it has been noted that Oxfordshire County Council have previously advised that a balancing pond of at least the size proposed for the former Cogges Link Road will be required to manage surface water run-off and provide protection against storm peak flow.¹³¹ It is outside the scope of this strategic level appraisal to consider how mitigation may affect the viability of development.</p>	
<p>13. Conserve and enhance biodiversity and geodiversity</p>	<p>Two parcels of land make up this site including the larger parcel 'Cogges Triangle', to the north east, and a smaller parcel land off the Stanton Harcourt Road, to the south west. The parcels are comprised of improved and semi-improved grassland and arable land with intact species rich hedgerows present in the area. They are not in close proximity to any international or nationally designated biodiversity or geodiversity. The parcel to the south west borders the Lower Windrush Valley conservation Target Area (CTA) to the west¹³². There are hedgerows and tree corridors across the site and along the river which may well be important wildlife corridors in addition to their function as habitats and features of the landscape. Grey Partridge and the Yellow Wagtail have been recorded on the south western parcel while Grey Partridge and the Tree Sparrow have been recorded on the north eastern parcel¹³³. It should be noted that the south western parcel is just over 100m from the River Windrush. The Environment Agency has advised that no development should take place within 10m of drains on the south western parcel and within 100m of the River Windrush to avoid harm to aquatic environmental environments.¹³⁴ Available evidence indicates that the south eastern parcel of land is likely to be of greater biodiversity value.</p> <p>While proposed development has the potential for impacts on these features, it is considered that the effects are unlikely to be significant. Local Plan Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided</p>	<p>0?</p>

¹³¹ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

¹³² Oxfordshire Nature Conservation Forum (2010) Conservation Target Areas. Online at <http://www.oncf.org.uk/biodiversity/cta.html> [accessed May 2014]

¹³³ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

¹³⁴ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

	<p>through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.</p> <p>It is recommended that development is focussed in the north eastern parcel of land as evidence suggests that it has the lower biodiversity value of the two areas. Any proposal for development on either parcel of land should seek to maintain and enhance existing habitats; these include existing hedgerows and tree corridors.</p>		
<p>14. Conserve and enhance landscape character and the historic environment¹³⁵</p>	<p>Landscape</p> <p>A landscape assessment for Witney was carried out in 2007, which found that the parcels of land that comprise this site are situated in areas of high landscape importance and sensitivity. The north east parcel of land has higher ground that forms an important part of the Witney/High Cogges landscape buffer and is an important backcloth to the town views over the Windrush Valley and to St Mary's Church. The smaller south eastern parcel lies in the Windrush in Witney Project Area Landscape sensitivity of the floodplan and Windrush valley landscape. A landscape and visual review of strategic development options for Witney was carried out in 2012¹³⁶ and built on landscape assessment work carried out in 2007.¹³⁷ The 2012 landscape and visual review suggests that development in the parcels of land would be acceptable in landscape and visual terms subject to mitigation which includes development being kept below the 95m AOD contour, and the safeguarding of key views including those from the cemetery. Major contributions to the landscape and visual objectives for this area would also need to be made. The landscape and visual review also concluded that taking mitigation into account there is the potential for the landscape to accommodate from 250 to 300 dwellings.</p> <p>The site is identified as potentially being able to accommodate 400 dwellings. This has the potential for major long-term negative effects on an area considered to have high landscape/visual importance and sensitivity. Local Plan Policy EH1 (Landscape Character) seeks to conserve and enhance the quality, character and distinctiveness of the landscape. New development is required to respect and where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape. The landscape and visual review proposes a number of recommendations that seek to protect and improve the urban edge and local landscape features.</p>	<p>--</p>	<p>--</p>

¹³⁵ 1st box is Landscape, 2nd box is historic environment

¹³⁶ West Oxfordshire District Council (2012) Landscape and Visual Review of Submissions for Carterton and Witney Strategic Development Options.

¹³⁷ West Oxfordshire District Council Local Plan Evidence Base: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/>

	<p>Mitigation measures provided through the Pre-Submission Draft Local Plan and available at the project level may help to slightly reduce the significance of the potential effect. However, given the findings of the landscape and visual review (2012), in particular the conclusion that the site could only accommodate 250 to 300 dwellings, it is considered that the provision of approximately 400 dwellings could have major long term residual effects on the landscape. If the scale of proposed development was to decrease in line with the findings of the landscape and visual review then the significance of the effect would also reduce.</p> <p>Historic Environment</p> <p>There is no designated heritage within or adjacent to the boundary of the site. The north eastern parcel of land is within 500 m of the remains of a medieval moated manor, priory, settlement and associated features (Cogges) which are designated as a Scheduled Monument.¹³⁸ From the higher points of this parcel, around the 100m contour, there are panoramic views across the town, across the Windrush Valley to the south and also to the Wychwood Uplands to the north. The Witney Landscape Assessment (2007) describes this area as having high intervisibility and importance to the setting of the historic cores of both Witney and Cogges.¹³⁹ The south western parcel is an open grassland corridor with long views towards Cogges Manor Farm. Development here would be an intrusion into the valley adversely affecting the setting of the town, its Conservation Area and the historic Cogges settlement. This view was supported by the Inspector at the last Local Plan Inquiry.¹⁴⁰ Both parcels are within close proximity to the Witney and Cogges Conservation Area (north of the western parcel and north east of the eastern parcel. Oxfordshire County Council has advised that the site contains evidence of Romano British and Iron Age activity which should be given further consideration.¹⁴¹</p> <p>Land at Cogges South falls within the Witney Conservation Area although not the part of the site that has been promoted for development which lies just to the south of the Conservation Area boundary. The site is not affected by any listed buildings or scheduled monuments. The site does contain various</p>	
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¹³⁸ English Heritage (2014) The National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed May 2014]

¹³⁹ West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

¹⁴⁰ West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

¹⁴¹ West Oxfordshire District Council (<https://www.westoxon.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-areas/>)

	<p>cropmarks to indicate possible early Saxon and Bronze Age settlements. Again, further consideration would need to be given to this.¹⁴²</p> <p>Considering the findings of the appraisal for landscape and the potential effects of development at this site, it is considered that there is the potential for major long term negative effects on the historic environment. The nature and significance of the effect will be dependent on the final scale of development as well as the layout and design. It is also closely linked to the potential effect on landscape as this will have indirect effects on the setting of the Conservation Area.</p> <p>Policy EH7 (Historic Environment) expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets and their significance and settings.</p> <p>While mitigation provided through Local Plan policies and available at the project level may help to reduce the significance of the effect, it is considered that the provision of 400 dwellings has the potential for major long term negative residual effects on landscape and therefore the setting of heritage assets.</p>	
<p>15. Maintain high and stable levels of employment</p>	<p>All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The provision of additional employment land could also help support, develop and attract competitive business sectors and enable enterprise and innovation particularly as there are relatively few other large employment sites elsewhere in the town.¹⁴³ The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long term positive effects.</p> <p>Given that the A40 abuts the southern boundary of both parcels of land, there could be potential for introducing industrial/ office development along this boundary. This could provide screening for additional residential development on the site which is more sensitive to the nuisances of light, noise and air quality created by the A40.</p>	<p style="text-align: center; background-color: #92d050;">+?</p>

¹⁴² West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

¹⁴³ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

	<p>The site (consisting of two parcels of land) is located approximately between 1.6 and 1.8 km¹⁴⁴ from the nearest of the main employment areas in Witney (Station Lane)¹⁴⁵ and therefore is likely that the new development will support this existing main employment area. Nonetheless, the site's location could allow development to increase access to employment for the existing residents on the eastern part of Witney as the majority of the stock of employment premises areas are located in are concentrated in two main areas: Station Lane on the southern edge of Witney and the Downs Road/Range Road Area to the West of Witney.¹⁴⁶ The provision of additional employment land here could also help support, develop and attract competitive business sectors and enable enterprise and innovation particularly as site has good access onto the A40. However, it was noted in the previous SA¹⁴⁷ that the topography and the size of the site were considered unsuitable to accommodate large scale employment development and currently there are few large office premises within the town or on the larger estates on the periphery of the town¹⁴⁸. Although the site is unlikely to accommodate large scale employment development, it is still considered to lead to minor positive long-term effects on employment, economic growth, and competitiveness.</p>	
<p>16. Promote sustainable economic growth and competitiveness</p>	<p>Please see commentary against the previous SA Objective 15 - Maintain high and stable levels of employment.</p>	<p style="text-align: center;">+?</p>

¹⁴⁴ Measured from top of the Eastern boundary of the western parcel where it joins the Stanton Harcourt Road and the north-western boundary of the eastern parcel where it also joins Stanton Harcourt Road. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

¹⁴⁵ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

¹⁴⁶ Ibid.

¹⁴⁷ West Oxfordshire District Council (2010) West Oxfordshire Core Strategy Preferred Approach Sustainability Appraisal. Appendix – Detailed Appraisal Tables. West Oxfordshire Draft Local Plan Sustainability Appraisal (SA) Report 2012. Online at <http://www.westoxon.gov.uk> [accessed May 2014]

¹⁴⁸ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

NORTH WITNEY		
The site has been previously promoted for approximately 1,500 dwellings, employment land, open space and community facilities/services. The site promoter's most recent submission suggests a reduced quantum of development (1,200 homes).		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	All of the options have the potential to provide residential development and will need to comply with Policies OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective. The significance of the positive effect is likely to increase as the level of proposed level of development increases.	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality and amenity.</p> <p>The eastern part of the site is adjacent to the A4095¹⁴⁹ which could mean that new residential properties may be affected by noise, light and air pollution. This could result in negative effects on health; however, as stated previously, mitigation is available in the form of Policy EH6 (Environmental Protection) and as a result the residual effects are considered to be neutral. Mitigation could include an appropriate buffer between development and the road.</p> <p>In line with Policies WIT4 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, any increase in pressure on access to existing healthcare facilities</p>	++?

¹⁴⁹ Google (2014) Google Maps. Online at <https://www.google.co.uk/maps> [accessed 2014]

	<p>as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹⁵⁰ by meeting the future needs of the District.</p> <p>As the site contains Greenfield land on the edge of the settlement, it is considered that development at the site could potentially erode access to the countryside for edge of settlement locations.</p> <p>Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. In addition, Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. Moreover, development at the site could provide the opportunity to address other shortfalls in other types open space (Allotments; Parks and Recreation Grounds (public and private); Accessible Natural Green Space; Play Space (Children); and Play Space (Youth))¹⁵¹ for Witney as a whole. Indicative proposals for the site option suggest there will be new children's play facilities, as well as other areas of open space¹⁵². Therefore, there is potential for further long-term positive effects to be realised through development on this site.</p>					
3. Promote thriving and inclusive communities ¹⁵³	<p>In line with Policy WIT4, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and recreational activity. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing by meeting the future needs of the District.</p>	<table border="1"> <tr> <td data-bbox="1906 842 1984 938">+</td> <td data-bbox="1984 842 2056 938">+?</td> </tr> <tr> <td data-bbox="1906 938 1984 1200"></td> <td data-bbox="1984 938 2056 1200"></td> </tr> </table>	+	+?		
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¹⁵⁰ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

¹⁵¹ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

¹⁵² HMY (2017) North Witney SDA- Development Framework Supplementary Document

¹⁵³ 1st box is community facilities, 2nd box is inclusive communities

	<p>The site is approximately 1.5 km walking distance from the town centre.¹⁵⁴ It is therefore considered to be within reasonable walking distance of the town centre (within 1.6km) and as a result development at this site is likely to maintain or increase the vitality of the centre and the existing community. Overall, it is considered that development at this location will lead to minor positive effects against this SA Objective. The Council's assessment of strategic options (February 2015) notes that the relative impermeability of the existing built-up area and the topography of the link into the town centre could act as a deterrent to walking and cycling and would require further consideration in terms of the promotion of sustainable transport modes. In recognition of this potential barrier, it is considered that there is also an element of uncertainty against this SA Objective.</p> <p>The site is within the ward of Hailey, Minster Lovell and Leafield (Lower Super Output Area (LSOA) E01028792) and this ward is recorded as being in the most deprived national decile with regard to physical proximity to services.¹⁵⁵ As a result and in light of the mitigation provided by Policy WIT4, it is likely that development at this site will help improve access to services as new services could be provided on the site. This could lead to minor long-term positive effects.</p>	
4. Improve education and training	<p>As the site is located on the boundary of Witney, a main service centre, it is considered to have reasonable access within a reasonable walking distance (within 1.6 km¹⁵⁶) to one or more of the schools within the settlement boundary. As a result, the site is considered to have good access to existing education facilities and will therefore have positive effects against this Objective.</p> <p>In line with Policy OS5, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Witney and the District as a whole the requirements for future requirements for education and training facilities are set out in the Council's Infrastructure Delivery Plan¹⁵⁷. Therefore, it is anticipated that the development could improve and/ or</p>	+2

¹⁵⁴ Measured from the south-eastern boundary where it joins New Yatt Road to the junction of Welch Way and the High Street. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

¹⁵⁵ Office for National Statistics (2010) Neighbourhood Statistics. Online at <http://www.neighbourhood.statistics.gov.uk> [accessed May 2014]

¹⁵⁶ Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014]. Bufferzone created around schools using Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014].

¹⁵⁷ West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

	<p>deliver new educational facilities leading to minor long-term positive effects. Indicative proposals suggest that development will provide a new 2FE primary school¹⁵⁸. although there is some uncertainty as the precise details of what will be provided in terms of new education facilities is not known. In addition, it is also assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated.</p> <p>Furthermore, access to existing facilities are also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long-term effects.</p>		
5. Maintain a low level of crime and fear of crime	<p>With regard this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should 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. This should prevent any significant negative effects.</p>	0	
6. Improve accessibility to all services and facilities ¹⁵⁹	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>Evidence suggests that there are high levels of traffic within Witney and congestion is a problem.¹⁶⁰ The Final Witney Transport Study (March 2009) found that development at this site is likely to affect the following junctions which were found to be already at capacity in 2007: Bridge Street and Oxford Hill/Cogges.¹⁶¹ Also from 2016 a further two junctions in Woodgreen and West End were predicted to be over capacity and again any increase as a result from development is likely to affect this¹⁶². A further forecast has been carried out and this has found that these junctions are also likely to be over capacity in 2030 prior to any new development being built.¹⁶³</p>	+?	+?

¹⁵⁸ HMY (2017) North Witney SDA- Development Framework Supplementary Document

¹⁵⁹ 1st box is traffic and transport, 2nd box is sustainable transport

¹⁶⁰ Oxfordshire county Council (2012) Oxfordshire Local Transport Plan 2011-2030. Online at <https://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030> [accessed May 2014]

¹⁶¹ Halcrow Group Limited (2009) Oxfordshire County Council Witney Transport Study Final Strategy. Online at <https://www.oxfordshire.gov.uk/cms/public-site/witney> [accessed May 2014]

¹⁶² Ibid.

¹⁶³ White Young Green (2012) Oxfordshire County Council Technical Note 1: Summary of Development and Infrastructure Strategic Modelling. Online at <http://www.westoxon.gov.uk/media/300353/Oxfordshire-County-Council-technical-note-1-Summary-of-development-and-infrastructure-modelling.pdf> [accessed May 2014]

	<p>The provision of up to 1,500 dwellings along with employment land and associated services/facilities has the potential to increase pressure on the surrounding road network and exacerbate current congestion issues at Bridge Street and Oxford Hill/Cogges, with the potential for a significant long-term negative effect on this SA Objective unless appropriate mitigation is provided. A 2017 Witney Transport Strategy Refresh concluded that the Preferred Scenario of the Local Plan, which includes this site option, would result in reduced levels of traffic along Bridge Street compared to the Do Minimum scenario¹⁶⁴.</p> <p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Pre-Submission Draft Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure.</p> <p>A transport report was submitted as part of a proposal for the site in 2011 and considered the potential traffic impact of 1,500 dwellings. The modelling undertaken factors in the effect of a new bridge link across the Windrush i.e. the redistribution of existing traffic movements as well as the effect of the proposed development. The report considers the situation in 2022 and concludes that subject to junction improvements in a number of locations including Woodstock Road/Jubilee Way, Hailey Road/West End and Burford Road/Mill Street, there would be adequate capacity on the road network to accommodate the proposed development. The modelling also demonstrates that the new bridge link would reduce traffic flows at the Bridge Street/West End junction and significantly improve its performance. The report concludes that all of the junctions assessed as part of this study would either operate below capacity in 2022 or could be improved such that they would do so.¹⁶⁵</p> <p>Oxfordshire County Council reviewed the transportation report and although they have raised a number of issues, on balance and subject to the delivery of necessary infrastructure including the West End link, they raised no general transport strategy objections to this development as a matter of principle. The County Council did however highlight potential capacity issues on New Yatt Road and Hailey Road</p>	
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¹⁶⁴ WYG (2017) Witney Transport Strategy Refresh

¹⁶⁵ Richard Jackson Transportation Report (September 2011)

	<p>which would need to be addressed if development were to go ahead. They also raised the issue of potential impacts on the nearby villages of Crawley and Hailey. In a more recent response, the County Council expressed concerns as to whether an acceptable transport solution is deliverable in the short to medium term, with recent traffic modelling suggesting that the proposed improvements to the A40 Down's Road junction and/or Shore's Green west facing slips would deliver greater benefits for the wider highway network in Witney. They also expressed concerns that the proposed West End link is unlikely to pass the sequential test that applies to development in the floodplain.¹⁶⁶</p> <p>Recent transport modelling undertaken in 2014¹⁶⁷ considers the potential impact of different levels of growth to the north of Witney with different combinations of infrastructure including the West End Link. The report demonstrates that the provision of the West End Link (together with a new northern distributor road) would mitigate the impact of strategic-scale development to the north of Witney and would also have a number of potential wider benefits for Witney including a reduction in flows through the Staple Hall junction, a reduction in trips on the A40 and a reduction in rat running along Dry Lane through Crawley.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty. While lower level assessments were carried out in 2011 and 2014, further assessments need to be carried out that take account of updated evidence and potential changes to the capacity of the site to deliver housing, employment and associated services/facilities. The provision of the West End Link could have positive effects on traffic as it would address an existing traffic issue on Bridge Street resulting; however, this would need to be confirmed through more detailed transport modelling. It is assumed that development at this site would deliver the West End Link and could therefore have a minor positive long-term effect on traffic in Witney. It is outside the scope of this strategic level appraisal to consider how mitigation, in particular road infrastructure improvements, may affect the viability of development. It is also outside of the scope of this appraisal to consider if a reduced scale of development would still deliver the West End Link.</p> <p>The site is reasonably well-related to existing services and facilities including schools, public transport and local shopping facilities. The site does not however enjoy convenient access to Witney's main employment sites in the south and west of the town. There are some small estates and yards nearby</p>	
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¹⁶⁶ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

¹⁶⁷ Technical Note: Witney Development and Infrastructure Strategic Modelling (White Young Green October 2014)

	<p>including the West End Industrial Estate. However the main areas of employment in Witney around Station Lane and Downs Road, whilst being within cycling distance are not within comfortable walking distance. The site is relatively well-served by bus services including the 213 and 214 Witney Town service, the X9 (Witney – Chipping Norton), the 242 (Witney – Woodstock) and the 11 (Witney – Oxford) services. There are bus stops for these services on Woodstock Road and West End. The main S1 and S2 premium bus services to Carterton and Oxford are not immediately available but can be accessed via bus stops along Newland. In terms of pedestrian access, there are a number of existing footpaths to the south and east of the site. The site contains two public rights of way: one which transects the site north/south on the eastern part and one which transects the site north/south on the western part.¹⁶⁸ There is also a bridleway running along the northern edge of the site. Cycle routes are located to the south between Crawley Road and the town centre and to the east through and around the Madley Park development.¹⁶⁹</p> <p>The provision of housing, employment and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective. The Council's assessment of strategic options (February 2015) notes that the relative impermeability of the existing built-up area and the topography of the link into the town centre could act as a deterrent to walking and cycling and would require further consideration in terms of the promotion of sustainable transport modes. In recognition of this potential barrier, it is considered that there is also an element of uncertainty against this SA Objective.</p>	
7. Improve the efficiency of land use	It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.	-
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.	0

¹⁶⁸ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

¹⁶⁹ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

<p>9. Reduce air pollution and improve air quality</p>	<p>There is an Air Quality Management Area on Bridge Street in Witney¹⁷⁰ as objectives for Nitrogen Dioxide are being exceeded, the cause of which is considered to be traffic¹⁷¹. The findings of the appraisal against SA Objective 6 indicate that there is the potential for development at this site to reduce traffic along Bridge Street. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Pre-Submission Draft Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). The policies within the Local Plan along with the delivery of the West End Link have the potential to improve air quality within Witney and along Bridge Street and have minor long-term positive effects. However, there is still an element of uncertainty until project level assessments have been carried out and transport infrastructure improvements delivered.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards¹⁷². In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>	+?	
<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts¹⁷³</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, the policies within the Local Plan along with the delivery of the West End Link have the potential to reduce traffic in Witney and have minor long-term positive effects on air quality. It is therefore considered that there is the potential for a minor short to medium term positive effect against this SA Objective through helping to reduce greenhouse gas emissions. However, there is still an element of uncertainty until project level assessments have been carried out and transport infrastructure improvements delivered.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage.</p>	?	+

¹⁷⁰ Air Quality in West Oxfordshire. Online at <https://www.westoxon.gov.uk/residents/environment/environmental-health/air-quality/> [accessed May 2014]

¹⁷¹ West Oxfordshire District Council (2013) 2013 Air Quality Updating and Screening Assessment for West Oxfordshire District Council. Online at <http://www.westoxon.gov.uk/media/744067/Air-Quality-Progress-Report-2013.pdf> [accessed May 2014]

¹⁷² <http://ec.europa.eu/environment/air/transport/road.htm>

¹⁷³ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	<p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>		
<p>11. Protect and improve water and soil resources¹⁷⁴</p>	<p>The site is underlain partly by a major aquifer and a minor aquifer both of which are considered to be of high vulnerability.¹⁷⁵ The majority of the site is underlain by the Burford Jurassic Water Body where its current quantitative quality is considered to be 'poor' and its current chemical quality is considered to be 'poor (deteriorating)'.¹⁷⁶ In addition, the majority of the site falls within a Groundwater Drinking Water Protected Area which is considered to be 'at risk'.¹⁷⁷ Given the presence of the water sensitive features, in particular the Groundwater Drinking Water Protection Area which is considered to be 'at risk,' it is considered that any development at this site could lead to major negative effects on water quality/ resources in both the short-term (construction) and long-term. Mitigation is offered to a certain extent by Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and , where possible, improvements in water quality. The presence of the mitigation is likely to reduce the magnitude of the negative effects down to minor; however, there is still an element of uncertainty until further lower level studies and assessments have been carried out.</p> <p>There is no known contamination or land stability issues associated with this site ¹⁷⁸ and it is considered that suitable mitigation is offered by Policy EH6 - Environmental Protection and will be available at the project level to address significant effects. Therefore the effects with regard to soil are considered to be neutral.</p> <p>It has been noted that this area also is located at the furthest point from the Witney sewage treatment works and that the existing sewers in the vicinity lack sufficient capacity.¹⁷⁹ There is existing headroom at</p>	<p>-?</p>	<p>--</p>

¹⁷⁴ 1st box is water resources, 2nd box is soil resources

¹⁷⁵ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

¹⁷⁶ Ibid.

¹⁷⁷ Ibid.

¹⁷⁸ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

¹⁷⁹ West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

	<p>the local waste water treatment works to accommodate development at the site option¹⁸⁰, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site contains a mixture of agricultural land grades including grade 3a, 3b and Other. The grade 3a land is located in the centre and follows the line of the existing watercourse.¹⁸¹ Grade 3a and above agricultural land is considered to be the best and most versatile agricultural land available and therefore, its loss as a direct result of development is likely to lead to permanent major negative effects. The permanent major negative effects could be prevented if the development area could be reduced to exclude the grade 3a agricultural land.</p>	
12. Reduce the risk from all sources of flooding	<p>The majority of the site is in Flood Zone 1 but it also contains two small areas which are susceptible to flooding (Flood zone 2/3) to the south of the site – one is immediately adjacent to a main river and the runs parallel with the existing settlement of Witney.¹⁸² It would be recommended that these small areas are removed from the development and this would prevent any significant negative effects. It was stated in the Strategic Flood Risk Assessment (SFRA) that a Level 2 or 3 Flood Risk Assessment (FRA) will be required for development sites located adjacent to the River Windrush and its tributaries, to establish the extent of floodplains depending on the availability of modelled data from the EA.¹⁸³</p> <p>There is a strip running down the centre of the site which follows a watercourse which is susceptible to surface water flooding.¹⁸⁴ The Environment Agency (EA) emphasises that there is a history of significant surface water flooding in the area from the Hailey Road drain (main river) and that North Witney forms part of the catchment area for the Hailey Road drain and therefore they would require any development at the site to alleviate the flooding in Hailey Road.¹⁸⁵ Mitigation is offered by a number of Pre-Submission Draft Local Plan C Policies including Policy OS3 (Prudent use of Natural Resources) and Policy EH5 – Flood Risk where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. In light of the mitigation available, it is anticipated that surface water issues could be resolved and therefore the residual effects are considered to be neutral.</p>	0?

¹⁸⁰ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

¹⁸¹ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

¹⁸² Environment Agency (2014) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed May 2014]

¹⁸³ Scott Wilson (2009) Cherwell and West Oxfordshire Level 1 Strategic Flood Risk Assessment Including Minerals and Waste Site Allocations. Online at <https://www.westoxon.gov.uk/media/298964/West-Oxfordshire-Level-1-Strategic-Flood-Risk-Assessment-SFRA-2009.pdf> [accessed May 2014]

¹⁸⁴ Environment Agency (2014) Maps. Online at <http://watermaps.environment-agency.gov.uk/> [accessed May 2014]

¹⁸⁵ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

	<p>The Witney Level 2 SFRA¹⁸⁶ (2015) found that there is scope to attenuate flows from the Hailey Road drain by the provision of a storage pond or ponds that would reduce the frequency of flooding on the Eastfield Road and Hailey Road. It also highlighted that there is the potential to use the West End Link bridge crossing to restrict flows subject to proper design of the highway structures to resist scour and seepage, which could potentially alleviate existing flooding problems in Witney. While reducing the frequency of flooding within Witney, including on Eastfield Road and Hailey Road, has the potential for long term positive effects against this SA Objective there are still a number of uncertainties. These primarily relate to the provision of the West End Link, which includes a river crossing of the River Windrush that passes through Flood Zone 3. The Witney Level 2 SFRA recommends that more detailed modelling should be undertaken to confirm the impacts of the final design of the WEL bridge crossing and to demonstrate that there is no unacceptable increase in flood risk as a result of the bridge construction. An addendum to the Level 2 SFRA was published in 2016 due to proposed change of the site boundary to encompass the land to the west of Hailey Road. This area of the site was found to have a low risk of surface water flooding and a moderate risk from groundwater flooding, however appropriate design can mitigate this risk, with no likely significant effects¹⁸⁷.</p> <p>Taking these uncertainties into account, it is therefore considered that the residual effect will still be neutral, with an element of uncertainty until further detailed modelling has been carried out.</p>	
<p>13. Conserve and enhance biodiversity and geodiversity</p>	<p>The site is not in close proximity to any international or nationally designated biodiversity or geodiversity. Land immediately to the north of the site, both to the west and east of New Yatt Road, lies within the Wychwood and Evenlode Conservation Target Area.¹⁸⁸ In the north of the site there is a small area (less than 0.5 ha) of deciduous woodland BAP habitat. The hedgerows in the northern part of the site are considered to be of local ecological importance; those in the south are poorer. There are known to be bats, Great Crested Newts and other protected species nearby. Grey Partridge and the Yellow Wagtail have been recorded on the site.¹⁸⁹</p> <p>The Draft Infrastructure Delivery Plan (2012) identified that if strategic scale development were to come forward at North Witney in the longer-term, it would need to be supported by the following: - West End Link Road - Phase 2 - A link road between Mill Street and West End providing an additional river crossing.</p>	<p>0?</p>

¹⁸⁶ WODC (Feb 2015) Witney Level 2 Strategic Flood Risk Assessment.

¹⁸⁷ WHS for West Oxfordshire Council (2016) Witney Level 2 Strategic Flood Risk Assessment Addendum

¹⁸⁸ Oxfordshire Nature Conservation Forum (2010) Conservation Target Areas. Online at <http://www.oncf.org.uk/biodiversity/cta.html> [accessed May 2014]

¹⁸⁹ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

	<p>- Northern Distributor Road - to connect the B4022 Hailey Road to the A4095 Woodstock Road and Jubilee Way via New Yatt Road.</p> <p>The provision of an additional crossing over the Windrush River has the potential for negative effects on biodiversity as it is a CTA and an environmentally sensitive area. The route of the proposed West End Link Road also passes through an ecologically rich area: it lies within the Upper Windrush Conservation Target Area, containing Biodiversity Action Plan habitat; is within the Upper Windrush Meadow Ecological Alert Site (ecologically important, including for water voles) and the Windrush in Witney Project Area; and trees within the southern section of the route are protected by Tree Preservation Orders. This is an especially environmentally sensitive part of Witney and very careful attention will need to be given to the potential ecological impacts of development.¹⁹⁰</p> <p>The Council's most recent evidence includes a preliminary ecological appraisal of the north Witney site¹⁹¹ and the West End Link. In relation to the north Witney site, the report concludes that the majority of the site has little ecological constraints and development within areas of arable farmland, improved grassland and amenity grassland could take place without encountering any significant ecological constraints. In relation to the West End Link, the report concludes that that through appropriate design, protection and mitigation measures, the identified constraints could be addressed and allow for the river crossing to occur without resulting in significant residual impacts on river habitats. The report recommends that a number of further surveys are carried out at the appropriate time.</p> <p>Local Plan Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects as a result of proposed development on site; however, there is still an element of uncertainty until lower level assessments have been carried out. The Council's most recent evidence suggests that there will be suitable mitigation available to ensure that there are no significant negative effects as a result of the associated road infrastructure improvements; however as further, more detailed assessment will be needed there remains an element of uncertainty. Potential for a residual neutral effect with an element of uncertainty.</p> <p>There are potential opportunities to benefit biodiversity, which could include contributions to</p>	
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¹⁹⁰ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

¹⁹¹ Land North of Witney and West End Link Preliminary Ecological Appraisal (Windrush Ecology February 2015)

	<p>conservation work on the Wychwood and Evenlode CTA and Upper Windrush Valley CTA. However, at this stage these are uncertain. It is recommended that any proposal for development seeks to retain hedgerows and other boundary habitat features that frame and intersect the land. The Council should also seek contributions to contribute to the conservation work related to the Wychwood and Evenlode CTA and Upper Windrush Valley CTA.</p>		
<p>14. Conserve and enhance landscape character and the historic environment¹⁹²</p>	<p>Landscape A landscape assessment for Witney was carried out in 2007, with this site falling within two areas (C3 and C4) considered through the assessment. The assessment found that Area C3, which comprises the majority of the site is of high importance and sensitivity, because of its topography of rolling small scale valleys; its high intervisibility to the north (filtered) and south west from higher ground; its strong physical continuity with the Wychwood Uplands to the north; and its ancient landscape origins and rarity in a county context. The gap between Witney and Hailey is particularly sensitive given the ill defined gap due to the dispersed settlement pattern. The assessment found that Area C4 is of low-moderate overall sensitivity, as a small plateau area between small valleys, with low intervisibility to the wider countryside. The assessment recommended that the rural character of New Yatt Road should be maintained and enhanced.¹⁹³</p> <p>A landscape and visual review of strategic development options for Witney was carried out in 2012¹⁹⁴ and built on landscape assessment work carried out in 2007¹⁹⁵. The review concluded that provided a substantive landscape transition zone is retained next to Hailey/Poffley End in areas C3 and C4, this option could be developed on smaller scale (750 - 850 dwellings) as an extension to the existing built form. The landscape character is already influenced by the existing urban edge and the site could be partly developed without harm to the wider landscape. The review also proposed a number of recommendations that seek to protect and improve the urban edge and local landscape features. It should be noted that the area identified as potentially being able to accommodate growth is the site being considered through this appraisal and the Local Plan.</p> <p>The site has previously been identified by the site promoter as potentially being able to accommodate 1,500 dwellings (although the most recent submission suggests a reduction to 1,200 homes). This higher level of growth has the potential for major long-term negative effects on an area considered to have</p>	<p>--</p>	<p>--</p>

¹⁹² 1st box is Landscape, 2nd box is historic environment

¹⁹³ Amanda Hopwood Landscape Consultancy (2007) West Oxfordshire Local Development Framework Witney Landscape Assessment 2007. Online at <http://www.westoxon.gov.uk/media/286886/Witney-landscape-assessment-2007-Full-report.pdf> [accessed May 2014]

¹⁹⁴ West Oxfordshire District Council (2012) Landscape and Visual Review of Submissions for Carterton and Witney Strategic Development Options.

¹⁹⁵ West Oxfordshire District Council Local Plan Evidence Base: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/>

	<p>high landscape/visual importance and sensitivity. Policy EH1 (Landscape Character) seeks to conserve and enhance the quality, character and distinctiveness of the landscape. New development is required to respect and where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape. The landscape and visual review proposes a number of recommendations that seek to protect and improve the urban edge and local landscape features.</p> <p>Mitigation measures provided through the Local Plan and available at the project level may help to slightly reduce the significance of the potential effect. However, given the findings of the landscape and visual review (2012), in particular the conclusion that the site could only accommodate 750 - 850 dwellings, it is considered that the provision of 1,500 dwellings would have major long-term residual effects on the landscape. If the scale of proposed development was to decrease in line with the findings of the landscape and visual review then the significance of the effect would also reduce.</p> <p>The Draft Infrastructure Delivery Plan (2012) identified that if strategic scale development were to come forward at North Witney in the longer-term, it would need to be supported by the following:</p> <ul style="list-style-type: none"> - West End Link Road - Phase 2 - A link road between Mill Street and West End providing an additional river crossing. - Northern Distributor Road - to connect the B4022 Hailey Road to the A4095 Woodstock Road and Jubilee Way via New Yatt Road. <p>The major road infrastructure improvements necessary to support a strategic development at this site also have the potential for negative effects on landscape. Again, while mitigation measures provided through the Local Plan and available at the project level may help to slightly reduce the significance of the potential effect there is the potential for major long-term negative residual cumulative effects on the landscape.</p> <p>Historic Environment</p> <p>There are no designated heritage assets within or directly adjacent to the site. There are three listed buildings within 150 m which are not currently screened by existing development/ landscape features.¹⁹⁶ The site is within 300 m of the Witney and Cogges Conservation Area to the south¹⁹⁷.</p> <p>There are unlikely to be any direct effects on heritage as a result of development in this location.</p>	
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¹⁹⁶ English Heritage (2014) The National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed May 2014]

¹⁹⁷ West Oxfordshire District Council. Online at <https://www.westoxon.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-areas/> [accessed May 2014]

	<p>However, there is the potential to indirectly affect heritage as a result of negative effects on the setting of the Listed Buildings and Witney and Cogges Conservation Area. There is also the potential for negative effects as result of the proposed West End Link that would support strategic development at this site. The bulk of the route which lies within and adjacent to the Witney Conservation Area.¹⁹⁸ A recent Joint Statement of Common Ground from West Oxfordshire Council and North Witney Land Consortium summarised that development at the site option would not negatively affect the Listed Buildings or Conservation Areas, however this only assessed development at the site option and did not take into account the potential effect of the planned relief road¹⁹⁹.</p> <p>Considering the findings of the appraisal for landscape and the potential effects of development at this site cumulatively with the effects of major transport infrastructure improvements, it is considered that there is the potential for major long-term negative effects on the historic environment. The nature and significance of the effect will be dependent on the final scale of development as well as the layout and design. It is also closely linked to the potential effect on landscape as this will have indirect effects on the setting of the Conservation Area.</p> <p>Policy EH7 (Historic Environment) expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment, and preserve or enhance the District's heritage assets and their significance and settings. While mitigation provided through Local Plan policies and available at the project level may help to reduce the significance of the effect, it is considered that the provision of 1,500 dwellings has the potential for major long-term negative residual effects.</p>	
15. Maintain high and stable levels of employment	<p>All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The provision of additional employment land could also help support, develop and attract competitive business sectors and enable enterprise and innovation particularly as there are relatively few other large employment sites elsewhere in the town.²⁰⁰ The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long term positive effects.</p>	<p style="text-align: center; background-color: #92d050;">+?</p>

¹⁹⁸ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

¹⁹⁹ West Oxfordshire District Council & North Witney Land Consortium (2015) Joint Statement of Common Ground, North Witney SDA Heritage Assets

²⁰⁰ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

	<p>The site is located approximately 3.2 km²⁰¹ from both the main employment areas in Witney (Station Lane and West Witney Industrial Area)²⁰². Given the distance, it may be unlikely that the new development will support the existing main employment areas as much as other locations. Nonetheless, the site's location could allow development to increase access to employment for the existing residents on the northern part of Witney as the majority of the stock of employment premises areas are located in are concentrated in two main areas: Station Lane on the southern edge of Witney and the Downs Road/Range Road Area to the West of Witney²⁰³. However, it was noted in the previous SA²⁰⁴ that the topography of the site were considered unsuitable to accommodate large scale employment development and currently there are few large office premises within the town or on the larger estates on the periphery of the town²⁰⁵. Also, the site has relatively poor access to the main transport route through Witney and is distant from the A40 and therefore is also unlikely to help support, develop and attract competitive business sectors and enable enterprise and innovation as much as other sites. Although the site is unlikely to accommodate large scale employment development, it is still considered to lead to minor positive long-term effects on employment, economic growth and competitiveness.</p>	
16. Promote sustainable economic growth and competitiveness	Please see commentary against the previous SA Objective 15 - Maintain high and stable levels of employment.	+ ?

NORTH EAST WITNEY

Potential for approx 680 dwellings, employment land, open space and community facilities/services. Note: the most recent developer

²⁰¹ Measured from the south-eastern boundary where it joins New Yatt Road. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

²⁰² West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

²⁰³ Ibid.

²⁰⁴ West Oxfordshire District Council (2010) West Oxfordshire Core Strategy Preferred Approach Sustainability Appraisal. Appendix – Detailed Appraisal Tables. West Oxfordshire Draft Local Plan Sustainability Appraisal (SA) Report 2012. Online at <http://www.westoxon.gov.uk> [accessed May 2014]

²⁰⁵ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

submission (September 2014) indicates a scheme of 1,300 homes together with the provision of the Shores Green Slip Roads.		
	Assessment of Effects	
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	All of the options have the potential to provide residential development and will need to comply with Local Plan Policies: OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential for major long term positive effects on this SA Objective. The significance of the positive effect is likely to increase as the level of proposed level of development increases.	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Local Plan Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality and amenity.</p> <p>In line with Policies WIT4 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with –Policy T1 - Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing²⁰⁶ by meeting the future needs of the District.</p> <p>As the site contains Greenfield land on the edge of the settlement, it is considered that development at the site could potentially erode access to the countryside for edge of settlement locations.</p> <p>Development on the site has the potential to lead to minor positive effects in the long-term. This is</p>	+?

²⁰⁶ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

	<p>because Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. In addition, Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. Moreover, development at the site could provide the opportunity to address other shortfalls in other types open space (Allotments; Parks and Recreation Grounds (public and private); Accessible Natural Green Space; Play Space (Children); and Play Space (Youth))²⁰⁷ for Witney as a whole. Therefore, there is potential for further long-term positive effects to be realised through development on this site.</p> <p>It was noted in the previous SA undertaken in 2010 that the sites topography could limit the potential provision of sports pitches.²⁰⁸ However, as Witney has a current surplus of existing outdoor sports pitches²⁰⁹ and there could be potential to provide other forms of open space, it is not considered likely to have any negative effects.</p>		
<p>3. Promote thriving and inclusive communities²¹⁰</p>	<p>In line with Policies WIT4 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and recreational activity. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing²¹¹ by meeting the future needs of the District.</p>	+	?

²⁰⁷ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

²⁰⁸ West Oxfordshire District Council (2010) West Oxfordshire Core Strategy Preferred Approach Sustainability Appraisal. Appendix – Detailed Appraisal Tables. West Oxfordshire Draft Local Plan Sustainability Appraisal (SA) Report 2012. Online at <http://www.westoxon.gov.uk> [accessed May 2014]

²⁰⁹ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

²¹⁰ 1st box is community facilities, 2nd box is inclusive communities

²¹¹ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

	<p>The site is approximately 1.8 km walking distance from the town centre.²¹² It is therefore considered to be outside a reasonable walking distance of the Town centre (within 1.6km). The site is also separated from the main town by Jubilee Way a distributor road which is likely to be a considerable barrier to integrating the development with the existing community. Given the distance to the town centre, development at the site is less likely to maintain or increase the vitality of the centre and the existing community. The effect is considered uncertain given the distance of the site from the Town Centre.</p> <p>The site is within the ward of Eynsham and Cassington (Lower Super Output Area (LSOA) E01028787) and this ward is recorded as being in the most deprived national decile with regard to physical proximity to services²¹³. As a result, and in light of the mitigation provided by Policy WIT4, it is likely that development at this site will help improve access to services as new services could be provided on the site. This could lead to minor long-term positive effects.</p>	
<p>4. Improve education and training</p>	<p>As the site is located on the boundary of Witney, a main service town, it is considered to have access within a reasonable walking distance (within 1.6 km²¹⁴) to one or more of the schools within the settlement boundary. As a result, the site is considered to have good access to existing education facilities and will therefore have positive effects against this Objective.</p> <p>In line with Policy OS5, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Witney and the District as a whole the requirements for future requirements for education and training facilities are set out in the Council's Infrastructure Delivery Plan²¹⁵. Therefore, it is anticipated that the development could improve and/ or deliver new educational facilities leading to minor long-term positive effects; although there is some uncertainty as the precise details of what will be provided in terms of new education facilities is not known. In addition, it is also assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated.</p>	<p>+</p>

²¹² Measured from the western boundary where it joins Jubilee Way to the junction of Welch Way and the High Street. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

²¹³ Office for National Statistics (2010) Neighbourhood Statistics. Online at <http://www.neighbourhood.statistics.gov.uk> [accessed May 2014]

²¹⁴ Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014]. Bufferzone created around schools using Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014].

²¹⁵ West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

	Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long-term effects.	
5. Maintain a low level of crime and fear of crime	With regard this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should 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. This should prevent any significant negative effects.	0
6. Improve accessibility to all services and facilities ²¹⁶	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>Evidence suggests that there are high levels of traffic within Witney and congestion is a problem.²¹⁷ The Final Witney Transport Study (March 2009) found that increases in traffic are likely to affect the following junctions which were found to be already at capacity in 2007: Woodstock Road/ Jubilee Road and Oxford Hill/ Cogges²¹⁸. A further forecast has been carried out and this has found that these junctions are also likely to be over capacity in 2030 prior to any new development being built²¹⁹.</p> <p>The provision of 680 dwellings along with employment land and associated services/facilities (or up to 1,300 homes as has most recently been suggested) has the potential to increase pressure on the surrounding road network and exacerbate current congestion issues at Woodstock Road/ Jubilee Road and Oxford Hill/ Cogges junctions, with the potential for a significant long-term negative effect on this SA Objective unless appropriate mitigation is provided. The site promoter has suggested that this scheme could potentially deliver the Shores Green Slip Roads to provide a wider benefit to Witney. However, it is likely that development in this location would have a significant impact on traffic levels on Oxford Hill and Bridge Street as residents seek to travel to Witney town centre. There is also the potential for an increase in traffic on the A40.</p>	- +

²¹⁶ 1st box is traffic and transport, 2nd box is sustainable transport

²¹⁷ Oxfordshire county Council (2012) Oxfordshire Local Transport Plan 2011-2030. Online at <https://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030> [accessed May 2014]

²¹⁸ Halcrow Group Limited (2009) Oxfordshire County Council Witney Transport Study Final Strategy. Online at <https://www.oxfordshire.gov.uk/cms/public-site/witney> [accessed May 2014]

²¹⁹ White Young Green (2012) Oxfordshire County Council Technical Note 1: Summary of Development and Infrastructure Strategic Modelling. Online at <http://www.westoxon.gov.uk/media/300353/Oxfordshire-County-Council-technical-note-1-Summary-of-development-and-infrastructure-modelling.pdf> [accessed May 2014]

	<p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual minor long-term negative effect with an element of uncertainty. It is outside the scope of this strategic level appraisal to consider how mitigation, in particular road infrastructure improvements, may affect the viability of development.</p> <p>A segregated footway/cycleway runs along western side of Jubilee Way and feeds into network through Madley Park, affording access to primary and secondary schools and town centre, the latter being 1.6km away. The site is less than a kilometre from bus stops in Oxford Hill which include the high frequency S1/S2 Carterton-Witney-Oxford premium service. Hourly Witney Town Service runs along Jubilee Way and through Madley Park. It is assumed that services could be extended to include this site. There are no obvious physical constraints to development in this location and the site is not affected by any public rights of way.²²⁰</p> <p>The provision of housing, employment and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a minor long-term positive effect against this SA Objective.</p>	
7. Improve the efficiency of land use	It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to minor	-

²²⁰ West Oxfordshire SHLAA Update (June 2014) [http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/)

	negative effect on this SA Objective.	
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective.	0
9. Reduce air pollution and improve air quality	<p>There is an Air Quality Management Area on Bridge Street in Witney²²¹ as objectives for Nitrogen Dioxide are being exceeded, the cause of which is considered to be traffic²²². The findings of the appraisal against SA Objective 6 indicate that there is the potential for development to increase traffic along Oxford Hill Road, which eventually joins with Bridge Street. Large-scale development of up to 1,300 homes in this location is therefore likely to have a significant impact on traffic levels on Bridge Street and as such, there is the potential for residual negative effects on traffic in Witney. It is therefore considered that there is the potential for negative effects on air quality in the short to medium term through increased traffic and therefore atmospheric pollution. Further, more detailed transport modelling would be needed to ascertain the precise degree of impact – hence there remains an element of uncertainty. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Draft Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual minor negative effect against this SA Objective.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards²²³. In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>	-?

²²¹ Air Quality in West Oxfordshire. Online at <https://www.westoxon.gov.uk/residents/environment/environmental-health/air-quality/> [accessed May 2014]

²²² West Oxfordshire District Council (2013) 2013 Air Quality Updating and Screening Assessment for West Oxfordshire District Council. Online at <http://www.westoxon.gov.uk/media/744067/Air-Quality-Progress-Report-2013.pdf> [accessed May 2014]

²²³ <http://ec.europa.eu/environment/air/transport/road.htm>

<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts²²⁴</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will have negative effects on greenhouse gas emissions in the short to medium-term through construction activities and increased traffic. However, this is unlikely to be significant given the mitigation measures provided by Local Plan policies such as OS3 - Prudent use of Natural Resources and T1 – Sustainable Transport and also potential mitigation available at the project level. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>	<p>-?</p>	<p>+</p>
<p>11. Protect and improve water and soil resources²²⁵</p>	<p>The eastern edge of site is located on a groundwater Drinking Water Protected Area although this is considered to be 'probably not at risk and a very small part of the site is underlain by a minor aquifer of intermediate vulnerability.²²⁶ Given the presence of the water sensitive features, it is considered that any development at this site could lead to major negative effects on water quality/ resources in both the short-term (construction) and long-term. Mitigation is offered to a certain extent by Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. The presence of the mitigation is likely to reduce the magnitude of the negative effects</p>	<p>0</p>	<p>--?</p>

²²⁴ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

²²⁵ 1st box is water resources, 2nd box is soil resources

²²⁶ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

	<p>down to minor.</p> <p>There are no known contamination or land stability issues associated with this site and it is considered that suitable mitigation is offered by Policy EH6 - Environmental Protection and will be available at the project level to address significant effects. Therefore, the effects with regard to soil are considered to be neutral.</p> <p>There is existing headroom at the local waste water treatment works to accommodate development at the site option²²⁷, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The southern half of the site contains grade 3b agricultural land.²²⁸ The northern half containing grade 3 agricultural land although the data available for the site does not confirm whether the agricultural land is 3a or 3b²²⁹. Grade 3a and above agricultural land is considered to be the best and most versatile agricultural land available and therefore, its loss as a direct result of development is likely to lead to permanent major negative effects. Given the uncertainty and in light of the precautionary principle, the loss of this land on the site through development of the northern part could lead to permanent major negative effects on soils in the long-term. It would be recommended that further investigations are carried out to determine the quality of the agricultural land which would reduce any uncertainty of effects.</p>	
12. Reduce the risk from all sources of flooding	<p>The entire site is located in Flood Zone 1 although it is susceptible to surface water flooding particularly along and adjacent to its northern boundary as well as along its western and eastern boundaries.²³⁰ Therefore development on this site could exacerbate existing flooding issues with the potential to increase flooding elsewhere which could lead to minor negative effects. However, mitigation is offered by a number of Local Plan Policies including Policy OS3 (Prudent use of Natural Resources) and Policy EH5 – Flood Risk where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. In light of the mitigation available, it is anticipated that surface water issues could be resolved and therefore the effects are considered to be neutral.</p>	0

²²⁷ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

²²⁸ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

²²⁹ Ibid.

²³⁰ Environment Agency (2014) Maps. Online at [www. http://watermaps.environment-agency.gov.uk/](http://watermaps.environment-agency.gov.uk/) [accessed May 2014]

<p>13. Conserve and enhance biodiversity and geodiversity</p>	<p>The site is not in close proximity to any international or nationally designated biodiversity or geodiversity; however, it is within 150 m of the Wychwood and Lower Evenlode CTA to the north²³¹. The site is also within 400 m of the Grimes and Little Grimes Local Wildlife Site (LWS)²³² and Medley Brook runs along the northern boundary of the site. A number of farmland birds species have been recorded on this site including: Tree Sparrow; Grey Partridge; and Lapwing²³³.</p> <p>Draft Local Plan Core Policy 18 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.</p>	0?	
<p>14. Conserve and enhance landscape character and the historic environment²³⁴</p>	<p>Landscape A landscape assessment for Witney was carried out in 2007 and found that this site is in areas of high landscape importance and sensitivity. The area has strong landscape links with the landscape to the north and east with the higher ground the most visually sensitive. Although a small pocket lies below the 95m AOD contour which still largely defines the eastern limit of settlement at Witney, overall the area has a high landscape and visual sensitivity. A landscape and visual review of strategic development options for Witney was carried out in 2012²³⁵ and built on landscape assessment work carried out in 2007.²³⁶ While the review proposed some mitigation measures it ultimately concluded that development at this site should be avoided.</p> <p>A more recent landscape assessment (January 2015)²³⁷ re-assesses the earlier work from 2007 and importantly, recommends that none of this site option is considered further as there are several objections in principle which cannot be mitigated through a reduction in the development area or landscape measures.</p>	-- --	

²³¹ Oxfordshire Nature Conservation Forum (2010) Conservation Target Areas. Online at <http://www.oncf.org.uk/biodiversity/cta.html> [accessed May 2014]

²³² West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

²³³ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

²³⁴ 1st box is Landscape, 2nd box is historic environment

²³⁵ West Oxfordshire District Council (2012) Landscape and Visual Review of Submissions for Carterton and Witney Strategic Development Options.

²³⁶ West Oxfordshire District Council Local Plan Evidence Base: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/>

²³⁷ WODC (Jan 2015) Landscape and Visual Review of Two Additional Submissions for Witney Strategic Development Options prepared by Kirkham Landscape Planning.

	<p>Given the findings of the two landscape and visual reviews outlined above, it is considered likely that development at this site has the potential for major long-term negative effects on landscape. While mitigation provided through Local Plan policies and available at the project level may help to reduce the significance of the effect there is still the potential for residual major long-term negative effects on landscape.</p> <p>Historic Environment</p> <p>There are no designated heritage assets within or directly adjacent to the site. It is within 500 m of the remains of a medieval moated manor, priory, settlement and associated features (Cogges) which are designated as a Scheduled Monument.²³⁸ The site is also within 300 m of the Witney and Cogges Conservation Area to the south-west.²³⁹ The Council's assessment of strategic site options identified that development at this site would have an adverse impact on the setting of the town which would be difficult to mitigate given the sloping nature of the site.²⁴⁰</p> <p>Policy EH7 (Historic Environment) expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment, and preserve or enhance the District's heritage assets and their significance and settings.</p> <p>Given the findings of the landscape and visual review, it is considered that there is also the potential for major long-term negative effects on the setting of heritage assets, which includes the Scheduled Monument and Witney and Cogges Conservation Area. While mitigation provided through Local Plan policies and available at the project level may help to reduce the significance of the effect there is still the potential for residual major long-term negative effects on heritage.</p>	
15. Maintain high and stable levels of employment	All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The provision of additional employment land could also help support, develop and attract competitive business sectors and	+?

²³⁸ English Heritage (2014) The National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed May 2014]

²³⁹ West Oxfordshire District Council. . Online at <https://www.westoxon.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-areas/> [accessed May 2014]

²⁴⁰ West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

	<p>enable enterprise and innovation particularly as there are relatively few other large employment sites elsewhere in the town.²⁴¹ The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long term positive effects.</p> <p>The site is located approximately 1.9 km²⁴² from the nearest of the main employment areas in Witney (Station Lane)²⁴³. Given the distance, it may be unlikely that the new development will support the existing main employment areas as much as other locations. Nonetheless, the site's location could allow development to increase access to employment for the existing residents on the north-eastern part of Witney as the majority of the stock of employment premises areas are located in are concentrated in two main areas: Station Lane on the southern edge of Witney and the Downs Road/Range Road Area to the West of Witney²⁴⁴. The provision of additional employment land here could also help support, develop and attract competitive business sectors and enable enterprise and innovation particularly as site has good access onto the A40. However, it was noted in the previous SA²⁴⁵ that the topography of the site were considered unsuitable to accommodate large scale employment development and currently there are few large office premises within the town or on the larger estates on the periphery of the town.²⁴⁶ Although the site is unlikely to accommodate large scale employment development, it is still considered to lead to minor positive long-term effects on employment, economic growth and competitiveness.</p>	
<p>16. Promote sustainable economic growth and competitiveness</p>	<p>Please see commentary against the previous SA Objective 15 - Maintain high and stable levels of employment.</p>	<p style="text-align: center; background-color: #92d050;">+?</p>

²⁴¹ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

²⁴² Measured from the western boundary where it joins Jubilee Way. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

²⁴³ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

²⁴⁴ Ibid.

²⁴⁵ West Oxfordshire District council (2010) West Oxfordshire Core Strategy Preferred Approach Sustainability Appraisal. Appendix – Detailed Appraisal Tables. West Oxfordshire Draft Local Plan Sustainability Appraisal (SA) Report 2012. Online at <http://www.westoxon.gov.uk> [accessed May 2014]

²⁴⁶ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

MULTI-SITE		
<p>Spreading the housing requirement for Witney across a combination of the following sites:</p> <ul style="list-style-type: none"> - Land south of the A40 - North Witney - East Witney - North East Witney <p>The minimum level of development on any one site would be 300 dwellings.</p>		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	<p>All of the options have the potential to provide residential development and will need to comply with Local Plan Core Policies: OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential for major long term positive effects on this SA Objective. The significance of the positive effect is likely to increase as the level of proposed level of development increases.</p> <p>This Option could potentially allow for a greater level of housing growth compared to the other options and therefore the significance of the long-term positive effect could be greater. However, this is uncertain at this stage and dependent on the level of housing growth identified. It should also be noted that a reduced level of growth at the sites could reduce the ability to provide the necessary infrastructure to mitigate the impact of development and provide wider benefits.</p>	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Local Plan Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality and amenity. Depending on the scale of development at each of the sites, this option may result in less localised negative effects compared to the other options. Conversely, it has the potential for minor negative effects over a larger area.</p>	+?

	<p>In line with Policies WIT4 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing²⁴⁷ by meeting the future needs of the District.</p> <p>As all of the potential site areas contain Greenfield land on the edge of the settlement, it is considered that this option could potentially erode access to the countryside for edge of settlement locations.</p> <p>Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. In addition, Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. Moreover, as for the other options this option could provide the opportunity to address other shortfalls in other types open space (Allotments; Parks and Recreation Grounds (public and private); Accessible Natural Green Space; Play Space (Children); and Play Space (Youth))²⁴⁸ for Witney as a whole. Therefore, there is potential for further long-term positive effects to be realised through development on this site.</p> <p>This option could potentially provide improvements over a wider area than the other single site options but are likely to be less significant locally in terms of their positive effects. Compared to the other Options, there is a greater level of uncertainty for the Multi-site Option as dispersed, smaller scale developments offer less potential for a coordinated approach to development and associated improvements to health facilities and the provision of open space, sports and recreation areas. However, compared to the other Options, this one does not perform significantly better or worse against this SA Objective.</p>	
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²⁴⁷ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

²⁴⁸ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

<p>3. Promote thriving and inclusive communities²⁴⁹</p>	<p>In line with Policies WIT4 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and recreational activity. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with –Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing²⁵⁰ by meeting the future needs of the District.</p> <p>The North Witney site is marginally closer to the town centre at 1.5km away compared to East Witney and North East Witney, while Land South of the A40 is the furthest away at 2.3km. Development would be better focussed at the North, East and North East Witney sites as they are closer to the town centre and do not have any significant barriers to the integration of development with the existing community, such as the A40. Development at Land South of the A40 has the potential for negative effects given the distance from the town centre and barrier presented by the A40.</p> <p>Land to the South of the A40, North Witney and North West Witney are within wards recorded as being in the most deprived national decile with regard to physical proximity to services. The East Witney site is adjacent to a ward recorded as being in the most deprived national decile with regard to physical proximity to services.²⁵¹ As a result, and in light of the mitigation provided by Policy WIT4, it is likely that this option will help improve access through the provision of new services and transport improvements. This could lead to minor long-term positive effects. Compared to the other options, the positive effects of this option are likely to be less significant locally given the dispersed nature of development. It should be noted that the significance of the effect will be dependent on the scale of growth and sites selected.</p>	<p>+</p>	<p>?</p>
<p>4. Improve education and training</p>	<p>As all the sites are located on the boundary of Witney, a main service centre, they are considered to all be within a reasonable walking distance (within 1.6 km²⁵²) to one or more of the schools within the</p>	<p>+</p>	

²⁴⁹ 1st box is community facilities, 2nd box is inclusive communities

²⁵⁰ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

²⁵¹ Office for National Statistics (2010) Neighbourhood Statistics. Online at <http://www.neighbourhood.statistics.gov.uk> [accessed May 2014]

²⁵² Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014]. Bufferzone created around schools using Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014].

	<p>settlement boundary and therefore have good access to education facilities. As a result, this option has the potential for a minor positive effect against this SA Objective.</p> <p>In line with Policy OS5, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Witney and the District as a whole the requirements for future requirements for education and training facilities are set out in the Draft Infrastructure Delivery Plan²⁵³. Therefore, it is anticipated that development as a result of this option could improve and/ or deliver new educational facilities leading to minor long-term positive effects; although there is some uncertainty as the precise details of what will be provided in terms of new education facilities is not known. In addition, it is also assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated.</p> <p>Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long-term effects. Compared to the other Options, this one does not perform significantly better or worse against this SA Objective.</p>		
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regard this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should 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. This should prevent any significant negative effects.</p>	0	
<p>6. Improve accessibility to all services and facilities²⁵⁴</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>Evidence suggests that there are high levels of traffic within Witney and congestion is a problem.²⁵⁵ The potential impacts of growth at the strategic areas on the existing highway network were considered in</p>	-	?

²⁵³ West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

²⁵⁴ 1st box is traffic and transport, 2nd box is sustainable transport

	<p>the Final Witney Transport Study (March 2009), and again in the Witney Transport Strategy Refresh (2017)²⁵⁶. All of the site options have the potential to exacerbate current congestion issues within the existing road network, with the potential for a significant long-term negative effect on this SA Objective unless appropriate mitigation is provided. A more dispersed pattern of development consisting of a number of smaller sites is likely to have less significant localised impacts than a single site option. However, there is still the potential to contribute to increased levels of background traffic within the existing highway network.</p> <p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual minor long-term negative effect with an element of uncertainty. It should be noted that for some of the sites, major road infrastructure improvements are needed to support any development. It is assumed that a smaller scale of development at the sites as would occur through this option would not support the significant transport infrastructure improvements that are necessary. This option is therefore less likely to result in minor long-term positive effects compared to the North and East Witney options. It is outside the scope of this strategic level appraisal to consider how the required road infrastructure improvements may affect the viability of development.</p> <p>Evidence suggests that there is the opportunity to access key destinations by sustainable modes of transport from each of the sites. There are also opportunities to improve walking and cycling routes as</p>	
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²⁵⁵ Oxfordshire county Council (2012) Oxfordshire Local Transport Plan 2011-2030. Online at <https://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030> [accessed May 2014]

²⁵⁶ **WYG (2017) Witney Transport Strategy Refresh: Modelling Summary Technical Note**

	<p>well as public transport. The provision of housing, employment, and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel.</p> <p>The key difference between this option and the other single site options is that a dispersed pattern of development consisting of smaller scale sites limits the scope for the delivery of new public transport infrastructure/pedestrian (walking & cycling) links and/ or significant improvements to existing public transport infrastructure/pedestrian (walking & cycling) links. While there is the potential for contributions to enhance existing public transport and pedestrian links, these are less likely to be significant considering the reduced scale and dispersed nature of development. There is also less potential for a coordinated approach to the delivery of new public transport/pedestrian links alongside housing and potential employment uses, which means this option is less likely to reduce the need to travel and encourage more sustainable modes of transport.</p> <p>Therefore, there is a greater level of uncertainty with regard to the potential for positive effects for this Option through improvements to public transport and pedestrian links (walking and cycling). It should be noted that the significance of the effect will be dependent on the scale of growth proposed at each of the sites.</p>	
7. Improve the efficiency of land use	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.</p> <p>It is assumed that the eastern part of the Land South of the A40 would not be developed as it is within a minerals consultation area²⁵⁷. Therefore, there are unlikely to be any significant effects on minerals.</p>	-
8. Reduce waste generation and disposal	<p>Any development is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective.</p>	0

²⁵⁷ West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

<p>9. Reduce air pollution and improve air quality</p>	<p>There is an Air Quality Management Area on Bridge Street in Witney²⁵⁸ as objectives for Nitrogen Dioxide are being exceeded, the cause of which is considered to be traffic²⁵⁹. The findings of the appraisal against SA Objective 6 indicate that there is the potential for development to increase traffic within Witney and potentially along Oxford Hill, which eventually joins with Bridge Street.</p> <p>It is therefore considered that there is the potential for negative effects on air quality in the short to medium term through increased traffic and therefore atmospheric pollution. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Draft Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport).</p> <p>It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual minor negative effect against this SA Objective. There is also an element of uncertainty until further project level studies and assessments have been carried out. The multi-site option is considered less likely to deliver the transport infrastructure improvements as the North and East site options given the reduced scale of development; there, it is considered less likely to result in minor positive effects.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards²⁶⁰. In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>	-?	
<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts²⁶¹</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will have negative effects on greenhouse gas emissions in the short to medium-term through construction activities and increased traffic. However, this is unlikely to be significant given the mitigation measures provided by Local Plan policies such as OS3 - Prudent use of Natural Resources and T1 – Sustainable Transport and also potential mitigation available at the project level. In the longer-term it is likely that greenhouse gas emissions from</p>	-?	+

²⁵⁸ Air Quality in West Oxfordshire. Online at <https://www.westoxon.gov.uk/residents/environment/environmental-health/air-quality/> [accessed May 2014]

²⁵⁹ West Oxfordshire District Council (2013) 2013 Air Quality Updating and Screening Assessment for West Oxfordshire District Council. Online at <http://www.westoxon.gov.uk/media/744067/Air-Quality-Progress-Report-2013.pdf> [accessed May 2014]

²⁶⁰ <http://ec.europa.eu/environment/air/transport/road.htm>

²⁶¹ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	<p>general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage.</p> <p>Development as part of this option has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change.</p> <p>Smaller scale developments as could potentially occur through this option could potentially offer less choice of on-site renewable and low carbon technologies than for a larger scale single site option. However, this does not mean that smaller developments as part of a multi-site option could not meet the zero carbon standard. The government has recognised that it is not always possible (cost-effective, affordable, technically feasible) for development to incorporate on-site measures to reduce carbon emissions and is currently proposing that development can achieve the zero carbon standard by mitigating remaining emissions off-site²⁶². The introduction of 'Allowable Solutions' means that smaller developments as part of a multi-site option could abate carbon emissions off-site to achieve the zero carbon standard. Potential for minor long-term positive effect.</p>					
<p>11. Protect and improve water and soil resources²⁶³</p>	<p>The appraisals for the individual site options found that there is the potential for development at North Witney and North East Witney to have residual minor negative effects on water quality as a result of the water sensitive features present, while Land South of the A40 and East Witney were found to have a neutral residual effect. The nature and significance of the effect for this multi-site option will be dependent on the scale and distribution of development between the sites. However, given that there is potential for development on water sensitive features, it is considered that this option has the potential for major negative effects on water quality/ resources in both the short-term (construction) and long-term. Mitigation is offered to a certain extent by Policy OS3 (Prudent use of Natural Resources) which</p>	<table border="1"> <tr> <td data-bbox="1906 1038 1984 1193" style="background-color: yellow;">-?</td> <td data-bbox="1984 1038 2056 1193" style="background-color: orange;">--?</td> </tr> <tr> <td data-bbox="1906 1193 1984 1300"></td> <td data-bbox="1984 1193 2056 1300"></td> </tr> </table>	-?	--?		
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²⁶² DCLG (Aug 2013) Next step to zero carbon homes - Allowable Solutions.

²⁶³ 1st box is water resources, 2nd box is soil resources

	<p>requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and , where possible, improvements in water quality. Taking mitigation into account there is the potential for a minor negative residual effect.</p> <p>There is no known contamination or land stability issues associated with any of sites. However, it should be noted that Land South of the A40 has an old railway line running through the site as well a historic landfill site (Ducklington) ²⁶⁴, an active sewage works²⁶⁵ and an abattoir located adjacent to the northern boundary of the site. There has been a number of significant pollution incidents to water recorded on the adjacent Sewage Works.²⁶⁶ Given the proximity of these adjacent uses and as there is evidence of hydrological connectivity between the development site and these adjacent uses, there could be an increased the likelihood of contaminants being present on the site. In addition, part of the site is covered by a 250 m buffer zone to the historic landfill site to the north-east.²⁶⁷ This has the effect of reducing the development area due to an increased risk of contamination being present. However outside of this buffer zone for the landfill site and adjacent to the other uses, the risk of contaminants being present is low and it is considered that suitable mitigation is offered by Policy EH6 - Environmental Protection and that it will also be available at the project level to address significant effects either on this SA Objective or on SA Objective 2. It is therefore considered that this option will have a residual neutral effect.</p> <p>There is existing headroom at the local waste water treatment works to accommodate development at the site option²⁶⁸, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure.</p> <p>Available evidence shows that the North, East and North East sites all contain areas of Grade 3 agricultural land; however, it does not identify in these cases if it is Grade 3a or 3b. Land South of the A40 predominantly contains Grade 3b agricultural land with a few strips of Grade 3a near the north-eastern and eastern boundaries.²⁶⁹ Taking a precautionary approach it is therefore assumed that development at any of the sites has the potential for the permanent loss of best and most versatile agricultural land. It is therefore considered that this option has the potential for a permanent major negative effect on this SA Objective. It should be noted that the significance of the effect is dependent</p>	
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²⁶⁴ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

²⁶⁵ Ibid.

²⁶⁶ Ibid.

²⁶⁷ Information provided by West Oxfordshire District Council May 2014.

²⁶⁸ **AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study**

²⁶⁹ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

	on the final scale and distribution of development' therefore, there is an element of uncertainty.		
12. Reduce the risk from all sources of flooding	<p>The majority of the sites are within Flood Zone 1; however, the south western parcel of land that forms part of the East Witney site is within Flood Zone 2 and two small areas of the North Witney site are in Flood Zones 2/3 in the south. Some of the sites are identified as having issues with surface water flooding.²⁷⁰</p> <p>Local Plan Policies including Policy OS3 (Prudent use of Natural Resources) and Policy EH5 – Flood Risk where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address surface water flooding issues. Potential for a residual neutral effect. Given that the final scale and distribution of development across the sites is not known it is considered that there is also an element of uncertainty.</p> <p>It has been noted that significant mitigation may be required to address surface water flooding issues at the North Witney and East Witney Site. It is outside the scope of this strategic level appraisal to consider how mitigation may affect the viability of development.</p>	0?	
13. Conserve and enhance biodiversity and geodiversity	<p>None of the sites are within close proximity to any international or nationally designated biodiversity or geodiversity. While proposed development has the potential for impacts on local biodiversity features, it is considered that the effects are unlikely to be significant. Local Plan Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.</p> <p>It is recommended that any proposals for development at these sites should seek to retain and enhance any locally important biodiversity features. Compared to the other Options, this one does not perform significantly better or worse against this SA Objective.</p>	0?	
14. Conserve and enhance landscape character and the historic environment ²⁷¹	<p>Landscape</p> <p>Landscape assessment work carried out in 2007, 2012 and 2015 identified that development at these sites has the potential for major negative effects on landscape. The significance of the effect is dependent on the final scale and distribution of development. This option provides an opportunity for a</p>	-?	-?

²⁷⁰ Environment Agency (2014) Maps. Online at [www. http://watermaps.environment-agency.gov.uk/](http://watermaps.environment-agency.gov.uk/) [accessed May 2014]

²⁷¹ 1st box is Landscape, 2nd box is historic environment

	<p>lower scale of development at each of the sites, which means that the significance of the localised negative effect is likely to be less than for the single site options for those areas. However, given the findings of the landscape assessment and visual review work there is still the potential for a major long-term negative effect on landscape.</p> <p>The cumulative effect of a number of smaller scale developments on the landscape is difficult to determine as each site that forms part of the Multi-site option has varying levels of landscape importance and sensitivities and are in different landscape settings. With this in mind you could potentially assume that the impact of a number of smaller sites would be less than a larger site within an individual landscape setting. However, in the years extending further beyond this plan period, it is highly likely that there will be further development at these sites and if this happens in piecemeal stages rather than as a single masterplanned form, then the resultant growth may lack the cohesion and appropriate mitigation that a larger site can deliver. It should also be noted that this option doesn't necessarily preclude larger developments at each of the sites. Given the findings of the recent SHMA, it is possible that a much higher level of housing growth could be identified to meet the needs of the District. Given the sensitivity of the landscape surrounding Witney and the findings of the landscape assessment work, it is considered that large scale growth on all of these sites would constitute an absolute sustainability constraint.</p> <p>Mitigation measures provided through the Local Plan and suggested through the landscape assessment evidence may help to slightly reduce the significance of the potential effect. Despite the mitigation provided by Local Plan Policies and available at the project level, it is still considered that there is the potential for a residual minor medium to long-term negative effect on this SA Objective. Compared to the other Options, this Option has less potential for a significant effect during the life of the plan but could have a greater negative effect on landscape in the long-term, after the life of the Plan.</p> <p>Historic Environment</p> <p>None of the sites have any designated heritage assets within or directly adjacent to the boundary. Despite this, the individual appraisals for the sites found that there is the potential for major long-term negative effects on heritage as a result of development at all the sites. This option provides an opportunity for a reduced scale of development at each of the sites, which means that the significance of the localised negative effect is likely to be less than for the single site options for those areas. However, despite available mitigation, it is considered that development on each of the sites has the potential for a minor cumulative negative effect on the historic environment of Witney.</p>	
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	The effect of the multi-site option is will be dependent on the combination of sites selected and scale of development for each area. There is an element of uncertainty for all options until detailed proposals and project level assessments have been carried out.	
15. Maintain high and stable levels of employment	<p>All of the sites have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The provision of additional employment land could also help support, develop and attract competitive business sectors and enable enterprise and innovation particularly as there are relatively few other large employment sites elsewhere in the town.²⁷² The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long term positive effects.</p> <p>Land South of the A40 and East Witney have the best access to the main areas of employment, which includes Station Lane on the southern edge of Witney. These areas provide units of a range of sizes and quality as well as development opportunities. There are relatively few other large employment sites elsewhere in the town.</p> <p>A multi-site option consisting of a number of smaller scale developments has less potential for a coordinated approach to the delivery of new employment alongside housing, community facilities and improved sustainable transport modes compared to a single site option. Despite this, it is considered that this Option still has the potential for a positive effect on economy and employment. A reduced quantum of housing (as tested through this multi-site option) at each of the sites could potentially offer an opportunity to provide additional business space on the sites; however, this is uncertain at this stage. Compared to the other Options, this one does not perform significantly better or worse against this SA Objective.</p>	<p>+</p> <p>?</p>
16. Promote sustainable economic growth and competitiveness	Please see commentary against the previous SA Objective 15 - Maintain high and stable levels of employment.	<p>+</p> <p>?</p>

²⁷² West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

Carterton

NORTH EAST CARTERTON		
Potential for approximately 1,200 dwellings, 4.5 ha employment land; community services & opportunities for transport improvements.		
SA Objective	Assessment of Effects	
Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	<p>All of the options have the potential to provide residential development and will need to comply with Local Plan Policies OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community.</p> <p>This has the potential to have major long term positive effects on this SA Objective.</p>	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Local Plan Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality and amenity.</p> <p>The north west corner of the site is away from the existing white limestone quarry – Burford Quarry²⁷³ - and no significant effects are predicted; mitigation is provided by Policy EH6 (Environmental Protection).</p> <p>In line with Policies CA3 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including provision of new green infrastructure, community and leisure facilities with the assumption that healthcare facilities would be included in the list. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with Local Plan Policies T1-4 - Transport and</p>	+?

²⁷³ Google (2016) Google Maps. Online at <https://www.google.co.uk/maps> [accessed 2016]

	<p>Movement. As a result, development at the site has the potential to lead to minor positive effects in the long-term. There is also the potential for indirect long-term positive effects on health and inequalities through the provision of housing²⁷⁴ by meeting the future needs of the District.</p> <p>As the site contains Greenfield land on the edge of the settlement, it is considered that development at the site could potentially erode access to the countryside for edge of settlement locations. However, the promoter of the site is suggesting possibilities for new playing fields and an extension into the Kilkenny Lane Country Park which would provide mitigation/enhancement options.</p> <p>Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. Moreover, development at the site could provide the opportunity to address other shortfalls in other types open space (Allotments; Parks and Recreation Grounds (public and private); Accessible Natural Green Space; Play Space (Children); and Play Space (Youth))²⁷⁵ for the Carterton area as a whole. This site has the opportunity to make a difference to existing access to most forms of open space (either in surplus or shortfall) for Carterton. Therefore, there is potential for further long-term positive effects to be realised through development on this site. Uncertainty remains as there are various possibilities dependent upon more detailed studies.</p>					
<p>3. Promote thriving and inclusive communities²⁷⁶</p>	<p>In line with Policies CA3 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including provision of new green infrastructure, community and leisure facilities. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and recreational activity. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing²⁷⁷ by meeting the future needs of the District.</p>	<table border="1"> <tr> <td data-bbox="1906 906 1989 1026">+</td> <td data-bbox="1989 906 2056 1026">-?</td> </tr> <tr> <td colspan="2" data-bbox="1906 1026 2056 1233"></td> </tr> </table>	+	-?		
+	-?					

²⁷⁴ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

²⁷⁵ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

²⁷⁶ 1st box is community facilities, 2nd box is inclusive communities

²⁷⁷ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

	<p>The site is approximately 2.5 km walking distance from the town centre²⁷⁸ and therefore unlikely to reduce reliance on private road vehicles unless improvements are made to the sustainable transport network including buses and walking/cycling routes. It is therefore considered that development is less likely to maintain or increase the vitality of the centre and the existing community. Also, the site is separated from the main town by the Country Park which makes integration with the existing community more difficult. Overall, it is considered that development at this location will lead to minor negative effects against this SA Objective – but some uncertainty at this strategic stage.</p> <p>The site is within the West Oxfordshire 012B²⁷⁹ neighbourhood which is amongst the 30% least deprived neighbourhoods in England and therefore, there are no known significant social exclusion problems that new development could help resolve. The scale and scope of the proposed site option should facilitate thriving and inclusive communities through early masterplanning.</p>	
<p>4. Improve education and training</p>	<p>The site is located on the boundary of Carterton, a main service town, and is considered to have access within a reasonable distance ²⁸⁰ to one or more of the schools within the settlement boundary. As a result, the site is considered to have good access to existing education facilities and will therefore have positive effects against this Objective.</p> <p>In line with Policy OS5, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Carterton and the District as a whole the requirements for future requirements for education and training facilities are set out in the Draft Infrastructure Delivery Plan²⁸¹. Therefore, it is anticipated that the development could improve and/ or deliver new educational facilities leading to minor long-term positive effects; although there is some uncertainty as the precise details of what will be provided in terms of new education facilities is not known. In addition, it is also assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated.</p>	<p style="text-align: center; background-color: #92d050;">+?</p>

²⁷⁸ Measured from the southern boundary to Carterton centre. Google (2016) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2016].

²⁷⁹ <http://dclgapps.communities.gov.uk/imd/idmap.html> LSOA 012B Index of Multiple Deprivation (IMD)

²⁸⁰ Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014]. Bufferzone created around schools using Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014].

²⁸¹ West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

	<p>The site promoter has suggested (June 2016) that the proposed indicative development with 1,200 homes would include opportunity for a primary school and funding towards secondary education.</p> <p>Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long-term effects. Some uncertainty remains as there are various possibilities dependent upon more detailed studies.</p>		
5. Maintain a low level of crime and fear of crime	Effects will be neutral for all strategic options since effects with regards to crime will depend on the design and layout finalised at the development management level. Mitigation measures for any potential negative effects are provided by Policy OS4 – High Quality Design which requires that new development should 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. This should address any potential significant negative effects.	0	
6. Improve accessibility to all services and facilities ²⁸²	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>The Oxfordshire Local Transport Plan 2015 – 2031 (LTP4) identifies the Carterton road network as not being congested.²⁸³ [An assessment of the transport impacts associated with potential development options in Carterton was carried out in 2009 & 2011.] The LTP4 Policy CA1 for Carterton includes commitments to improve the B4477 between Carteron & the A40 at Minster Lovell, including cycleway, and upgrade from B to A classification. This provides some mitigation measures to address the current limited use of sustainable transport in the area and accommodate some development growth.</p> <p>The provision of approximately 1,200 dwellings along with employment land and associated services/facilities still has the potential to increase pressure on the surrounding road network and have impacts on the road links identified above, with the potential for a significant long-term negative effect on this SA Objective unless appropriate mitigation is provided. Policy T1 – Sustainable Transport requires</p>	0?	0?

²⁸² 1st box is traffic and transport, 2nd box is sustainable transport

²⁸³ Oxfordshire County Council (2015) Oxfordshire Local Transport Plan 2015-2031. Online https://consultations.oxfordshire.gov.uk/consult.ti/CO_LTP4/consultationHome [accessed Oct 2016]

	<p>all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until further lower level assessments have been carried out. The promoter of the site is suggesting provision of new local shopping facilities and other services which will help reduce the need to travel.</p> <p>The site is not well related to existing services, facilities and employment opportunities (approximately 2.5km walking distance). In terms of access to public transport, no bus services operate along Burford Road. The premium S2 service operates via Monahan Way to the south of the site. Bus stops are outside the recommended 400 metre maximum walking distance therefore service enhancements or diversions would be required. LTP4 Policy CA1 includes commitments to improve bus services in Carterton and this will help provide mitigation.</p> <p>There is one public right of way with a footpath between the A40 and Burford Land – and then along Kilkenny Lane and the network of footpaths to the south through the Country Park and into the town. There is the potential for new pedestrian and cycle linkages from the south west corner Burford Lane/Kilkenny Lane which would facilitate access to the various facilities available to the south.</p> <p>The provision of housing, employment and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Given the distance from and lesser access to walking and cycling there is greater uncertainty with the potential for development at this site to deliver positive effects to sustainable transport modes compared with other options. However, LTP4²⁸⁴ includes provision of a high quality cycle route between Carterton and Witney</p>	
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²⁸⁴ Oxfordshire County Council (2015) Oxfordshire Local Transport Plan 2015-2031. Online https://consultations.oxfordshire.gov.uk/consult.ti/CO_LTP4/consultationHome [accessed Oct 2016]

	as part of the B4477 improvement scheme. Some uncertainty remains regarding sustainable transport network opportunities.		
7. Improve the efficiency of land use	It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.	-	
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective.	0	
9. Reduce air pollution and improve air quality	There are no AQMAs within Carterton. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards ²⁸⁵ . In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.	0?	
10. Address the causes of climate change by reducing greenhouse gas emissions and be	The potential for development to reduce the need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12. As set out above for air quality, it is unlikely that development at this site will have negative effects on	0?	+

²⁸⁵ <http://ec.europa.eu/environment/air/transport/road.htm>

<p>prepared for its impacts²⁸⁶</p>	<p>greenhouse gas emissions in the short to medium-term through increased traffic. Suitable mitigation will be provided by Local Plan policies such as OS3 - Prudent use of Natural Resources and T1 – Sustainable Transport and also potential mitigation available at the project level. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>					
<p>11. Protect and improve water and soil resources²⁸⁷</p>	<p>The site is located on a minor aquifer of high vulnerability and within a Surface Water Safeguarded zone²⁸⁸. Given the presence of the water sensitive features, it is considered that any development at this site could lead to potential negative effects on water quality/ resources in both the short-term (construction) and long-term. Mitigation is provided by Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the potential negative effects identified to neutral.</p> <p>There is existing headroom at the local waste water treatment works to accommodate development at the site option²⁸⁹, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>There are no known contamination or land stability issues on the majority of site. However, it is considered that suitable mitigation is offered by Policy EH6 - Environmental Protection and that it will also be available at the project level to address any significant effects. Therefore the residual effects with regard to soil are considered to be neutral.</p>	<table border="1"> <tr> <td data-bbox="1910 678 1989 769">0</td> <td data-bbox="1989 678 2056 769">-?</td> </tr> <tr> <td colspan="2" data-bbox="1910 769 2056 1228"></td> </tr> </table>	0	-?		
0	-?					

²⁸⁶ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

²⁸⁷ 1st box is water resources, 2nd box is soil resources

²⁸⁸ Environment Agency (2016) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed Oct 2016]

²⁸⁹ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

	The site is greenfield and not known to be high grade (Grade 1-3a) agricultural land ²⁹⁰ and therefore minor negative effects until further project level studies are undertaken.	
12. Reduce the risk from all sources of flooding	The site falls within Flood Zone 1 ²⁹¹ and is therefore not at risk of flooding with potential neutral effects. Mitigation for greenfield run-off is provided by a number of Local Plan Policies including Policy OS3 (Prudent use of Natural Resources) and Policy EH5 – Flood Risk where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. In light of the mitigation available, it is considered that effects are neutral.	0
13. Conserve and enhance biodiversity and geodiversity	The site is not in close proximity to any international or nationally designated biodiversity or geodiversity ²⁹² . Evidence submitted by the site promoter indicates that there are no strategic ecological issues related to this site, with the habitats present either of negligible or only local ecological value. ²⁹³ There are 3 Local Wildlife Sites (LWSs) and 2 Conservation Target Areas (CTAs) within 2 km of the site area but do not share habitat types such that there is unlikely to be any significant negative effects from development in this area. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; potential for residual neutral effect. There are also potential opportunities to benefit biodiversity, which could include contributions to conservation work on the South Cotswolds Valley CTA. However, at this strategic stage, some uncertainty remains.	0?
14. Conserve and enhance landscape character and the historic environment ²⁹⁴	Landscape The site is not located within, nor does it contain any statutory designations; it is some 1km from the Cotswold AONB. A landscape and visual review of strategic development options for Carterton was carried out in 2012 ²⁹⁵ and built on landscape assessment work carried out in 2009. A strategic option to the north east of Carterton was not considered, although it was noted that for an option to the north, impacts on Shilton should be avoided, and that an option to the east has THE least impacts on landscape/visual sensitivity. Studies ²⁹⁶ for the promoter of the site agree that the northern part of the area is more sensitive to development but assert that this could be mitigated through lower density of	-? 0?

²⁹⁰ Defra (2016) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed Oct 2016]

²⁹¹ Environment Agency (2016) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed Oct 2016]

²⁹² Defra (2016) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed Oct 2016]

²⁹³ EDP Position Statement Ecological, Landscape, Archaeology & Heritage (April 2016)

²⁹⁴ 1st box is Landscape, 2nd box is historic environment

²⁹⁵ West Oxfordshire District Council (2012) Landscape and Visual Review of Submissions for Carterton and Witney Strategic Development Options.

²⁹⁶ Ibid

	<p>housing. Policy EH1 (Landscape Character) seeks to conserve and enhance the quality, character and distinctiveness of the landscape. New development is required to respect and where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape.</p> <p>Mitigation measures provided through the Draft Local Plan and available at the project level will help to reduce the significance of the potential effect. The nature and significance of the effect will be dependent the final scale, layout and design of development. Potential for residual long-term minor negative effect with an element of uncertainty through the introduction of development into a currently undeveloped area.</p> <p>Historic Environment There are no designated heritage assets within or adjacent to the site. Two scheduled monuments are present to the north but on the other site of the A40; 2 listed buildings are located in the south east of the site at Grove Farm. Given the location of designated heritage in relation to the site, it is considered unlikely that there would be any direct effects as a result of development.</p> <p>Policy EH7 (Historic Environment) expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment, and preserve or enhance the District's heritage assets and their significance and settings.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. Studies²⁹⁷ for the promoter of the site suggest that there are no significant constraints to development with sensitive masterplanning and design; some uncertainty remains until further details are known.</p>	
15. Maintain high and stable levels of employment	All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The provision of additional employment land could also help support, develop and attract competitive business sectors and	+

²⁹⁷ EDP Position Statement Ecological, Landscape, Archaeology & Heritage (April 2016)

	<p>enable enterprise and innovation particularly as there are relatively few other large employment sites elsewhere in the town.²⁹⁸ The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long term positive effects.</p> <p>The site's location could allow development to increase access to employment for the existing residents on the northern part of Carterton as the majority of Carterton's employment land supply remains concentrated into two main areas south and east of the town.²⁹⁹ Furthermore, the site benefits from having good access to the main transport route out of Carterton onto the B4477 and eventually to the A40. The site's good location and its size could enable the development of a large-scale office premises subject to other constraints (see below) which could help to support, develop and attract competitive business sectors and enable enterprise and innovation. Therefore, this location is considered to lead to minor positive long-term effects on employment, economic growth, and competitiveness. The promoter of the site suggests 2.5 ha to encourage links with the aviation industry and 2 ha for leisure-related employment, such as an expansion of the nearby World of Crocodiles; however, some uncertainty remains until further discussions and masterplanning.</p> <p>The northern edge of the site may be within the Minerals Strategic Resource Area³⁰⁰; however, policies will ensure that the potential for exploiting crushed rock is not compromised with no significant negative effects.</p>	
<p>16. Promote sustainable economic growth and competitiveness</p>	<p>Please see commentary against the previous SA Objective 15 - Maintain high and stable levels of employment.</p>	<p style="text-align: center;">+</p>

²⁹⁸ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

²⁹⁹ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

³⁰⁰ Oxfordshire Minerals & Waste Local Plan Core Strategy (2015) Policy M3

NORTHERN EXTENSION (KILKENNY FARM SITE)		
Potential for approx 1,000 dwellings, employment land, open space and community facilities/services (note: the site promoter has recently suggested the quantum of development could be reduced (865 dwellings) to address landscape impact concerns).		
SA Objective	Assessment of Effects	
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	All of the options have the potential to provide residential development and will need to comply with Local Plan Policies OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective.	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Local Plan Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality and amenity.</p> <p>The site is also adjacent to an existing white limestone quarry – Burford Quarry³⁰¹ and it has been noted that the white limestone in this area can be sufficiently hard to require blasting to work it and therefore a 350m radius buffer needs to be applied to each of the existing residential properties in the area and possibly new development. This is to protect people and property from light, air, vibration and noise pollution. Apart from land in the immediate vicinity of Kilkenny Farm itself the majority of the site lies within 350m of Burford Quarry.³⁰² Therefore any new development could be affected by noise, light and air pollution. This could lead to negative effects in the long-term on this SA Objective. However, during discussions between West Oxfordshire and the County Council, the County Council has agreed that, provided the proposed development is designed and phased such that there will always be a buffer of</p>	+?

³⁰¹ Google (2014) Google Maps. Online at <https://www.google.co.uk/maps> [accessed 2014]

³⁰² West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

	<p>at least 100m from the boundary of the permitted area of Burford Quarry to the nearest houses (or other sensitive land uses) and that there will always be a buffer of at least 350m from the working face of the quarry to the nearest houses (or other sensitive land uses), then the proposed development should not be prejudicial to the mineral working and associated activities that are currently permitted at Burford Quarry, or to a potential westward extension of the quarry.³⁰³ In addition, mitigation is available in the form of Policy EH6 (Environmental Protection). Therefore, in light of the above, the residual effects are considered to be neutral.</p> <p>In line with Policies CA3 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including provision of new green infrastructure, community and leisure facilities with the assumption that healthcare facilities would be included in the list. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with Draft Local Plan Core Policy 24 – Transport and Movement. Access to existing healthcare facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing³⁰⁴ by meeting the future needs of the District.</p> <p>As the site contains Greenfield land on the edge of the settlement, it is considered that development at the site could potentially erode access to the countryside for edge of settlement locations.</p> <p>Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. In addition, Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. Moreover, development at the site could provide the opportunity to address other shortfalls in other types open space (Allotments; Parks and Recreation Grounds (public and private); Accessible Natural Green Space; Play Space (Children); and Play Space (Youth))³⁰⁵ for the Carterton area as a whole. This site has the opportunity to make a</p>	
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³⁰³ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

³⁰⁴ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

³⁰⁵ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

	<p>difference to existing access to most forms of open space (either in surplus or shortfall) for Carterton. Indicative proposals for the site option propose the provision of formal sports facilities and an extension to Kilkenny Country Park³⁰⁶. Therefore, there is potential for further long-term positive effects to be realised through development on this site.</p>		
<p>3. Promote thriving and inclusive communities³⁰⁷</p>	<p>In line with Policies CA3 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including provision of new green infrastructure, community and leisure facilities. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and recreational activity. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing³⁰⁸ by meeting the future needs of the District.</p> <p>The site is approximately 1.9 km walking distance from the town centre.³⁰⁹ It is therefore considered to be outside of a reasonable walking distance of the Town centre and given the distance (within 1.6km), development at the site less likely to maintain or increase the vitality of the centre and the existing community. Also, the site is separated from the main town by the Country Park which makes integration with the existing community more difficult. Overall, it is considered that development at this location will lead to minor negative effects against this SA Objective.</p> <p>The site is within the ward of Brize Norton and Shilton (Lower Super Output Area (LSOA) E01028766) and this ward is recorded as being in the most deprived national decile with regard to physical proximity to services.³¹⁰ As a result and in light of the mitigation provided by Policy CA3, it is likely that development at this site will help improve access to services as new services could be provided on the site. This could lead to minor long-term positive effects.</p>	+	-

³⁰⁶ David Wilson Homes & Bloombridge (2017) Kilkenny Farm Vision Document

³⁰⁷ 1st box is community facilities, 2nd box is inclusive communities

³⁰⁸ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

³⁰⁹ Measured from the southern boundary where it joins Swinbrook Road to the junction of Burford, Brize Norton, Black Bourton and Alvescot Roads. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

³¹⁰ Office for National Statistics (2010) Neighbourhood Statistics. Online at <http://www.neighbourhood.statistics.gov.uk> [accessed May 2014]

<p>4. Improve education and training</p>	<p>As the site is located on the boundary of Carterton, a main service town, it is considered to have access within a reasonable walking distance (within 1.6 km³¹¹) to one or more of the schools within the settlement boundary. As a result, the site is considered to have good access to existing education facilities and will therefore have positive effects against this Objective.</p> <p>In line with Policy OS5, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Carterton and the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan³¹². Therefore, it is anticipated that the development could improve and/or deliver new educational facilities leading to minor long-term positive effects; although there is some uncertainty as the precise details of what will be provided in terms of new education facilities is not known. The Vision for the site option proposes the potential delivery of a new 1FE primary school³¹³. In addition, it is also assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated. The site promoter has recently suggested the scale of development could be reduced to between 350 – 750 dwellings to address landscape concerns. The lower end of this range would be unlikely to trigger provision of a new primary school.</p> <p>Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long-term effects.</p>	<p style="text-align: center; background-color: #92d050;">+?</p>
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regard to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should 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. This should address any significant negative effects.</p>	<p style="text-align: center; background-color: #4169e1; color: white;">0</p>

³¹¹ Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014]. Bufferzone created around schools using Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014].

³¹² West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

³¹³ David Wilson Homes & Bloombridge (2017) Kilkenny Farm Vision Document

<p>6. Improve accessibility to all services and facilities³¹⁴</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>The Oxfordshire Local Transport Plan 2011 - 2030 identifies the Carterton road network as not being congested.³¹⁵ An assessment of the transport impacts associated with potential development options in Carterton was carried out in 2009.³¹⁶ The assessment found that trips generated as a result of potential development at this site have the joint largest effect on the Principal Distributor Route compared to the other Options, alongside the East Carterton site. The Main Distributor Routes are predominantly affected by trips attracted east to the A40 and on Upavon Way when housing development is located at the North site. Only three Local Access Routes were identified as potentially being affected by trips generated from the North site: Swinbrook Road, Burford Road (town centre) and Black Bourton Road (accessing destinations in the southern part of Carterton). It was also noted that locating housing in the potential development site at North Carterton has the greatest effect on the Rural Distributor Routes, when compared to the other sites, due to the volume of trips on Burford Road north of Monahan Way.</p> <p>The assessment identified five links that would possibly need future intervention as a result of development at this site. Of these links the B4477 North of Monahan Way (Main Distributor Route) and Burford Road (Rural Distributor Route) experience the largest vehicle flows. There would also be increases on the eastern part of Upavon Way (Main Distributor Route), Burford Road within Carterton (Local Access Route) and Black Bourton Road (Local Access Route). In August 2011, Oxfordshire County Council stated that the Burford Road would require upgrading and widening along the full length, from north of Monahan Way to the junction with the A40, to accommodate traffic from proposed development and that the impact of the improvements to Burford Road on existing travel patterns requires evaluation. They further state that 'it is likely improvements to Burford Road would make this an</p>	<p>0?</p>	<p>?</p>

³¹⁴ 1st box is traffic and transport, 2nd box is sustainable transport

³¹⁵ Oxfordshire county Council (2012) Oxfordshire Local Transport Plan 2011-2030. Online at <https://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030> [accessed May 2014]

³¹⁶ Halcrow (2009) Oxfordshire County Council Carterton - Transport Evaluation of Potential Housing Sites and Evaluation of the Transport Impacts Associated with Development Options. Executive Summary. Online at <http://www.westoxon.gov.uk/media/299225/Carterton-housing-and-transport-assessment-November-2009.pdf> [accessed May 2014]

	<p>attractive route for existing journeys which may place increased pressure on the Burford Road and its junctions with the A40 and B4477 Monahan Way'.³¹⁷</p> <p>The provision of approx. 865 dwellings along with employment land and associated services/facilities has the potential to increase pressure on the surrounding road network and have impacts on the road links identified above, with the potential for a significant long-term negative effect on this SA Objective unless appropriate mitigation is provided. Whilst a reduced quantum of development would help to reduce traffic impact, it is still likely to be significant.</p> <p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until further lower level assessments have been carried out. Given that there are no existing issues with traffic and available mitigation it is considered that there is the potential for residual neutral effect with an element of uncertainty. It is outside the scope of this strategic level appraisal to consider how mitigation, in particular road infrastructure improvements, may affect the viability of development.</p> <p>The site is not well related to existing services, facilities and employment opportunities. The centre of the site is approximately 3km from Carterton town centre via Monahan Way and Brize Norton Road. The northernmost part of the site is around 3.5km from the town centre via the same route. The distance for pedestrians from the centre of the site to the town centre could be reduced to around 1.8km through the provision of new pedestrian links across the Kilkenny Country Park but this is still beyond the recommended 1.6km walking distance.</p>	
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³¹⁷ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

	<p>In terms of access to public transport, no bus services operate along Kilkenny Lane or Burford Road. The nearest bus service to the site is route 19, which operates through the Shilton Park development to the south. The premium S2 service operates via Monahan Way to the east of the site. The nearest bus stops are on Trefoil Road and on Monahan Way adjacent to Teasel Way. Both are outside the recommended 400 metre maximum walking distance therefore service enhancements or diversions would be required.</p> <p>The site contains one public right of way which crosses the site in the middle north/ south³¹⁸. There is also a path which partly follows the southern boundary east/west which connects Shilton Road to Kilkenny Lane.³¹⁹ A public bridleway runs north/south from the quarry to Kilkenny Lane and west to Shilton. Kilkenny Lane is quiet in nature and would also facilitate walking and cycling. There is the potential for new pedestrian and cycle linkages from Kilkenny Lane which would facilitate access to the various facilities available to the south.</p> <p>In August 2011, Oxfordshire County Council stated that this proposal presents the weakest transport opportunities of all the sites considered in terms of the significant investment in highway infrastructure needed, poor access to key facilities by walking and cycling and poor access to public transport. On this basis they strongly recommended that the site should not be taken forward as a preferred site.</p> <p>The Vision document for the site option details the potential for 2 public transport corridors through the site option, from which all dwellings would be within the 600m walk catchment. There is the potential for a new bus route which would be commercially viable as a result of development, and new bus stops in the settlement³²⁰. New cycle and footpath network is also proposed in the Vision for the site option, which will aim to be connected with the existing network in Carterton. The provision of housing, employment and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. However, given the distance from and existing poor access to walking and cycling there is greater uncertainty with the potential for development at this site to deliver positive effects to sustainable transport modes compared with other options.</p>	
7. Improve the efficiency of land use	It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.	-

³¹⁸ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

³¹⁹ Ibid.

³²⁰ David Wilson Homes & Bloombridge (2017) Kilkenny Farm Vision Document

	<p>Approximately half of the site is in a mineral consultation area.³²¹ If extraction is not carried out prior to development, then this could effectively sterilise the mineral deposits (white limestone) for future use which could lead to major negative effects in the long-term. However, Oxford County Council considers that there is unlikely to be an economically workable deposit of White Limestone within the Site and that as such 'the proposed development is unlikely to impose any significant additional sterilisation impact'³²². Therefore, the overall effects are considered to be neutral.</p> <p>The area is also adjacent to an existing white limestone quarry – Burford Quarry and it has been noted that the white limestone in this area can be sufficiently hard to require blasting to work it and therefore a 350m radius buffer needs to be applied to each of the existing residential properties in the area and possibly new development. It has been noted that apart from land in the immediate vicinity of Kilkenny Farm itself, lies within this distance of Burford Quarry.³²³ Therefore any development could be affected by and could also limit the quarry's operations. This could lead to negative effects in the long-term on this SA Objective and also upon SA Objectives 2 and possible 15/16. However, during discussions between West Oxfordshire and the County Council, the County Council has agreed that, provided the proposed development is designed and phased such that there will always be a buffer of at least 100m from the boundary of the permitted area of Burford Quarry to the nearest houses (or other sensitive land uses) and that there will always be a buffer of at least 350m from the working face of the quarry to the nearest houses (or other sensitive land uses), then the proposed development should not be prejudicial to the mineral working and associated activities that are currently permitted at Burford Quarry, or to a potential westward extension of the quarry.³²⁴ As a result, the effects are considered to be neutral.</p>	
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective.	0

³²¹ West Oxfordshire District Council (2011) Strategic Housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

³²² Ibid.

³²³ Ibid.

³²⁴ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

<p>9. Reduce air pollution and improve air quality</p>	<p>There are no AQMAs within Carterton. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards³²⁵. In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>	0?	
<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts³²⁶</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is unlikely that development at this site will have negative effects on greenhouse gas emissions in the short to medium-term through increased traffic. Suitable mitigation will be provided by Local Plan policies such as OS3 - Prudent use of Natural Resources and T1 – Sustainable Transport and also potential mitigation available at the project level. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to</p>	0?	+

³²⁵ <http://ec.europa.eu/environment/air/transport/road.htm>

³²⁶ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	<p>consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>			
<p>11. Protect and improve water and soil resources³²⁷</p>	<p>The majority of the site is located on a minor aquifer of high vulnerability with northern part located on a major aquifer of high vulnerability.³²⁸ The whole of site is also within a Surface Water Safeguarded zone and Groundwater Drinking Water Protected Area 'at risk' with the north-western part located in a Surface Water Drinking Water Protected Area 'not at risk'.³²⁹ Furthermore, the entire site is underlain by the Burford Jurassic Water Body where its current quantitative quality is considered to be 'poor' and its current chemical quality is considered to be 'poor (deteriorating)'.³³⁰ Given the presence of the water sensitive features, in particular the Groundwater Drinking Water Protection Area which is considered to be 'at risk,' it is considered that any development at this site could lead to major negative effects on water quality/ resources in both the short-term (construction) and long-term. Mitigation is offered to a certain extent by Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. The presence of the mitigation is likely to reduce the magnitude of the negative effects down to minor. There is existing headroom at the local waste water treatment works to accommodate development at the site option³³¹.</p> <p>There are no known contamination or land stability issues on the majority of site; however, there was a significant pollution incident (north west of Kilkenny Farm) to water in 2008 which involved inert materials and waste. This also had a minor impact on land.³³² As a result, there is a high likelihood that contaminants could be present which could pose a risk to human health if development goes ahead on the site. This could lead to minor negative effects on both this SA Objective but also on SA Objective 2. However, it is considered that suitable mitigation is offered by Policy EH6 - Environmental Protection and that it will also be available at the project level to address any significant effects. Therefore the residual effects with regard to soil are considered to be neutral.</p>	<table border="1"> <tr> <td data-bbox="1912 421 1984 571" style="background-color: yellow;">-?</td> <td data-bbox="1984 421 2051 571" style="background-color: orange;">--?</td> </tr> </table>	-?	--?
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³²⁷ 1st box is water resources, 2nd box is soil resources

³²⁸ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

³²⁹ Ibid.

³³⁰ Ibid.

³³¹ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

³³² Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

	<p>The majority of the site contains grade 3 agricultural land although the data available for the site does not confirm whether the agricultural land is 3a or 3b.³³³ It was also noted that part of the south east corner of the site is understood to be classified as Grade 2.³³⁴ Grade 3a and above agricultural land is considered to be the best and most versatile agricultural land available and therefore, its loss as a direct result of development is likely to lead to permanent major negative effects. Given the uncertainty and in light of the precautionary principle, the loss of this land on the site through development could lead to permanent major negative effects on soils in the long-term. It would be recommended that further investigations are carried out to determine the quality of the agricultural land which would reduce any uncertainty of effects.</p>	
12. Reduce the risk from all sources of flooding	<p>The site falls within Flood Zone 1 although part of the south eastern area of the site is within a flood affected area identified in the Carterton Flood Report after the 2007 flood event but this was found to have been due to ground saturation and drain/ gully inundation.³³⁵ In addition, there are also only a few small areas of the site which are at risk from surface water flooding as well as along Kilkenny Lane.³³⁶ Mitigation is offered by a number of Local Plan Policies including Policy OS3 (Prudent use of Natural Resources) and Policy EH5 – Flood Risk where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. In light of the mitigation available, it is anticipated that surface water issues could be resolved and therefore the effects are considered to be neutral.</p>	0
13. Conserve and enhance biodiversity and geodiversity	<p>The site is not in close proximity to any international or nationally designated biodiversity or geodiversity. The site contains an area of deciduous woodland BAP habitat immediately south of The Laurels and there are also small areas outside the site to the south east.³³⁷ The site is adjacent to the South Cotswolds Valley CTA to the west.³³⁸ A number of farmland birds species have been recorded on this site including: Corn Bunting; Grey Partridge; Turtle Dove; Yellow Wagtail; and Lapwing.³³⁹ Evidence submitted by the current site promoter indicates that there are no strategic ecological issues related to this site, with the habitats present either of negligible or only local ecological value.³⁴⁰</p>	0?

³³³ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

³³⁴ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

³³⁵ Information provided by West Oxfordshire District Council May 2014.

³³⁶ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

³³⁷ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

³³⁸ Oxfordshire Nature Conservation Forum (2010) Conservation Target Areas. Online at <http://www.oncf.org.uk/biodiversity/cta.html> [accessed May 2014]

³³⁹ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

³⁴⁰ Ecological Assessment (Ecology Solutions Ltd.) (July 2011)

	<p>Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until further lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.</p> <p>There are also potential opportunities to benefit biodiversity, which could include contributions to conservation work on the South Cotswolds Valley CTA. However, at this stage these are uncertain. It is recommended that any proposal for development seeks to retain hedgerows and other linear habitat features that frame and intersect the land. The Council should also seek contributions to contribute to the conservation work related to the South Cotswolds Valley CTA.</p>		
<p>14. Conserve and enhance landscape character and the historic environment³⁴¹</p>	<p>Landscape</p> <p>A landscape assessment for Carterton was carried out in 2009 and found that this site is in an area of high local and low-medium district landscape/visual importance; and medium landscape/visual sensitivity.³⁴² The assessment stated that the topography of the area is a gently sloping minor valley running south, becoming steeper and deeper at its southern end as it turns south east. The area is part of the unspoilt open countryside to the north of the town. It reads as part of the lower Cotswold slopes, and has landscape and visual links with the landscape to the north and east. The assessment concluded that the area is relatively contained from the wider landscape, and could accommodate housing development within a strong landscape structure. However, this would extend the town beyond the new strong landscape edge being created by the country park.³⁴³</p> <p>A landscape and visual review of strategic development options for Carterton was carried out in 2012³⁴⁴ and built on landscape assessment work carried out in 2009.³⁴⁵ The review found the northern part of the site is typical of the open wolds landscape and has continuity with the Cotswold lower slopes. It is open and exposed rising land. The southern part of the site is more enclosed and relates better to the settlement. The review considered the potential to deliver 1,000 dwellings and concluded that</p>	<p>-?</p>	<p>?</p>

³⁴¹ 1st box is Landscape, 2nd box is historic environment

³⁴² Amanda Hopwood Landscape Consultancy (2009) West Oxfordshire Local Development Framework Carterton Landscape Assessment 2009. Online at <http://www.westoxon.gov.uk/media/286922/Carterton-landscape-assessment-2009-Full-report.pdf> [accessed May 2014]

³⁴³ Ibid.

³⁴⁴ West Oxfordshire District Council (2012) Landscape and Visual Review of Submissions for Carterton and Witney Strategic Development Options.

³⁴⁵ West Oxfordshire District Council Local Plan Evidence Base: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/>

	<p>development of the whole site would not be acceptable. The southern part of the site is less sensitive and has the capacity to accommodate a smaller scale development of 500 to 750 dwellings.</p> <p>The site has been identified by the Council as potentially being able to accommodate 1,000 dwellings. This has the potential for major long-term negative effects on an area considered to have high local landscape/visual importance and medium landscape/visual sensitivity. It is understood that in response to the landscape and visual review (2012) the site promoter is now proposing a reduced scale of development of between 350 -750 dwellings. Whilst a reduced quantum of development would help to reduce the impact of development on the landscape constraints previously identified, at up to 750 dwellings, the scheme would clearly still have the potential for a significant landscape effect.</p> <p>Policy EH1 (Landscape Character) seeks to conserve and enhance the quality, character and distinctiveness of the landscape. New development is required to respect and where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape. As recommended in the 2012 landscape and visual review, mitigation could include the creation of a substantive landscape structure, linked into existing green infrastructure (including Kilkenny Country Park).</p> <p>Mitigation measures provided through the Draft Local Plan and available at the project level will help to reduce the significance of the potential effect. The landscape and visual review (2012) concluded that the landscape could accommodate 500 - 750 dwellings. As a reduced scale of development is now being proposed by the site promoter that aligns with the findings of the landscape and visual review, it is considered that there is suitable mitigation provided through the Local Plan and available at the project level to address significant negative effects. However, there is still an element of uncertainty until lower level assessments have been carried out. The nature and significance of the effect will be dependent the final scale, layout and design of development. Potential for residual long-term minor negative effect with an element of uncertainty through the introduction of development into a currently undeveloped area.</p> <p>Historic Environment</p> <p>There are no designated heritage assets within or adjacent to the site. The western boundary of the site is approx 800m from the Shilton Conservation Area.³⁴⁶ There is a Listed Building approx 250m to the north west of the site at Stonelands. Given the location of designated heritage in relation to the site, it is</p>	
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³⁴⁶ West Oxfordshire District Council. Online at <https://www.westoxon.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-areas/> [accessed May 2014]

	<p>considered unlikely that there would be any direct effects on heritage as a result of development.</p> <p>Policy EH7 (Historic Environment) expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment, and preserve or enhance the District's heritage assets and their significance and settings.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out.</p>	
<p>15. Maintain high and stable levels of employment</p>	<p>All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The provision of additional employment land could also help support, develop and attract competitive business sectors and enable enterprise and innovation particularly as there are relatively few other large employment sites elsewhere in the town.³⁴⁷ The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long term positive effects.</p> <p>The site is within 1.1 km³⁴⁸ of the nearest main employment areas in Carterton (Ventura/ West Oxon Business Parks³⁴⁹) and therefore new development here is likely to support this existing main employment area. The site's location could also allow development to increase access to employment for the existing residents on the northern part of Carterton as the majority of Carterton's employment land supply remains concentrated into two main areas south and east of the town.³⁵⁰ Furthermore, the site benefits from having good access to the main transport route out of Carterton onto the B4477 and eventually to the A40. The site's good location and its size could enable the development of a large scale offices premises subject to other constraints (see below) which could help to support, develop and attract competitive business sectors and enable enterprise and innovation. Therefore this location is considered to lead to minor positive long-term effects on employment, economic growth, and competitiveness.</p>	<p style="text-align: center; background-color: #92d050;">+?</p>

³⁴⁷ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

³⁴⁸ Measured from the southern boundary where it joins Swinbrook Road. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

³⁴⁹ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

³⁵⁰ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

	<p>Approximately half of the site is in a mineral consultation area.³⁵¹ If extraction is not carried out prior to development, then this could effectively sterilise the mineral deposits (white limestone) for future use which could lead to major negative effects in the long-term. However, Oxford County Council considered that there is unlikely to be an economically workable deposit of White Limestone within the Site and that as such ‘the proposed development is unlikely to impose any significant additional sterilisation impact’.³⁵² Therefore the overall effects on the economy are considered to be neutral.</p> <p>As previously mentioned, the site is also adjacent to an existing white limestone quarry – Burford Quarry and it has been noted that a 350m radius buffer needs to be applied to each of the existing residential properties in the area and possibly new development. Therefore development on the majority of the site could limit the quarry’s operations within this radius. In light of the discussions between West Oxfordshire and the County Council highlighted earlier, it may be possible to locate some employment uses which are less sensitive to noise, light and air quality issues associated with the operations of the existing quarry on the northern part of the site. This may allow a large amount of additional employment land to be provided on the site without prejudicing the current and future operations of the quarry.</p>	
16. Promote sustainable economic growth and competitiveness	Please see commentary against the previous SA Objective 15 - Maintain high and stable levels of employment.	+?

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³⁵¹ West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

³⁵² Ibid.

Potential for approx. 1,000 dwellings, employment land, open space and community facilities/services.		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	All of the options have the potential to provide residential development and will need to comply with Policies: OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective. The significance of the positive effect is likely to increase as the level of proposed level of development increases.	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity.</p> <p>The site is close to RAF Brize Norton³⁵³ which could mean that new residential properties may be affected by noise, light, and air pollution. This could result in negative effects on health. However, extensive noise mapping has been carried out by the MOD and the latest report shows that the site is outside of the flight path and areas which experience the highest level of noise (greater than 63 dB LAeq, 16h which is the average level of noise produced by the activities throughout the 16 hour period).³⁵⁴ There may be potential risk to human health as part of the site is considered to contain contaminated land and as a result of the surrounding uses there is a high potential for contaminants to be present on the site – please see SA Objective 11. However, It is considered that suitable mitigation is available from Policy EH6 (Environmental Protection) to address potential nuisances which could affect the development and therefore the residual effects are considered to be neutral.</p>	+?

³⁵³ Google (2014) Google Maps. Online at <https://www.google.co.uk/maps> [accessed May 2014]

³⁵⁴ Ministry of Defence (2014) Occupational and Environmental Medicine Wing Noise and Vibration Division. Royal Air Force Centre of Aviation Medicine. A Report on an Environmental Noise Survey of Aircraft Activity at RAF Brize Norton. Online at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/278275/NASM_Brize_Norton_OEM_04_14.pdf [accessed May 2014]

	<p>In line with Policies CA3 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including provision of new green infrastructure, community, and leisure facilities with the assumption that healthcare facilities would be included in the list. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing³⁵⁵ by meeting the future needs of the District.</p> <p>As the site contains Greenfield land on the edge of the settlement, it is considered that development at the site could potentially erode access to the countryside for edge of settlement locations.</p> <p>Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. In addition, Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe, and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. Moreover, development at the site could provide the opportunity to address other shortfalls in other types open space (Allotments; Parks and Recreation Grounds (public and private); Accessible Natural Green Space; Play Space (Children); and Play Space (Youth))³⁵⁶ for the Carterton area as a whole. This site has the opportunity to make a difference to existing access to most forms of open space (either in surplus or shortfall) for Carterton. Therefore, there is potential for further long-term positive effects to be realised through development on this site.</p>		
3. Promote thriving and inclusive communities ³⁵⁷	<p>In line with Policies CA3 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including provision of new green infrastructure, community, and leisure facilities. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and recreational activity. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site</p>	+	?

³⁵⁵ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

³⁵⁶ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

³⁵⁷ 1st box is community facilities, 2nd box is inclusive communities

	<p>has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing³⁵⁸ by meeting the future needs of the District.</p> <p>The site is approximately 0.8 km walking distance from the town centre.³⁵⁹ It is therefore considered to be within reasonable walking distance of the Town centre and given the distance to the town centre, development at the site is likely to maintain or increase the vitality of the centre and the existing community. The site is separated from the existing settlement of Carterton by the B4020 but mitigation provided by Policy T1 – Sustainable Transport should prevent this from being a barrier to integrating the development with the existing community. The Shill Brook also presents a potential barrier to the integration of development with existing residential development. It is likely that there is suitable mitigation to address this issue; however, given that the Brook is extremely important for wildlife (Please refer to SA Objective 13) mitigation could be costly. It is outside the scope of this strategic level appraisal to consider how mitigation may affect the viability of development. The presence of the Brook also means that development would need to be set back some distance from the B4020 and the existing settlement, as demonstrated in the outline planning application³⁶⁰ Given the distance to the town centre, development at the site is likely to maintain or increase the vitality of the centre and the existing community; however the barriers to movement and integration including the Shill Brook result in an uncertain effect.</p> <p>The site is within the ward of Alvescot and Filkins (Lower Super Output Area (LSOA) E01028766) and this ward is recorded as being in the most deprived national decile with regard physical and financial accessibility of housing and key local services and physical proximity to services³⁶¹. As a result and in light of the mitigation provided by Policy CA3, it is likely that development at this site will help improve access to services as new services could be provided on the site in addition to new housing of which a percentage is likely to be affordable. This could lead to minor long-term positive effects.</p>	
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³⁵⁸ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

³⁵⁹ Measured from the southern boundary where it joins B4477 to the junction of Burford, Brize Norton, Black Bourton and Alvescot Roads. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

³⁶⁰ Reference: 14/0482/P/OP

³⁶¹ Office for National Statistics (2010) Neighbourhood Statistics. Online at <http://www.neighbourhood.statistics.gov.uk> [accessed May 2014]

<p>4. Improve education and training</p>	<p>As the site is located on the boundary of Carterton, a main service town, it is considered to have access within a reasonable walking distance (within 1.6 km³⁶²) to one or more of the schools within the settlement boundary. As a result, the site is considered to have good access to existing education facilities and will therefore have positive effects against this Objective. However, a large area of this particular site is separated from Carterton by the Shill Brook and also the B4020 to the east which could cause potential problems in terms of accessibility from and to existing schools as well as to any new education or training facilities which may be provided on the north of the site.</p> <p>In line with Policy OS5, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Carterton and the District as a whole the requirements for future requirements for education and training facilities are set out in the Draft Infrastructure Delivery Plan³⁶³. Therefore, it is anticipated that the development could improve and/or deliver new educational facilities leading to minor long-term positive effects; although there is some uncertainty as the precise details of what will be provided in terms of new education facilities is not known. In addition, it is also assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated.</p> <p>Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long-term effects.</p>	<p style="text-align: center;">+?</p>
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regard this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should 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. This should address any significant negative effects.</p>	<p style="text-align: center;">0</p>

³⁶² Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014]. Bufferzone created around schools using Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014].

³⁶³ West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

<p>6. Improve accessibility to all services and facilities³⁶⁴</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>The Oxfordshire Local Transport Plan 2011 -2030 identifies the Carterton road network as not being congested.³⁶⁵ An assessment of the transport impacts associated with potential development options in Carterton was carried out in 2009.³⁶⁶ The assessment found that trips generated as a result of housing development at this site would access the road network using the B4477 Alvescot Road to the south. The West site also affects a number of links that are not subjected to new traffic generation when the housing is located in the north or east, such as the links through Alvescot. Allocating housing in the west was identified as having the largest impact, in terms of number of vehicles, on the local road network as a number of trips are assigned to road links through Carterton town centre and Brize Norton Village. The assessment found that this site is the only option that does not have a direct impact on the Rural Road Network as traffic is attracted to destinations on the higher classified routes.</p> <p>The assessment identified six links that would possibly need future intervention as a result of development at this site. Each of these links is subject to an increase of 140 vehicles or more in the AM peak, with B4020 Alvescot Road, Upavon Way, and Carterton Road experiencing the largest increases. Also of note are the two Local Access Route links (Alvescot Road and Brize Norton Road), which experience an increase of almost 200 vehicles in the AM peak. These links are the locations most likely to require some form of mitigation.³⁶⁷</p> <p>The Transport Assessment (based on up to 1,300 homes) suggests that most traffic would be distributed directly on Main Distributor Roads, rather than lower class roads (including 60% exiting north onto the B4477 Upavon Way) and that these main routes have adequate capacity (subject to junction improvements in a number of locations). The assessment concludes in overall terms that the development would have a low impact on the local road network and that mitigation measures could ensure the road network is not negatively affected by the additional traffic. In May 2011, Oxfordshire County Council confirmed that the estimates of trip generation used are reasonable. They did however</p>	<p>0?</p>	<p>?</p>
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³⁶⁴ 1st box is traffic and transport, 2nd box is sustainable transport

³⁶⁵ Oxfordshire county Council (2012) Oxfordshire Local Transport Plan 2011-2030. Online at <https://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030> [accessed May 2014]

³⁶⁶ Halcrow (2009) Oxfordshire County Council Carterton - Transport Evaluation of Potential Housing Sites and Evaluation of the Transport Impacts Associated with Development Options. Executive Summary. Online at <http://www.westoxon.gov.uk/media/299225/Carterton-housing-and-transport-assessment-November-2009.pdf> [accessed May 2014]

³⁶⁷ Ibid.

	<p>highlight the fact that the west site would require greater local improvements throughout Carterton (than development to the east) and consideration of junctions to the West for example at Alvescot and Filkins. The required improvements would be subject to detailed design, but are not expected to be unduly onerous.</p> <p>In August 2011, Oxfordshire County Council stated in relation to the western option that although they feel there is sufficient evidence that the site could deliver the significant transport infrastructure and investment required, they did express concerns that further growth to the west in the longer term could exceed the capacity of Upavon Way which cannot be radically increased due to the physical constraints of the road.</p> <p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until lower level assessments have been carried out. Given that there are no existing issues with traffic it is considered that there is the potential for residual neutral effect with an element of uncertainty. It is outside the scope of this strategic level appraisal to consider how mitigation, in particular road infrastructure improvements, may affect the viability of development.</p> <p>The site is close to existing services and facilities including the town centre, although it is not particularly proximate to the town's main employment areas to the east. The site enjoys good public transport accessibility with the potential to divert services into the site. This could however have knock-on effects for services in other parts of Carterton. In terms of education, the site is close to Carterton Community College and a number of local primary schools, most notably St. Joseph's located within easy walking distance.</p>	
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	<p>Although new links are proposed, the site has no current cycle infrastructure and disjointed pedestrian infrastructure available in order to access key destinations. There is an existing footway link from Upavon Way through to Lawton Avenue and Arkle Avenue. A proposal for development intends to widen this to produce a shared pedestrian/cycle path; however in August 2011 Oxfordshire County Council questioned whether this is achievable. Several new pedestrian and cycle linkages are proposed as part of the development. Shill Brook presents a potential barrier to movement; however, it is considered that suitable mitigation is available to address this issue.</p> <p>The provision of housing, employment, and associated services/facilities along with improvements to sustainable transport modes, particularly into the town centre, has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective. This option is considered less likely to deliver the same level of improvements to sustainable transport as some of the other sites given the reduced scale of proposed development.</p>	
7. Improve the efficiency of land use	It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.	-
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective.	0
9. Reduce air pollution and improve air quality	There are no AQMAs within Carterton. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term	0?

	<p>with a residual neutral effect against this SA Objective. However, there is also an element of uncertainty until lower level assessments and studies have been carried out.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards³⁶⁸. In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>			
<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts³⁶⁹</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is unlikely that development at this site will have negative effects on greenhouse gas emissions in the short to medium-term through increased traffic. Sufficient mitigation measures will be provided by Local Plan policies such as OS3 - Prudent use of Natural Resources and T1 – Sustainable Transport and available at the project level to address negative effects. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>	<table border="1"> <tr> <td data-bbox="1906 480 1989 662" style="background-color: blue; color: white; text-align: center; vertical-align: middle;">0?</td> <td data-bbox="1989 480 2056 662" style="background-color: lime; text-align: center; vertical-align: middle;">+</td> </tr> </table>	0?	+
0?	+			

³⁶⁸ <http://ec.europa.eu/environment/air/transport/road.htm>

³⁶⁹ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

<p>11. Protect and improve water and soil resources³⁷⁰</p>	<p>The site is: located on a minor aquifer of high vulnerability; in a Surface Water Safeguarded zone; in a Groundwater Drinking Water Protected Area 'at risk'; and is in a Surface Water Drinking Water Protected Area which is described as 'not at risk.'³⁷¹ Furthermore, the entire site is underlain by the Burford Jurassic Water Body where its current quantitative quality is considered to be 'poor' and its current chemical quality is considered to be 'poor (deteriorating)',³⁷² Given the presence of the water sensitive features, in particular the Groundwater Drinking Water Protection Area which is considered to be 'at risk,' it is considered that any development at this site could lead to major negative effects on water quality/ resources in both the short-term (construction) and long-term. Mitigation is offered to a certain extent by Draft Local Plan Core Policy 3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and , where possible, improvements in water quality. The presence of the mitigation is likely to reduce the magnitude of the negative effects down to minor.</p> <p>There are no known contamination or land stability issues on the majority of site, however, the site contains a historic landfill site (Alvescot) (abutting the western boundary) which was known to contain inert, commercial, household, special and liquid/sludge buried waste.³⁷³ As a result, there is a high likelihood that contaminants could be present which could pose a risk to human health if development goes ahead on the part of the site. This could lead to major negative effects on this SA Objective but also minor negative effects on SA Objective 2. It would be recommended that the area of the site that contains the historic landfill is removed from the site. However, remediation of the land may be possible via suitable mitigation offered by Policy EH6 - Environmental Protection. Therefore the residual effects with regard to soil are considered to be minor negative.</p> <p>There is existing headroom at the local waste water treatment works to accommodate development at the site option³⁷⁴, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The majority of the site contains grade 3 agricultural land although the data available for the site does not confirm whether the agricultural land is 3a or 3b.³⁷⁵ Grade 3a and above agricultural land is considered to be the best and most versatile agricultural land available and therefore, its loss as a direct</p>	<p>-? --?</p>
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³⁷⁰ 1st box is water resources, 2nd box is soil resources

³⁷¹ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

³⁷² Ibid.

³⁷³ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

³⁷⁴ **AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study**

³⁷⁵ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

	<p>result of development is likely to lead to permanent major negative effects. Given the uncertainty and in light of the precautionary principle, the loss of this land on the site through development could lead to permanent major negative effects on soils in the long-term. It would be recommended that further investigations are carried out to determine the quality of the agricultural land which would reduce any uncertainty of effects.</p>	
<p>12. Reduce the risk from all sources of flooding</p>	<p>There is an area of medium to high flood risk (Flood zone 2/3) immediately surrounding the Shill and Kencot Brook to the east of the site and the southern tip of the site is adjacent to another area of medium to high flood risk.³⁷⁶ The Shill Brook also has flooding issues downstream.³⁷⁷ It would be recommended that the land within Flood Zone 2/3 is excluded from the development to reduce any major negative effects and this could also prevent negative effects on the Conservation Target Area which closely follows path of the Shill Brook. Policy EH5 – Flood Risk also states that a site-specific flood risk assessment will be required for all proposals of 1ha or more and for any proposal in Flood Zone 2 and 3 and Critical Drainage Areas. This should identify the extent of flooding on the site and provide mitigation to abate, manage, and/or reduce any significant effects. It was also recommended in the SFRA that development sites adjacent to the Shill Brook will require a Level 3 FRA with hydraulic modelling to establish the extent of flood zones.³⁷⁸</p> <p>In addition, there is a small strip of land running through the centre of the site (west of Kenn's Farm) as well as the land immediately surrounding the Shill and Kencot Brook which are susceptible to surface water flooding.³⁷⁹ Further evidence from a FRA submitted by the developer indicates this surface water comes from overland flow from the west of the site.³⁸⁰ Therefore development on this site could exacerbate existing flooding issues with the potential to increase flooding elsewhere which could lead to minor negative effects. However, mitigation is offered by a number of Local Plan Policies including Policy OS3 (Prudent use of Natural Resources) and Policy EH5 – Flood Risk where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. The SFRA also suggested that an assessment of surface water flood risk should be made at all development sites as part of a Level 2 FRA.³⁸¹ It has also</p>	<p>+?</p>

³⁷⁶ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

³⁷⁷ Scott Wilson (2009) Cherwell and West Oxfordshire Level 1 Strategic Flood Risk Assessment Including Minerals and Waste Site Allocations. Online at <https://www.westoxon.gov.uk/media/298964/West-Oxfordshire-Level-1-Strategic-Flood-Risk-Assessment-SFRA-2009.pdf> [accessed May 2014]

³⁷⁸ Scott Wilson (2009) Cherwell and West Oxfordshire Level 1 Strategic Flood Risk Assessment Including Minerals and Waste Site Allocations. Online at <https://www.westoxon.gov.uk/media/298964/West-Oxfordshire-Level-1-Strategic-Flood-Risk-Assessment-SFRA-2009.pdf> [accessed May 2014]

³⁷⁹ Environment Agency (2014) Maps. Online at [www. http://watermaps.environment-agency.gov.uk/](http://watermaps.environment-agency.gov.uk/) [accessed May 2014]

³⁸⁰ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

³⁸¹ Scott Wilson (2009) Cherwell and West Oxfordshire Level 1 Strategic Flood Risk Assessment Including Minerals and Waste Site Allocations. Online at <https://www.westoxon.gov.uk/media/298964/West-Oxfordshire-Level-1-Strategic-Flood-Risk-Assessment-SFRA-2009.pdf> [accessed May 2014]

	<p>been noted that given the developments location, it could offer the opportunity to reduce flood risk downstream by reducing the runoff from the site to below Greenfield rates and providing sustainable drainage systems on the site.³⁸² In light of the mitigation available and the potential for resolving an existing flooding issue, it is anticipated that surface water issues could be resolved and therefore there are likely to be positive effects resulting from the development at this site.</p>	
<p>13. Conserve and enhance biodiversity and geodiversity</p>	<p>There are no international designated sites in close proximity. Alvescot Meadows SSSI is approximately 780m from the south east boundary of the site and is situated just to the south of the runway at Brize Norton³⁸³. Shill Brook runs from north to south through the eastern part of the site and is assessed by the EA as having good ecological quality status.³⁸⁴ The site also contains a deciduous woodland BAP habitat to the east of the Shill Brook³⁸⁵ as well as a small strip of the South Cotswolds Valley CTA along its eastern edge.³⁸⁶ The site is adjacent to the Willow Meadows LWS to the south-east and is within 300 m of the Bank of Limestone Grassland LWS to the north-east.³⁸⁷ A number of farmland birds species have been recorded on this site including: Corn Bunting; Grey Partridge; Tree Sparrow; Turtle Dove; Yellow Wagtail; and Lapwing.³⁸⁸</p> <p>Oxfordshire County Council, the Environment Agency, and Natural England support the retention of green corridors into and across the site, extending the existing Green Infrastructure network at Carterton and, in particular, linking to the South Cotswolds Valleys Conservation Target Area (CTA), part of which lies within the eastern section of this site. Natural England stresses the need for this area to be managed sensitively in order to meet the targets of the CTA. The Environment Agency emphasises how valuable the Shill Brook is for wildlife and that development which encroaches on watercourses has a potentially severe impact on their ecological value. It advises that development would only be acceptable if a scheme is agreed to protect the Shill Brook and a buffer zone around it. The Environment Agency wishes to see substantial biodiversity benefit delivered along with amenity aspects. The bulk of the site is covered by an Environmental Stewardship Scheme.³⁸⁹</p>	<p>0?</p>

³⁸² West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

³⁸³ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

³⁸⁴ Environment Agency (2014) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed May 2014]

³⁸⁵ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

³⁸⁶ Oxfordshire Nature Conservation Forum (2010) Conservation Target Areas. Online at <http://www.oncf.org.uk/biodiversity/cta.html> [accessed May 2014]

³⁸⁷ West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

³⁸⁸ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

³⁸⁹ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

	<p>The County Ecologist states that the Ecological Report submitted by developers³⁹⁰ demonstrates that there are unlikely to be any major negative biodiversity impacts as a result of the proposed development and that there are potential major positive impacts resulting from habitat creation along the Shill Brook, through the creation of the Ecological Park, and developer contributions to conservation work within the wider CTA to benefit biodiversity.</p> <p>Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.</p> <p>There are also potential opportunities to benefit biodiversity, which include habitat creation along Shill Brook and contributions to conservation work on the CTA. However at this stage these are uncertain. It is recommended that any proposal for development should ensure that Shill Brook is retained and that suitable mitigation is provided to ensure that there are no adverse effects. This should include an appropriate buffer between any development and the Shill Brook. Any proposal for development should also ensure that opportunities for enhancement are pursued where possible. This should include habitat creation along Shill Brook and contributions to conservation work related to the South Cotswolds Valley CTA.</p>		
<p>14. Conserve and enhance landscape character and the historic environment³⁹¹</p>	<p>Landscape A landscape assessment for Carterton was carried out in 2009, which considered the importance and sensitivity of a number of areas surrounding the settlement. This site lies within two areas considered through the assessment; these are areas D1 and D3. The majority of this site falls within area D1, an open rural landscape which is very much a part of the wider countryside and rises leading to the Cotswolds AONB. The assessment found that areas D1 and D2 have high local and medium district landscape/visual importance; and high landscape/visual sensitivity. It was concluded that development in this area would extend the town into the open countryside to the west, into what is at present a completely rural area.³⁹²</p>	<p>-?</p>	<p>?</p>

³⁹⁰ Ecoconsult Interim Ecological Appraisal West of Carterton (February 2011)

³⁹¹ 1st box is Landscape, 2nd box is historic environment

³⁹² Amanda Hopwood Landscape Consultancy (2009) West Oxfordshire Local Development Framework Carterton Landscape Assessment 2009. Online at <http://www.westoxon.gov.uk/media/286922/Carterton-landscape-assessment-2009-Full-report.pdf> [accessed May 2014]

	<p>A landscape and visual review of strategic development options for Carterton was carried out in 2012³⁹³ and built on landscape assessment work carried out in 2009.³⁹⁴ The review concluded that the area has the potential to accommodate up to 1,000 dwellings and should either be completely ruled out or developed as an integrated extension to the town, with its own settlement character.</p> <p>Local Plan Policy EH1 (Landscape Character) seeks to conserve and enhance the quality, character and distinctiveness of the landscape. New development is required to respect and where possible, enhance the intrinsic character, quality, and distinctive natural and man-made features of the local landscape. The landscape and visual review proposes a number of recommendations that seek to protect and improve the urban edge and local landscape features.</p> <p>It is considered that there is suitable mitigation provided through the Draft Local Plan and available at the project level to address significant negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. The nature and significance of the effect will be dependent the final scale, layout, and design of development. Potential for residual long-term minor negative effect with an element of uncertainty through the introduction of development into a currently undeveloped area. Any proposal for development should take into account the findings and recommendations of the landscape and visual review published in 2012.</p> <p>Historic Environment</p> <p>There are no designated heritage assets within or directly adjacent to the site. There are Conservation Areas located to the north at Shilton (approx. 900m at the closest point) and to the south at Alvescot (approx. 700m at the closest point). There are no known archaeological sites or features directly associated with this site.³⁹⁵ Policy EH7 expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment, and preserve or enhance the District's heritage assets and their significance and settings.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out.</p>	
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³⁹³ West Oxfordshire District Council (2012) Landscape and Visual Review of Submissions for Carterton and Witney Strategic Development Options.

³⁹⁴ West Oxfordshire District Council Local Plan Evidence Base: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/>

³⁹⁵ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

<p>15. Maintain high and stable levels of employment</p>	<p>All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The provision of additional employment land could also help support, develop and attract competitive business sectors and enable enterprise and innovation particularly as there are relatively few other large employment sites elsewhere in the town.³⁹⁶ The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long term positive effects.</p> <p>Given that the site is close to RAF Brize Norton (south), there could be potential for introducing industrial/ office development on the southern part of the site to provide screening for additional residential development on the site which is more sensitive to the nuisances of light, noise, odour and air quality created by the operation of the airbase.</p> <p>Furthermore, the majority of the site is remote (over 1.6 km³⁹⁷) from the main employment areas in Carterton. Given the distance, it may be unlikely that the new development will support the existing main employment areas as much as other locations. Nonetheless, the site's location could allow development to increase access to employment for the existing residents on the western part of Carterton as the majority of Carterton's employment land supply remains concentrated into two main areas south and east of the town. ³⁹⁸ Furthermore, the site benefits from having good access to the main transport route into Carterton from the west onto the B4477 and eventually to the A40. The site's good location and its size could enable the development of a large scale offices premises subject to other constraints which could help to support, develop and attract competitive business sectors and enable enterprise and innovation. Therefore this location is considered to lead to minor positive long-term effects on employment, economic growth, and competitiveness.</p>	<p style="text-align: center;">+?</p>
<p>16. Promote sustainable economic growth and competitiveness</p>	<p>Please see commentary against the previous SA Objective 15 - Maintain high and stable levels of employment.</p>	<p style="text-align: center;">+?</p>

³⁹⁶ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

³⁹⁷ Measured from the southern boundary where it joins B4477. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

³⁹⁸ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

MULTI-SITE		
Spreading the housing requirement for Carterton across a combination of sites. The minimum level of development on any one site would be 300 dwellings.		
SA Objective	Assessment of Effects	
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	<p>All of the options have the potential to provide residential development and will need to comply with Local Plan Policies: OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective. The significance of the positive effect is likely to increase as the level of proposed level of development increases.</p> <p>This Option could potentially allow for a greater level of housing growth compared to the other options and therefore the significance of the long-term positive effect could be greater. However, this is uncertain at this stage and dependent on the level of housing growth identified.</p>	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality and amenity. Depending on the scale of development at each of the sites, this option may result in less localised negative effects compared to the other options. Conversely, it has the potential for minor negative effects over a larger area.</p> <p>The West and East Carterton site is close to RAF Brize Norton³⁹⁹ which could mean that new residential properties may be affected by noise, light and air pollution. This could result in negative effects on health. However, extensive noise mapping has been carried out by the MOD and the latest report shows that the site is outside of the flight path and areas which experience the highest level of noise</p>	+?

³⁹⁹ Google (2014) Google Maps. Online at <https://www.google.co.uk/maps> [accessed May 2014]

	<p>(greater than 63 dB LAeq, 16h which is the average level of noise produced by the activities throughout the 16 hour period)⁴⁰⁰. Furthermore a noise assessment carried out in 2012; found that the overall noise climate at the sites was dominated by road traffic.⁴⁰¹</p> <p>There may be a potential risk to human health as part of the East and West Carterton site is considered to contain contaminated land and as a result of the surrounding uses there is a high potential for contaminants to be present on the site. There is no known contamination or land stability issues on the REEMA North and Central site although the site is on previously developed land and therefore there is a higher likelihood to contaminants to be present with the potential for minor negative effects both against this SA Objective. It is considered that suitable mitigation is available from Policy EH6 (Environmental Protection) to address potential nuisances which could affect the development and therefore the residual effects are considered to be neutral.</p> <p>The Northern Extension site is adjacent to an existing white limestone quarry – Burford Quarry⁴⁰² and it has been noted that the white limestone in this area can be sufficiently hard to require blasting to work it and therefore a 350m radius buffer needs to be applied to each of the existing residential properties in the area and possibly new development. This is to protect people and property from light, air, vibration and noise pollution. Apart from land in the immediate vicinity of Kilkenny Farm itself the majority of the site lies within 350m of Burford Quarry.⁴⁰³ Therefore any new development could be affected by noise, light and air pollution. This could lead to negative effects in the long-term on this SA Objective. However, during discussions between West Oxfordshire and the County Council, the County Council has agreed that, provided the proposed development is designed and phased such that there will always be a buffer of at least 100m from the boundary of the permitted area of Burford Quarry to the nearest houses (or other sensitive land uses) and that there will always be a buffer of at least 350m from the working face of the quarry to the nearest houses (or other sensitive land uses), then the proposed development should not be prejudicial to the mineral working and associated activities that are currently permitted at Burford Quarry, or to a potential westward extension of the quarry.⁴⁰⁴ In addition,</p>	
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⁴⁰⁰ Ministry of Defence (2014) Occupational and Environmental Medicine Wing Noise and Vibration Division. Royal Air Force Centre of Aviation Medicine. A Report on an Environmental Noise Survey of Aircraft Activity at RAF Brize Norton. Online at

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/278275/NASM_Brize_Norton_OEM_04_14.pdf [accessed May 2014]

⁴⁰¹ Hepworth Acoustics Ltd (2012) Proposed Residential Development – East of Carterton Planning Noise Assessment. On behalf of Bloor Homes Ltd. Online at http://planningconsultation.westoxon.gov.uk/gf2.ti/awf/258338/10581/PDF/-/East_Carterton_Noise_Assessment_Jan_2012.pdf [accessed May 2014]

⁴⁰² Google (2014) Google Maps. Online at <https://www.google.co.uk/maps> [accessed 2014]

⁴⁰³ West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at <https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-shlaa/> [accessed May 2014]

⁴⁰⁴ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

	<p>mitigation is available in the form of Draft Local Plan Core Policy 22 (Environmental Protection). Therefore, in light of the above, the residual effects are considered to be neutral.</p> <p>In line with Policy CA3, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing⁴⁰⁵ by meeting the future needs of the District.</p> <p>As three of the potential sites contain Greenfield land on the edge of the settlement, it is considered that this option could potentially erode access to the countryside for edge of settlement locations.</p> <p>Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. In addition, Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe, and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. Moreover, development at the site could provide the opportunity to address other shortfalls in other types open space (Allotments; Parks and Recreation Grounds (public and private); Accessible Natural Green Space; Play Space (Children); and Play Space (Youth))⁴⁰⁶ for the Carterton area as a whole. This site has the opportunity to make a difference to existing access to most forms of open space (either in surplus or shortfall) for Carterton. Therefore, there is potential for further long-term positive effects to be realised through development on this site.</p> <p>This option could potentially provide improvements over a wider area than the other single site options but are likely to be less significant locally in terms of their positive effects. Compared to the other Options, there is a greater level of uncertainty for the Multi-site Option as dispersed, smaller scale developments offer less potential for a coordinated approach to development and associated improvements to health facilities and the provision of open space, sports and recreation areas.</p>	
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⁴⁰⁵ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

⁴⁰⁶ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

	Compared to the other Options, this one does not perform significantly better or worse against this SA Objective.			
3. Promote thriving and inclusive communities ⁴⁰⁷	<p>In line with Policies CA3 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and recreational activity. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing⁴⁰⁸ by meeting the future needs of the District.</p> <p>The REEMA, West and East Carterton site is within 1.6km of the Town Centre and is therefore considered to have good access to the town centre. The Northern Extension is over 1.6km away from the town centre so is not considered to be within suitable walking distance to the town centre. The West and Northern Extension sites have barriers to integration with the existing community. It is considered that there is likely to be suitable mitigation to address this issue; however, given the distance of the Northern Extension from the town centre it is considered that this site is likely to have a minor negative effect against this SA Objective. Dispersed development at a lower scale may make it more difficult to integrate new development with the existing community as a larger scale single site would be able to support a more comprehensive package for mitigating the potential barriers to integration and movement.</p> <p>The West and Northern Extension sites are within wards recorded as being in the most deprived national decile with regard to physical proximity to services. The REEMA site is not within or adjacent adjacent to a ward recorded as being in the most deprived national decile with regard to physical proximity to services.⁴⁰⁹ As a result and in light of the mitigation provided by Policy CA3, it is likely that this option will help improve access through the provision of new services and transport improvements. This could lead to minor long-term positive effects. Compared to the other options, the positive effects of this option are likely to be less significant locally given the dispersed nature of development. It should be noted that the significance of the effect will be dependent on the scale of growth and sites selected.</p>	<table border="1"> <tr> <td data-bbox="1912 284 1989 379">+</td> <td data-bbox="1989 284 2047 379">?</td> </tr> </table>	+	?
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⁴⁰⁷ 1st box is community facilities, 2nd box is inclusive communities

⁴⁰⁸ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

⁴⁰⁹ Office for National Statistics (2010) Neighbourhood Statistics. Online at <http://www.neighbourhood.statistics.gov.uk> [accessed May 2014]

<p>4. Improve education and training</p>	<p>As all the sites are located either on the boundary of Carterton (a main service centre town) or within the settlement itself, they are considered to have access within a reasonable walking distance (within 1.6 km⁴¹⁰) to one or more of the schools within the settlement boundary. As a result, the sites are considered to have good access to existing education facilities and will therefore have positive effects against this Objective. As a result, this option has the potential for a minor positive effect against this SA Objective.</p> <p>In line with Policy OS5, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Carterton and the District as a whole the requirements for future requirements for education and training facilities are set out in the Draft Infrastructure Delivery Plan⁴¹¹. Therefore, it is anticipated that the development could improve and/or deliver new educational facilities leading to minor long-term positive effects; although there is some uncertainty as the precise details of what will be provided in terms of new education facilities is not known. In addition, it is also assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated. A reduced quantum of development (300 units per site) may render the delivery of a new primary school difficult with the threshold for provision normally lying around 600 units.</p> <p>Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long-term effects.</p> <p>Compared to the other Options, this one does not perform significantly better or worse against this SA Objective.</p>	<p style="text-align: center; background-color: #92d050;">+?</p>
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regard this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should 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. This should address any significant negative effects.</p>	<p style="text-align: center; background-color: #4169e1;">0</p>

⁴¹⁰ Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014]. Bufferzone created around schools using Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014].

⁴¹¹ West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

<p>6. Improve accessibility to all services and facilities⁴¹²</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>The Oxfordshire Local Transport Plan 2011 - 2030 identifies the Carterton road network as not being congested.⁴¹³ An assessment of the transport impacts associated with potential development options in Carterton was carried out in 2009.⁴¹⁴ All of the site options have the potential to exacerbate current congestion issues within the existing road network, with the potential for a significant long-term negative effect on this SA Objective unless appropriate mitigation is provided. A more dispersed pattern of development consisting of a number of smaller sites is likely to have less significant localised impacts than a single site option. However, there is still the potential to contribute to increased levels of background traffic within the existing highway network.</p> <p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty. The significance of the effect will be dependent on the final level and distribution of growth selected. It is outside the scope of this strategic level appraisal to consider how the required road infrastructure improvements may affect the viability of development.</p>	<p>0?</p>	<p>?</p>
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⁴¹² 1st box is traffic and transport, 2nd box is sustainable transport

⁴¹³ Oxfordshire county Council (2012) Oxfordshire Local Transport Plan 2011-2030. Online at <https://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030> [accessed May 2014]

⁴¹⁴ Halcrow (2009) Oxfordshire County Council Carterton - Transport Evaluation of Potential Housing Sites and Evaluation of the Transport Impacts Associated with Development Options. Executive Summary. Online at <http://www.westoxon.gov.uk/media/299225/Carterton-housing-and-transport-assessment-November-2009.pdf> [accessed May 2014]

	<p>Evidence suggests that there is the opportunity to access key destinations by sustainable modes of transport from the East and REEMA sites. The West Carterton site while being close to the town centre has potential barriers in the form of Shill Brook and the B4020. The Northern Extension site is the furthest from the town centre and the Country Park also forms a potential barrier to movement. In August 2011, Oxfordshire County Council stated that the Northern Extension presents the weakest transport opportunities of all the sites considered in terms of the significant investment in highway infrastructure needed, poor access to key facilities by walking and cycling and poor access to public transport. On this basis they strongly recommended that the site should not be taken forward as a preferred site. Despite this, it is considered that there are opportunities for development at all the sites to improve walking and cycling routes as well as public transport, which could help to reduce the need to travel.</p> <p>The key difference between this option and the other single site options is that a dispersed pattern of development consisting of smaller scale sites limits the scope for the delivery of new public transport infrastructure/pedestrian (walking & cycling) links and/ or significant improvements to existing public transport infrastructure/pedestrian (walking & cycling) links. While there is the potential for contributions to enhance existing public transport and pedestrian links, these are less likely to be significant considering the reduced scale and dispersed nature of development. There is also less potential for a coordinated approach to the delivery of new public transport/pedestrian links alongside housing and potential employment uses, which means this option is less likely to reduce the need to travel and encourage more sustainable modes of transport.</p> <p>Therefore, there is a greater level of uncertainty with regard to the potential for positive effects for this Option through improvements to public transport and pedestrian links (walking and cycling). It should be noted that the significance of the effect will be dependent on the scale of growth proposed at each of the sites.</p>	
<p>7. Improve the efficiency of land use</p>	<p>It is expected that all site options would be developed to make the most efficient use of land. It is assumed that the majority of the development proposed will be situated upon Greenfield land with the exception of development on the REEMA parcels of land. Therefore, overall the use of multiple sites on Greenfield land is still likely to lead to minor negative effects in the short to long-term on this SA Objective.</p> <p>It is assumed that the northern half of the North (Kilkenny Farm) site in Carterton which contains a mineral consultation area could be excluded from the development given the lower number of housing proposed under this multi-site option. Also, it is assumed that development on the Kilkenny Farm site will</p>	<p>-</p>

	occur to the south of the site to ensure that there is an appropriate buffer between it and the active white limestone quarry and also to address identified landscape concerns. Therefore, it is assumed that new development on this site would not sterilise any mineral deposits or limit existing extraction operations at the quarry. As a result, the effects are considered to be neutral with regard to minerals.	
8. Reduce waste generation and disposal	Development is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective.	0
9. Reduce air pollution and improve air quality	<p>There are no AQMAs within Carterton. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective, with an element of uncertainty.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards⁴¹⁵. In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>	0?

⁴¹⁵ <http://ec.europa.eu/environment/air/transport/road.htm>

<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts⁴¹⁶</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is unlikely that development will have major negative effects on greenhouse gas emissions in the short to medium-term through increased traffic. Suitable mitigation will be provided by Local Plan policies such as OS3 - Prudent use of Natural Resources and T1 – Sustainable Transport and also potential mitigation available at the project level. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage.</p> <p>Development has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>	<p>0?</p>	<p>+</p>
<p>11. Protect and improve water and soil resources⁴¹⁷</p>	<p>The appraisals for the individual site options found that there is the potential for development at all the sites to have residual minor negative effects on water quality as a result of the water sensitive features present. The nature and significance of the effect for this multi-site option will be dependent on the scale and distribution of development between the sites. However, given that there is potential for development on water sensitive features, it is considered that this option has the potential for major negative effects on water quality/ resources in both the short-term (construction) and long-term. Mitigation is offered to a certain extent by Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and , where possible, improvements in water quality. Taking mitigation into account there is the potential for a minor negative residual effect.</p>	<p>-?</p>	<p>--?</p>

⁴¹⁶ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

⁴¹⁷ 1st box is water resources, 2nd box is soil resources

	<p>There may be a potential risk to human health as part of the East and West Carterton site is considered to contain contaminated land and as a result of the surrounding uses there is a high potential for contaminants to be present on the site. There is no known contamination or land stability issues on the REEMA North and Central site although the site is on previously developed land and therefore there is a higher likelihood to contaminants to be present with the potential for minor negative effects both against this SA Objective. It is considered that suitable mitigation is available from Policy EH6 (Environmental Protection) to address potential nuisances which could affect the development and therefore the residual effects are considered to be neutral.</p> <p>There is existing headroom at the local waste water treatment works to accommodate development at the site option⁴¹⁸, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure.</p> <p>Available evidence shows that the West and Northern Extension sites predominantly contain areas of Grade 3 agricultural land; however, it does not identify in these cases if it is Grade 3a or 3b. Part of the south east corner of the Northern Extension site is identified as Grade 2. ⁴¹⁹ The REEMA is brownfield and therefore does not contain any agricultural land. Taking a precautionary approach it is therefore assumed that development at the East, West and Northern Extension sites has the potential for the permanent loss of best and most versatile agricultural land. It is therefore considered that this option has the potential for a permanent major negative effect on this SA Objective. It should be noted that the significance of the effect is dependent on the final scale and distribution of development' therefore, there is an element of uncertainty.</p>	
12. Reduce the risk from all sources of flooding	<p>The majority of the sites are within Flood Zone 1; however, the area surrounding the Shill and Kencot Brook on the West Carterton site is medium to high flood risk. Some of the sites are identified as having issues with surface water flooding.⁴²⁰</p> <p>Local Plan Policies including Policy OS3 (Prudent use of Natural Resources) and EH5 – Flood Risk where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address surface water flooding issues. Potential for a residual neutral effect. Given that the final scale</p>	<p>0?</p>

⁴¹⁸ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

⁴¹⁹ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

⁴²⁰ Environment Agency (2014) Maps. Online at [www. http://watermaps.environment-agency.gov.uk/](http://watermaps.environment-agency.gov.uk/) [accessed May 2014]

	and distribution of development across the sites is not known it is considered that there is also an element of uncertainty. It is outside the scope of this strategic level appraisal to consider how mitigation may affect the viability of development.		
13. Conserve and enhance biodiversity and geodiversity	<p>None of the sites are within close proximity to any international or nationally designated biodiversity or geodiversity. While proposed development has the potential for impacts on local biodiversity features, it is considered that the effects are unlikely to be significant. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.</p> <p>It is recommended that any proposals for development at these sites should seek to retain and enhance any locally important biodiversity features. Compared to the other Options, this one does not perform significantly better or worse against this SA Objective.</p>	0?	
14. Conserve and enhance landscape character and the historic environment ⁴²¹	<p>Landscape</p> <p>Landscape assessment work carried out in 2009 and 2012 identified that development at the East, West and Northern Extension sites has the potential for major negative effects on landscape. The significance of the effect is dependent on the final scale and distribution of development. The individual appraisals for the sites presented earlier in this Appendix found that there is suitable mitigation available to ensure that the potential negative effects are not significant. The redevelopment of the REEMA site was considered to have the potential for a residual long term positive effect. This option provides an opportunity for a lower scale of development at each of the sites, which means that the significance of the localised negative effect is likely to be less than for the single site options for these areas. However, given the findings of the landscape assessment and visual review work there is still the potential for a residual minor long-term negative effect on landscape.</p> <p>The cumulative effect of a number of smaller scale developments on the landscape is difficult to determine as each site that forms part of the Multi-site option has varying levels of landscape importance and sensitivities and are in different landscape settings. With this in mind you could potentially assume that the impact of a number of smaller sites would be less than a larger site within an individual landscape setting. However, in the years extending further beyond this plan period, it is highly likely that there will be further development at these sites and if this happens in piecemeal stages rather</p>	-?	?

⁴²¹ 1st box is Landscape, 2nd box is historic environment

	<p>than as a single masterplanned form, then the resultant growth may lack the cohesion and appropriate mitigation that a larger site can deliver. It should also be noted that this option doesn't necessarily preclude larger developments at each of the sites. Given the findings of the recent SHMA, it is possible that a much higher level of housing growth could be identified to meet the needs of the District. Given the sensitivity of the landscape surrounding Carterton and the findings of the landscape assessment work, it is considered that large scale growth on all of these sites would constitute a major negative effect.</p> <p>Mitigation measures provided through the Local Plan and suggested through the landscape assessment evidence may help to slightly reduce the significance of the potential effect. Despite the mitigation provided by Local Plan Policies and available at the project level, it is still considered that there is the potential for a residual minor medium to long-term negative effect on this SA Objective. Compared to the other Options, this Option has less potential for a significant effect during the life of the plan, depending on the final scale of development proposed, but could have a greater negative effect on landscape in the long-term, after the life of the Plan.</p> <p>Historic Environment None of the sites have any designated heritage assets within or directly adjacent to the boundary. Policy EH7 (Historic Environment) expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment, and preserve or enhance the District's heritage assets and their significance and settings.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty. The effect of the multi-site option is will ultimately be dependent on the combination of sites selected and scale of development for each area. There is an element of uncertainty for all options until detailed proposals and project level assessments have been carried out.</p>	
15. Maintain high and stable levels of employment	All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The provision of additional employment land could also help support, develop and attract competitive business sectors and	+?

	<p>enable enterprise and innovation particularly as there are relatively few other large employment sites elsewhere in the town.⁴²² The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long term positive effects.</p> <p>The East, West and REEMA site is close to existing employment areas, including Brize Norton. The Northern Extension is 1.1km away from the nearest main employment area. The Northern Extension and East Carterton sites has good access to the A40 along the B4477. This option is therefore considered to have the potential for a minor positive long-term effect on employment, economic growth, and competitiveness.</p> <p>A multi-site option consisting of a number of smaller scale developments has less potential for a coordinated approach to the delivery of new employment alongside housing, community facilities and improved sustainable transport modes compared to a single site option. Despite this, it is considered that this Option still has the potential for a positive effect on economy and employment. A reduced quantum of housing (as tested through this multi-site option) at each of the sites could potentially offer an opportunity to provide additional business space on the sites; however, this is uncertain at this stage. Compared to the other Options, this one does not perform significantly better or worse against this SA Objective.</p>	
16. Promote sustainable economic growth and competitiveness	Please see commentary against the previous SA Objective 15 - Maintain high and stable levels of employment.	+?

⁴²² West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

Chipping Norton

EAST SITE (TANK FARM)		
Potential for approx 500 1,200 dwellings, employment land, open space and community facilities/services. Note: the pre-submission draft Local Plan identifies the site for 600 dwellings.		
SA Objective	Assessment of Effects	
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	All of the options have the potential to provide residential development and will need to comply with Policies: OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective. The significance of the positive effect is likely to increase as the level of proposed level of development increases.	++
2. Improve health and well-being and reduce inequalities	There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity. The northern boundary of the site abuts the A44 ⁴²³ which means that new residential properties are likely to be affected by noise, light, odour and air pollution. Also given that the site is adjacent to a number of	+

⁴²³ Google (2014) Google Maps. Online at <https://www.google.co.uk/maps> [accessed 2014]

	<p>parcels of contaminated land, there is a small risk of contaminants being present which could pose a risk to human health if the site is redeveloped – please see SA Objective 11 for further details. Therefore, there is potential for minor negative effects in both the short and long-term against this Objective. However, as stated previously, mitigation is available in the form of Policy EH6 (Environmental Protection) and as a result the residual effects are considered to be neutral. Mitigation could include an appropriate buffer between development and the A44.</p> <p>In line with Policies CN2 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure with the assumption that healthcare facilities would be included in the list. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing⁴²⁴ by meeting the future needs of the District.</p> <p>As the site contains Greenfield land on the edge of the settlement, it is considered that development at the site could potentially erode access to the countryside for edge of settlement locations.</p> <p>Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. In addition, Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe, and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. Moreover, development at the site could provide the opportunity to address other shortfalls in other types open space (Amenity Green Space; Accessible Natural Green Space; and Play Space (Youth))⁴²⁵ for the Chipping Norton area as a whole. Therefore, there is potential for further long-term positive effects to be realised through development on this site.</p>	
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⁴²⁴ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

⁴²⁵ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

<p>3. Promote thriving and inclusive communities⁴²⁶</p>	<p>In line with policies CN2 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure with the assumption that cultural, leisure and recreational facilities would be included in the list. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and recreational activity. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing⁴²⁷ by meeting the future needs of the District.</p> <p>The site is approximately 0.5 km walking distance from the town centre.⁴²⁸ Access to the town centre is therefore considered to be very good and as a result development at the site is likely to maintain or increase the vitality of the centre and the existing community. Overall, it is considered that development at this location will lead to minor positive effects against this SA Objective.</p> <p>The site is not recorded as being within the most deprived national decile for any type of indicator of multiple deprivation.⁴²⁹ However, it is likely that the development will help improve any deprivation in the area in a number of ways including through delivering new high quality housing, new services and employment opportunities. This could lead to minor long-term positive effects.</p>	+	+
<p>4. Improve education and training</p>	<p>As the site is located on the boundary of Chipping Norton, a main service town, it is considered to have access within a reasonable walking distance (within 1.6 km⁴³⁰) to one or more of the schools within the settlement boundary. There is in fact a school adjacent to the western boundary of the site.⁴³¹ As a result, the site is considered to have excellent access to existing education facilities and will therefore have positive effects against this Objective.</p> <p>In line with Policy OS5, it is assumed that where necessary and viable, development will deliver or</p>	+?	

⁴²⁶ 1st box is community facilities, 2nd box is inclusive communities

⁴²⁷ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

⁴²⁸ Measured from the south-eastern boundary where it joins New Yatt Road to the junction of the A44 and A361. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

⁴²⁹ Office for National Statistics (2010) Neighbourhood Statistics. Online at <http://www.neighbourhood.statistics.gov.uk> [accessed May 2014]

⁴³⁰ Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014]. Bufferzone created around schools using Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014].

⁴³¹ Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014].

	<p>contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Chipping Norton and the District as a whole the requirements for future requirements for education and training facilities are set out in the Draft Infrastructure Delivery Plan.⁴³² Therefore, it is anticipated that the development could improve and/ or deliver new educational facilities leading to minor long-term positive effects; although there is some uncertainty as the precise details of what will be provided in terms of new education facilities is not known. Potentially a new primary school could be provided as part of the overall mix of development. In addition, it is also assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated.</p> <p>Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long-term effects.</p>		
5. Maintain a low level of crime and fear of crime	<p>With regard this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should 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. This should address any significant negative effects.</p>	0	
6. Improve accessibility to all services and facilities ⁴³³	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>There is less transport assessment evidence available for Chipping Norton compared to Witney and Carterton. The Oxfordshire Local Transport Plan 2011 - 2030 notes that there is heavy traffic along the A44, particularly lorries.⁴³⁴ A Master Plan Study (2009) for the site proposed vehicular access from two points, Trinity Road to the north and from Burford Road to the south via the existing track adjoining the southern boundary of the school which would need to be upgraded significantly. The County Council have advised that the capacity of Trinity Road is likely to be limited to around 100 dwellings and a</p>	0 + ?	+ ?

⁴³² West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

⁴³³ 1st box is traffic and transport, 2nd box is sustainable transport

⁴³⁴ Oxfordshire county Council (2012) Oxfordshire Local Transport Plan 2011-2030. Online at <https://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030> [accessed May 2014]

	<p>Transport Assessment (TA) would be needed to justify a higher number. Oxfordshire County Council have advised that access via the existing track (public right of way 166/3) to the south of Chipping Norton School is not considered appropriate and would not be supported. The track is narrow, un-surfaced in places and has sub-standard visibility at the entrance by the school and leisure centre. The County Council have also confirmed that no vehicular access will be supported via the Rowell way/Albion Street or Foxfield Close/Crescent via the neighbouring residential estate.</p> <p>The provision of 500 1,200 dwellings along with employment land and associated services/facilities has the potential to increase pressure on the surrounding road network and exacerbate current congestion issues along the A44. Given the capacity of the site this is unlikely to be significant; however, it is considered that there is still the potential for a long-term negative effect on this SA Objective unless appropriate mitigation is provided.</p> <p>Proposals for the site option include a new link road to the east of the town connecting the A361 Banbury Road to the north of the town to Burford Road to the south. The benefits of this release road would be to reduce traffic in the centre of Chipping Norton (compared to the 2031 baseline scenario), provide access to the site option, and alleviate capacity issues on junctions and roads in Chipping Norton, with long-term minor positive effects⁴³⁵. However, a recent assessment⁴³⁶ concluded that further work is needed on improvements to town centre junctions to accommodate the increased pedestrian activity. However, the assessment also revealed that development at the site option would result in increased traffic on the road network as a whole, and an increase in traffic volume of this scale might be likely to generate resulting air quality issues along Burford Road, although this is uncertain at this stage.</p> <p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Local Plan Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the</p>	
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⁴³⁵ WYG (2017) Chipping Norton Transport Options Study Addendum

⁴³⁶ Ibid

	<p>provision of appropriate supporting infrastructure.</p> <p>One of the key objectives that the Chipping Norton Neighbourhood Plan seeks to address is to ensure new development is well connected to the rest of the town and the surrounding area. New development must provide adequate storage for bicycles and attractive walking and cycling routes towards the town centre. New development must facilitate provision of enhanced public transport and accessibility.⁴³⁷</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until further updated lower level assessments have been carried out. Potential for a minor positive effect through the planned provision of a relief road which has the potential to address existing traffic issues, although some uncertainty as to the effect of development due to the potential for increases in traffic on other areas of the road network. residual neutral effect with an element of uncertainty until lower level assessments have been carried out. It is outside the scope of this strategic level appraisal to consider how mitigation, in particular road infrastructure improvements, may affect the viability of development.</p> <p>The site has good access to the Town Centre as well as primary and secondary education which are adjacent to the site. Pedestrian access is currently achieved from Wards Road, Burford Road (via the track adjacent to the school), and London Road (via Trinity Road or the footpath adjacent to the school). The site is located in close proximity to the High Street and London Road from which a number of bus services can be accessed including the S3 to Oxford, the X8 to Kingham Station, the 50 to Stratford and the 488 to Banbury. There are several public rights of way adjoining the site including one running along part of the western boundary connecting Wards Road and London Road and one running along the southern boundary from Burford Road towards Glyme Farm and into open countryside. The southern route would be affected by the proposed vehicular arrangements set out in the proposal.⁴³⁸</p> <p>The provision of housing, employment, and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Development could</p>	
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⁴³⁷Chipping Norton Neighbourhood Plan Steering Group (2013) Chipping Norton: Looking Back, Stepping Forward. A working paper towards the Chipping Norton Neighbourhood Plan – Shaping the future development of our town to 2029. Online at <http://www.chippingnortontown.info/Portals/5/CN%20Looking%20Back.%20Stepping%20Forward%20v4.pdf> [accessed May 2014]

⁴³⁸ West Oxfordshire SHLAA Update (June 2014) [http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/)

	also help to improve walking and cycling routes into the town centre for existing communities. Potential for a long-term positive effect against this SA Objective.	
7. Improve the efficiency of land use	It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.	-
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective.	0
9. Reduce air pollution and improve air quality	<p>There is an Air Quality Management Area on Horsefair and High Street in Chipping Norton⁴³⁹ as objectives for Nitrogen Dioxide are being exceeded, the cause of which is considered to be traffic, in particular heavy goods vehicles⁴⁴⁰. Development could increase the number of heavy goods vehicles within the AQMA in the short term during construction. There is also the potential for development to increase the number of cars on the existing road network in the long-term.</p> <p>The findings of the appraisal against SA Objective 6 indicate that there is not likely to be a negative effect on traffic once mitigation has been taken into account. It is therefore considered that there is unlikely to be negative effects on air quality in the short to medium term through increased traffic and therefore atmospheric pollution. Furthermore, the provision of the eastern relief road has been found to reduce traffic in the AQMA area compared to the 2031 baseline scenario, with a positive effect on air quality⁴⁴¹. However, there will still be an increase in traffic in the AQMA as a result of development and although mitigation is provided through Policy EH6 (Environmental Protection) which seeks to minimise the impacts of development on air quality and improve the overall air quality of the District, the precise significance is uncertain at this stage. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). Due to the increase in traffic within the AQMA there is considered to be a long term minor negative effect against this SA Objective, although some uncertainty remains. There is also some uncertainty until</p>	0? -?

⁴³⁹ Air Quality in West Oxfordshire. Online at <https://www.westoxon.gov.uk/residents/environment/environmental-health/air-quality/> [accessed May 2014]

⁴⁴⁰ West Oxfordshire District Council (2013) 2013 Air Quality Updating and Screening Assessment for West Oxfordshire District Council. Online at <http://www.westoxon.gov.uk/media/744067/Air-Quality-Progress-Report-2013.pdf> [accessed May 2014]

⁴⁴¹ WYG (2017) Chipping Norton Transport Options Study Addendum

	<p>lower level studies and assessments have been carried out.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards⁴⁴². In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>					
<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts⁴⁴³</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is unlikely that development at this site will have negative effects on greenhouse gas emissions in the short to medium-term through construction activities and increased traffic once mitigation has been taken into account. Policies OS3 (Prudent use of Natural Resources) and T1 (Sustainable Transport) as well as mitigation available at the project level should ensure there are no significant effects. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>	<table border="1"> <tr> <td data-bbox="1906 448 1986 630">0?</td> <td data-bbox="1986 448 2056 630">+</td> </tr> <tr> <td colspan="2" data-bbox="1906 630 2056 1201"></td> </tr> </table>	0?	+		
0?	+					

⁴⁴² <http://ec.europa.eu/environment/air/transport/road.htm>

⁴⁴³ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

<p>11. Protect and improve water and soil resources⁴⁴⁴</p>	<p>The whole site falls within a Surface Water Safeguarded Zone and also Groundwater Drinking Water Protected Area which is 'probably at risk'.⁴⁴⁵ In addition, the entire site lies within a Groundwater sources protection zone (zone 3) and is underlain by a major aquifer of high vulnerability.⁴⁴⁶ Given the presence of the water sensitive features, in particular the Groundwater Drinking Water Protection Area which is considered to be 'at risk,' it is considered that any development at this site could lead to major negative effects on water quality/ resources in both the short-term (construction) and long-term. Mitigation is offered to a certain extent by Policy EH6 - Environmental Protection and Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. The presence of the mitigation is likely to reduce the magnitude of the negative effects down to minor.</p> <p>There are no known contamination or land stability issues on the majority of site; however, the site is adjacent to three parcels of land to the north and west which are potentially contaminated.⁴⁴⁷ Given the proximity of these adjacent uses, there could be an increased the likelihood of contaminants being present on the site. However, the overall risk of contaminants being present is low and it is considered that suitable mitigation is offered by Policy EH6 - Environmental Protection and that it will also be available at the project level to address significant effects either on this SA Objective or on SA Objective 2. Therefore, the residual effects with regard to this SA Objective are considered to be neutral.</p> <p>It was noted in the previous SA that the sewers on this particular site have limited capacity to accommodate any increase in throughput as a result of development.⁴⁴⁸ It is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site contains both grade 3a and 3b agricultural land with the Grade 3b land located in the central third of the site⁴⁴⁹. Grade 3a and above agricultural land is considered to be the best and most versatile agricultural land available and therefore, its loss as a direct result of development is likely to lead to permanent major negative effects. However, a recent study of the site concluded that the site was pre-</p>	<p>-? -? -?</p>	
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⁴⁴⁴ 1st box is water resources, 2nd box is soil resources

⁴⁴⁵ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

⁴⁴⁶ Ibid.

⁴⁴⁷ West Oxfordshire District Council (2014) Map of Contaminated land. Provided from the Council.

⁴⁴⁸ West Oxfordshire District Council (2010) West Oxfordshire Core Strategy Preferred Approach Sustainability Appraisal. Appendix – Detailed Appraisal Tables. West Oxfordshire Draft Local Plan Sustainability Appraisal (SA) Report 2012. Online at <http://www.westoxon.gov.uk> [accessed May 2014]

⁴⁴⁹ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

	<p>dominantly grade 3b due to soil limitations and moisture deficits. Therefore, there is an overall potential for a minor negative effect on soils⁴⁵⁰. Given the uncertainty and in light of the precautionary principle, the loss of this land on the site through development could lead to permanent major negative effects on soils in the long term.</p>	
12. Reduce the risk from all sources of flooding	<p>The site falls with Flood Zone 1 where there is considered to be a low risk of flooding occurring.⁴⁵¹ There are a number of areas of land within the two distinct parcels of site which are susceptible to surface water flooding⁴⁵² and therefore development could exacerbate existing flooding issues with the potential to increase flooding elsewhere. This could lead to minor negative effects. However, mitigation is offered by a number of Policies including Policy OS3 (Prudent use of Natural Resources) and Policy EH5 – Flood Risk where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. It is also noted that the SFRA recommended that a FRA should be carried and should also include assessment of surface water flooding and impact in increased impermeable area.⁴⁵³ In light of the mitigation available/ proposed, it is anticipated that surface water issues could be resolved and therefore the effects are considered to be neutral.</p>	0
13. Conserve and enhance biodiversity and geodiversity	<p>There are no internationally designated sites within close proximity. The Glyme Valley SSSI is less than 650m away to the south east⁴⁵⁴ and the site partly contains the Glyme and Dorm CTA to the east⁴⁵⁵. A number of farmland bird species have been recorded on this site including: Corn Bunting; Grey Partridge; Tree Sparrow; and Lapwing.⁴⁵⁶</p> <p>RPS carried out a desk-based ecology study of land east of Chipping Norton in the summer of 2002, using information obtained from the Berkshire, Buckinghamshire, and Oxfordshire Wildlife Trust. At that time it was concluded that the ecological value of land in and around Tank Farm was very limited as the constant and invasive activity generated by arable farming greatly limits the potential for species to colonise the land and establish habitats there. The greatest potential for biodiversity value was considered to be within the hedgerows and in the vicinity of other boundaries that frame and intersect</p>	0?

⁴⁵⁰ Oxfordshire County Council (November 2016) Hearing Statement Matter 13- Chipping-Norton Sub-Area: On behalf of Oxfordshire County Council Property & Facilities, CALA Homes and Mr G Pearman (page 13)

⁴⁵¹ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

⁴⁵² Ibid.

⁴⁵³ Scott Wilson (2009) Cherwell and West Oxfordshire Level 1 Strategic Flood Risk Assessment Including Minerals and Waste Site Allocations. Online at <https://www.westoxon.gov.uk/media/298964/West-Oxfordshire-Level-1-Strategic-Flood-Risk-Assessment-SFRA-2009.pdf> [accessed May 2014]

⁴⁵⁴ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

⁴⁵⁵ Oxfordshire Nature Conservation Forum (2010) Conservation Target Areas. Online at <http://www.oncf.org.uk/biodiversity/cta.html> [accessed May 2014]

⁴⁵⁶ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

	<p>the land. It was recommended that any development proposal would have to ensure that these features and retained and enhanced.⁴⁵⁷</p> <p>Policy EH2 seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until further lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.</p> <p>There are also potential opportunities to benefit biodiversity, which could include contributions to conservation work on the CTA. However, at this stage these are uncertain. It is recommended that any proposal for development seeks to retain hedgerows and other boundary habitat features that frame and intersect the land. The Council should also seek contributions for the benefit of the conservation work related to the Glyme and Dorm CTA. More recently a study of the site option yielded the necessity for further site level assessments⁴⁵⁸, and therefore at this stage there is still uncertainty as to the effect on biodiversity.</p>		
<p>14. Conserve and enhance landscape character and the historic environment⁴⁵⁹</p>	<p>Landscape</p> <p>A landscape assessment for Chipping Norton was carried out in 2009.⁴⁶⁰ The site falls within Area E1 which is an area of high open landscape with high intervisibility that covers the high ground east of Chipping Norton and extends east to the A44. The eastern edge of the town is generally soft, with the housing on the Parker Knoll site a notable exception. Development on the highest flatter ground is and would be prominent, but is capable of being screened; without screening it is an intrusion into the rural landscape to the south and east, and at odds with the generally soft edges of the town. Development on the sloping land, however, would be more difficult to screen with planting. The landscape assessment found that large scale development would be extremely prominent in the sloping edge of ridge location. A small scale extension no higher than 2 storeys into the field immediately east and south of the water tower could be acceptable, but only if set within a strong planted belt. It was concluded that the area has high local landscape/visual importance and sensitivity.⁴⁶¹</p>	<p>-?</p>	<p>-?</p>

⁴⁵⁷ RPS and Banner Homes (2009) West Oxfordshire Local Development Framework Chipping Norton East Masterplan Study. Online at http://planningconsultation.westoxon.gov.uk/gf2.ti/gf/156802/11/pdf/-/RPS_Banner_Homes_Chipping_Norton_East_Masterplan_Document.pdf. [accessed May 2014]

⁴⁵⁸ Lockhart Garratt (2017) Ecological Assessment- Tank Farm, Chipping Norton

⁴⁵⁹ 1st box is Landscape, 2nd box is historic environment

⁴⁶⁰ Amanda Hopwood Landscape Consultancy (2009) West Oxfordshire Local Development Framework Chipping Norton Landscape Assessment 2009. Online at <http://www.westoxon.gov.uk/media/287005/Chipping-Norton-landscape-assessment-2009-Full-report.pdf> [accessed May 2014]

⁴⁶¹ Ibid.

	<p>A landscape and visual review of this site area was carried out in 2014 ⁴⁶² and built on the landscape assessment work carried out in 2009.⁴⁶³ The review found that the site is of medium landscape importance and sensitivity. Visually the site is considered to be of high visual sensitivity as it abuts the AONB and the Conservation Area and is well connected to the wider landscape. It was concluded that a reduced area could accommodate approximately 500 dwellings.</p> <p>The evidence suggests that the site is of high landscape/visual importance and sensitivity and that a large scale development would be extremely prominent in the sloping edge of ridge location. The Cotswold AONB is also adjacent to the western boundary of the site.⁴⁶⁴ Therefore, development at this site has the potential for major long-term negative effects on the landscape without appropriate mitigation. Policy EH1 (Landscape Character) seeks to conserve and enhance the quality, character and distinctiveness of the landscape. New development is required to respect and where possible, enhance the intrinsic character, quality, and distinctive natural and man-made features of the local landscape. The 2009 landscape assessment concludes that a small urban extension no higher than two storeys could be accommodated in the field immediately east and south of the water tower if set within a strong planted belt.</p> <p>A recent assessment undertaken on behalf of the site promoter concludes that the site option will not have significant negative effects on the adjacent AONB, and that the proposed masterplan is sensitive to the landscape and this will prevent negative effects as a result of development⁴⁶⁵.</p> <p>It is considered that there is suitable mitigation provided through the Local Plan and available at the project level to address significant negative effects; however, this is dependent on the scale of development. There is also an element of uncertainty until lower level assessments have been carried out. Notwithstanding the recent site level assessment findings, it is considered that due to the scale of development proposed (around 1,200 dwellings) there is the potential for a residual long-term minor negative effect with an element of uncertainty through the introduction of development into a currently undeveloped area.</p>	
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⁴⁶² Landscape and Visual Review of Chipping Norton Strategic Site Option (2014)

⁴⁶³ West Oxfordshire District Council Local Plan Evidence Base: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/>

⁴⁶⁴ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

⁴⁶⁵ Lockhart Garratt (2017) LVA and Capacity Study –Executive Summary

	<p>Historic Environment</p> <p>There are no designated heritage assets within the boundary of the site. The site is adjacent to the Chipping Norton Conservation Area to the west ⁴⁶⁶ and there is one Listed Building within 100 m of the site to the north west⁴⁶⁷. There is one Scheduled Monument within 1km of the site – the Chipping Norton Motte and Bailey Castle. This is located approximately 800 metres to the west, on the opposite side of the town.⁴⁶⁸ Generally, land to the east of Chipping Norton is regarded as an area having 'archaeological potential'. Small archaeological deposits have been found to the south and south east of the area, comprising Romanic coins and Iron Age pottery. Typically, all deposits have been found in this broad area, away from the land around Tank Farm, although it accepted that there is a potential for further material to be located further north. Any development of this land would need to be the subject of an archaeological watching brief to ensure that possible finds are identified and catalogued appropriately.</p> <p>Development at this site has the potential for negative effects heritage, primarily on the setting of the adjacent Conservation Area. The nature and significance of the effect will be dependent on the final scale of development as well as the layout and design. It is also closely linked to the potential effect on landscape as this will have indirect effects on the setting of the Conservation Area. Policy EH7 (Historic Environment) expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment, and preserve or enhance the District's heritage assets and their significance and settings.</p> <p>A recent site level assessment undertaken on behalf of the site promoter concludes that the site option does not contain any significant heritage constraints, and that the site is sufficiently separated from nearby heritage features to not have a significant negative effect⁴⁶⁹.</p> <p>It is considered that there is suitable mitigation provided through the Local Plan and available at the project level to address significant major negative effects. however, there is also an element of uncertainty until lower level assessments have been carried out. Based on the findings of the appraisal for landscape, it is also considered that there is the potential for residual long-term minor negative effect</p>	
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⁴⁶⁶ West Oxfordshire District Council (<https://www.westoxon.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-areas/>)

⁴⁶⁷ English Heritage (2014) The National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed May 2014]

⁴⁶⁸ RPS and Banner Homes (2009) West Oxfordshire Local Development Framework Chipping Norton East Masterplan Study. Online at http://planningconsultation.westoxon.gov.uk/gf2.ti/af/156802/11/pdf/-/RPS_Banner_Homes_Chipping_Norton_East_Masterplan_Document.pdf. [accessed May 2014]

⁴⁶⁹ Oxford Archaeology Tank Farm, Chipping Norton, Oxfordshire Heritage Assessment

	<p>with an element of uncertainty on the historic environment. Notwithstanding the findings of the recent site level heritage assessment, it is considered that the site option could still have a minor negative effect on heritage albeit with some uncertainty under further detailed assessment is undertaken.</p>	
15. Maintain high and stable levels of employment	<p>All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The provision of additional employment land could also help support, develop and attract competitive business sectors and enable enterprise and innovation particularly as there are relatively few other large employment sites elsewhere in the town.⁴⁷⁰ 5ha of new employment land is proposed at the site option with minor long-term positive effects.</p> <p>Given that the A44 abuts the northern boundary of the site, there could be potential for introducing industrial/ office development along this boundary. This could provide screening for additional residential development on the site which is more sensitive to the nuisances of light, noise and air quality created by the A44. The A44 could also provide a link to employment opportunities elsewhere.</p> <p>The site) is located close to the town centre and is within 0.8 km⁴⁷¹ of all the main employment areas in Chipping Norton (Cromwell Office park, Elmsfield Industrial Estate, Worcester Road Industrial Estate, and the Station Lane Industrial Estate⁴⁷²) and therefore new development here is likely to support the existing main employment areas as well as the overall vitality and viability of the Town Centre. The site also benefits from having good access to the main transport route through Chipping Norton on the A 44 therefore is also likely to help support, develop and attract competitive business sectors and enable enterprise and innovation. Therefore, this location is considered to lead to minor positive long-term effects on employment, economic growth, and competitiveness.</p>	+
16. Promote sustainable economic growth and competitiveness	<p>Please see commentary against the previous SA Objective 15 - Maintain high and stable levels of employment.</p>	+

⁴⁷⁰ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

⁴⁷¹ Measured from the southern parcel along the southern boundary where it joins Brize Norton Road and from the northern parcel along the southern boundary where it joins Upavon Way. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014]

⁴⁷² West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

Appendix C: SA of Alternatives to the Oxfordshire Cotswolds Garden Village

Key:

Categories of Significance		
Symbol	Meaning	Sustainability Effect
x	Absolute constraints	Absolute sustainability constraints to development, for example, internationally protected biodiversity
- -	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect
- 0	Certain SA Objectives consider more than one topic and as a result the plan could have different effects upon each topic considered, as follows: SA Objective 3: 1 st box relates to community facilities, 2 nd box is inclusive communities SA Objective 6: 1 st box relates to traffic and highway network, 2 nd box is about sustainable transport – public transport, cycling & walking SA Objective 10: 1 st box relates to Climate Change mitigation, 2 nd box is Climate Change adaptation SA Objective 11: 1 st box relates to water resources, 2 nd box is soil resources SA Objective 14: 1 st box relates to Landscape, 2 nd box relates to the Historic Environment	

West Oxfordshire District Council Local Plan: Proposed Modifications
SA Further Addendum Report: Appendix C Alternative New Village Options

Site Options	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16				
	Sustainable and affordable housing	Health and equality	Thriving and inclusive communities	Improve education & training	Maintain a low level of crime & fear of crime	Accessibility to services and facilities	Efficiency of land use	Waste generation and disposal	Air pollution and air quality	Climate change mitigation and adaptation	Water and soil resources	Flooding	Biodiversity and geodiversity	Landscape character and the historic environment	Employment	Economic growth				
Oxfordshire Cotswolds Garden Village *	++	++	+ 0 ?	+	0	0 ?	+	-	0	-?	- ?	+	0 ?	0	0?	- ?	- ?	++?	++?	
Land north of Barnard Gate ■	+++?	++	+ 0 ?	+	0	- +?	-	0	-?	- ?	- ?	0 ?	-- ?	-?	0?	- ?	--	+	+	
Barnard Gate Garden Village ■	+++?	++	+ 0 ?	+	0	0 ?	+	-	0	-?	- ?	+	0 ?	-	0	0?	- ?	- ?	+++?	+++?

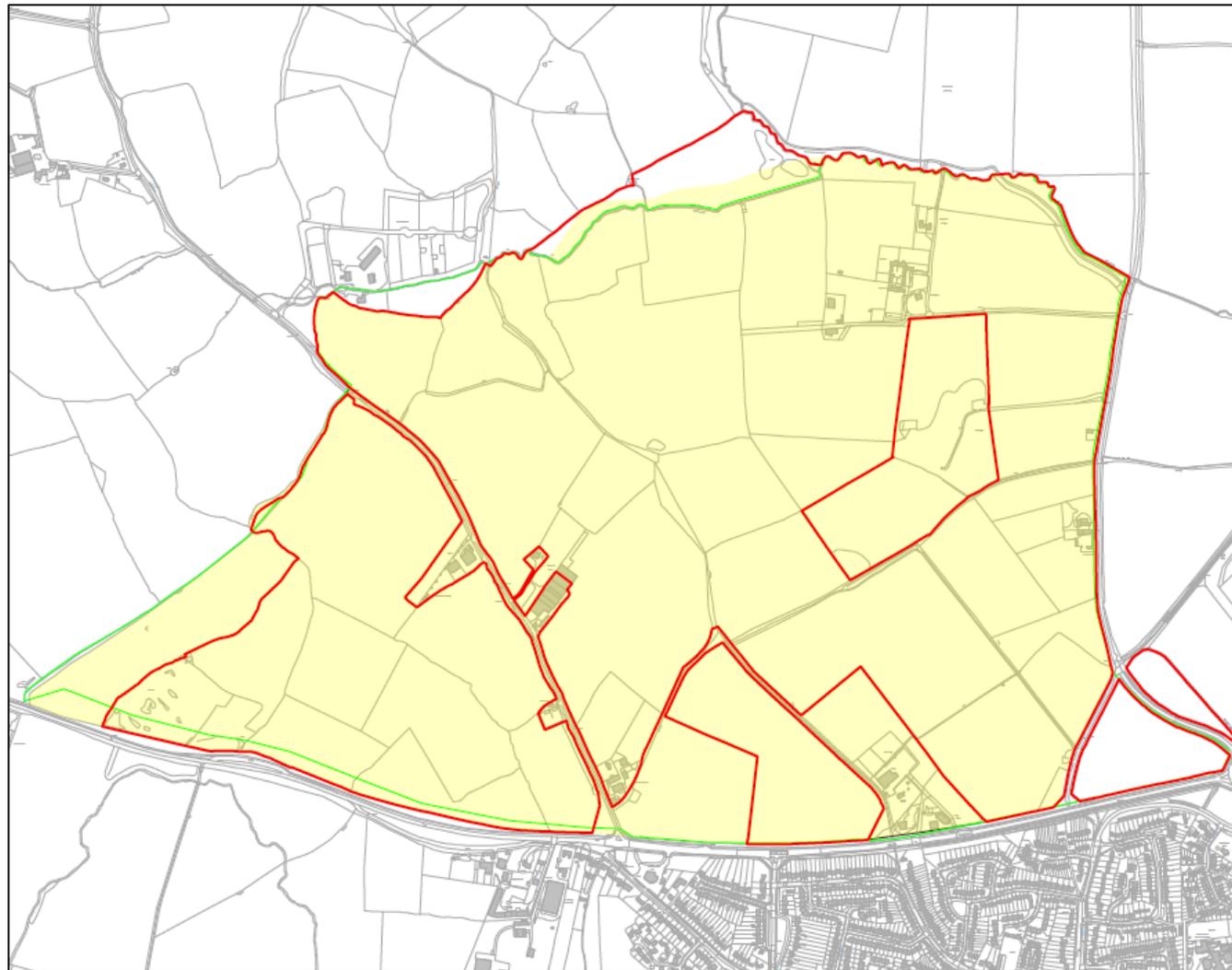
* Checked & updated SA

■ new SA

Where symbol changes occur, previous symbols have strikethrough and are red, the new symbols are in red text beneath the previous symbol in the matrices. Only the new symbols are then shown in the summary table, in red text.

Updated appraisal is shown in red text.

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Key:
Red Line- Current Control of Landowners Consortium
Green Line- Allocation Extent
Yellow Shade- Garden Village Extent

Oxfordshire Cotswolds Garden Village¹

¹ AECOM (2017) West Oxfordshire Local Plan Examination Stage 3- July 2017- Matters 14 & 16: Hearing Statement on behalf of Grosvenor Development Ltd, representing the West Oxfordshire Cotswold Garden Village SDA Landowners Consortium

OXFORDSHIRE COTWOLDS GARDEN VILLAGE		
At least 2,200 homes and approximately 40 ha of science parks/business parks.		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	<p>All of the options have the potential to provide residential development and will need to comply with Policies OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective.</p> <p>The scale and scope of a Garden Village has more certain likelihood of positive effects for affordable and adaptable housing; housing² for self-build, key workers and starter homes are indicated with major positive and cumulative effects in the longer term.</p>	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. There is an existing recycling aggregate facility within the site option, which could have negative effects on the health of future residents. However, indicative proposals for the Garden Village detail how early development would not be adjacent or encroach on the recycling area, and that appropriate design and location of future development will not have a negative effect on resident's health³. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity.</p> <p>The indicative site location⁴ is to the north of Eynsham with the A40 providing a strong physical barrier between the site and Eynsham. This containment, together with the scale and scope of a Garden</p>	++

² <https://www.westoxon.gov.uk/media/1483153/West-Oxon-Garden-Village-EoI-July-2016.pdf>

³ West Oxfordshire District Council (June 2017) Briefing Note Oxfordshire Cotswolds Garden Village

⁴ <https://www.westoxon.gov.uk/media/1483153/West-Oxon-Garden-Village-EoI-July-2016.pdf>

	<p>Village, indicates that accessibility to the countryside and support of healthy lifestyles can be designed into the masterplanning at an early stage. Improved green corridors with links to the surrounding countryside are proposed with major positive effects.</p> <p>In line with Policies OS5 and WIT4, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Development also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing⁵ by meeting the future needs of the District.</p> <p>The strategic option takes Greenfield land but indicative proposals⁶ include provision improved accessibility to the countryside and new public open space with the potential for major positive effects. Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. Moreover, this option could provide the opportunity to address other shortfalls in open space⁷ for Eynsham as a whole; compared to other options, the scale and scope of a Garden Village could provide a coordinated approach through early and high-quality design.</p> <p>Moreover, development in a Garden Village also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing⁸ by meeting the future needs of the District.</p> <p>Overall there is likely to be major long term positive effects against this SA Objective.</p>	
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⁵ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

⁶ <https://www.westoxon.gov.uk/media/1483153/West-Oxon-Garden-Village-EoI-July-2016.pdf>

⁷ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed October 2016]

⁸ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

<p>3. Promote thriving and inclusive communities⁹</p>	<p>In line with Policies EW2 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. The indicative proposals¹⁰ provide for a range of community facilities based around a Village Centre, and including High Streets and a Neighbourhood Centre, together with green corridors throughout the area and into the surrounding areas. This is likely to have major positive effects for promoting thriving and inclusive communities.</p> <p>The site is approximately 1 km walking distance from the village centre¹¹, however the A40 is a significant barrier for movement from the Garden Village to the services within Eynsham and the proposals suggest a self-contained settlement. It is therefore considered to be somewhat remote from the existing village centre and as a result it is unlikely to maintain or increase the vitality of Eynsham centre and the existing community with the potential for minor negative effects for this SA objective. However, the indicative proposals¹² provide a sustainable transport link from the new settlement across the A40 and into Eynsham such that the new community could access the existing community with the potential for positive effects. However, these are thought to be minor and overall neutral residual effects are indicated with some uncertainty.</p>	<p>++ 0?</p>
<p>4. Improve education and training</p>	<p>The scale, scope and self-containment of a Garden Village is likely to have positive effects against this Objective with regard to education and training. The indicative proposals¹³ include 2 new primary schools and a new additional secondary facility. The indicative proposals suggest that the highly regarded Bartholomew School in Eynsham could be expanded with a new secondary facility with potential enhanced positive effects but some uncertainty at this stage.</p> <p>In line with Policy OS5 – Supporting Infrastructure, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. Thus, it is assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated.</p>	<p>+</p>

⁹ 1st box is community facilities, 2nd box is inclusive communities

¹⁰ <https://www.westoxon.gov.uk/media/1483153/West-Oxon-Garden-Village-Eol-July-2016.pdf>

¹¹ Google (2016) Google Maps. Online at <https://maps.google.co.uk/> [accessed October 2016].

¹² <https://www.westoxon.gov.uk/media/1483153/West-Oxon-Garden-Village-Eol-July-2016.pdf>

¹³ ibid

<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regard this SA Objective, it is anticipated that the effects will be neutral as they depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should 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 scale and scope of a Garden Village indicates that potential negative effects can be designed out at an early stage.</p>	0	
<p>6. Improve accessibility to all services and facilities¹⁴</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>The new village is adjacent to the A40, a key road transport route through the District running east/west with existing congestion issues, and there is the potential for negative effects through increased traffic contributing to congestion. An evaluation of transport impacts as a result of the preferred Local Plan scenario concluded that development would have an effect on traffic levels on the A40, with an increase in journey times during the morning and evening peaks¹⁵. The scale and scope of a Garden Village provide the potential for significant contributions to supporting infrastructure and the indicative proposals¹⁶ suggest that there can be A40 dualling improvements and a western bus priority lane funded through the proposed major development. Therefore, potential negative effects on traffic from this scale of development may be mitigated to neutral but uncertainty of this significance. The effectiveness of mitigation measures is likely to be significant as the indicative proposals include for a new Park & Ride (1,000 spaces), and various sustainable transport elements including safe walking/cycling connections across the A40 to Eynsham, enhanced parking and access to the nearby (approximately 11 km) Hanborough Station. The provision of a services and facilities in a self-contained settlement will also reduce the need to travel with positive effects.</p> <p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have</p>	0?	+

¹⁴ 1st box is traffic and transport, 2nd box is sustainable transport

¹⁵ Atkins for West Oxfordshire District Council (2016) Evaluation of Transport Impacts

¹⁶ <https://www.westoxon.gov.uk/media/1483153/West-Oxon-Garden-Village-EoI-July-2016.pdf>

	<p>significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>The site is approx. 1km¹⁷ from the existing services/facilities of Eynsham, and although there are existing PRow routes in and around the site, the presence of the A40 is a significant barrier to access for these services/facilities. As for all strategic options, there are opportunities to improve walking and cycling routes as well as public transport. However, the scale and scope of a Garden Village indicate the certainty of such improvements and indicative proposals include walking/cycling routes that link to the railway station at Hanborough and Eynsham village with positive effects that are cumulative in the longer-term.</p> <p>Potential for a long-term positive effect against this SA Objective.</p>	
7. Improve the efficiency of land use	It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to a minor negative effect on this SA Objective.	-
8. Reduce waste generation and disposal	<p>Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.</p> <p>The scope and scale of a new village also offers potential possibilities for sustainable waste planning including local composting.</p>	0
9. Reduce air pollution and improve air quality	The scale and scope of a new village can enable sustainable transport to be implemented from an early stage and the supporting services can reduce the need to travel – with positive effects. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policies T1 and T3). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level	- ?

¹⁷ Google (2016) Google Maps. Online at <https://maps.google.co.uk/> [accessed October 2016].

	<p>to ensure any significant negative effects are addressed in the short to medium term. However, a minor residual short to medium term negative effect remains against this SA Objective as traffic will increase with cumulative effects on air quality - uncertain.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards¹⁸. In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>					
<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts¹⁹</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will have negative effects on greenhouse gas emissions in the short to medium-term through construction activities and increased traffic. However, this is unlikely to be significant given the mitigation measures provided by Local Plan policies such as OS3 - Prudent use of Natural Resources and T1 – Sustainable Transport and also potential mitigation available at the project level. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however, this is uncertain at this stage. Much of the site is south facing and the opportunities for maximising passive solar gain are included in the indicative proposals.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>	<table border="1"> <tr> <td data-bbox="1912 496 1989 671" style="background-color: yellow;">- ?</td> <td data-bbox="1989 496 2056 671" style="background-color: lightgreen;">+</td> </tr> <tr> <td colspan="2" data-bbox="1912 671 2056 1281"></td> </tr> </table>	- ?	+		
- ?	+					

¹⁸ <http://ec.europa.eu/environment/air/transport/road.htm>

¹⁹ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	The vision for an exemplar ²⁰ development for this new village indicates an approach that could promote leading-edge sustainable energy to be considered at masterplanning stage.	
11. Protect and improve water and soil resources ²¹	<p>As with other options, this strategic area is within a surface water Nitrate Vulnerable Zone²². Therefore, development at this site could lead to minor negative effects on water quality/ resources in both the short-term (construction) and long-term. However, Local Plan Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; therefore, a residual neutral effect.</p> <p>There is no known contamination on the site. The local Waste Water Treatment Works does not have existing headroom to accommodate the proposed scale of development at Eynsham²³, however it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site is mostly unclassified or Grade 3b agricultural land²⁴. Grade 3a and above agricultural land is considered to be the best and most versatile agricultural land, however grade 3a or higher is not present at the site option. Development is likely to lead to the loss of some grade 3b agricultural land, with the potential for permanent minor negative effects, but some uncertainty at this stage.</p>	0 -?
12. Reduce the risk from all sources of flooding	The site option is partially located within Flood Zone 2 and 3 in the north where the boundary of the site follows the course of an unnamed stream. Furthermore, there are 2 small areas of land designated as Flood Zone 2 in the south-east corner of the site option²⁵. Development could avoid these areas of the site as they are small and on the boundaries providing mitigation measures. The proposal for the Garden Village indicates that all development can be accommodated within Flood Zone 1, with a low risk of flooding²⁶. Furthermore, mitigation is available through Policy EH5 (Flood Risk) which requires development to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. Potential for a residual neutral effect.	0

²⁰ <https://www.westoxon.gov.uk/media/1483153/West-Oxon-Garden-Village-EoI-July-2016.pdf>

²¹ 1st box is water resources, 2nd box is soil resources

²² Environment Agency (2016) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed October 2016]

²³ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

²⁴ Defra (2016) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed October 2016]

²⁵ <https://flood-map-for-planning.service.gov.uk/summary/443349/210483>

²⁶ West Oxfordshire District Council (2016) West Oxfordshire Garden Village Expression of Interest

<p>13. Conserve and enhance biodiversity and geodiversity</p>	<p>The site is not within close proximity to any international or national designated biodiversity or geodiversity and therefore, no likely major negative effects predicted (the Oxford Meadows SAC is some 2.5 km to the east²⁷). There are no priority habitats on the site area and it is not within a Nature Improvement Area. City Farm Local Wildlife Site (LWS) is located adjacent to the northern boundary of the site option²⁸, and has been identified as an Important Arable Plant Area (IAPA)²⁹. Development should not have a negative effect on the LWS as it is located outside of the development area, however there is uncertainty with regards to the effect of development on the LWS at this stage of assessment.</p> <p>Policy EH2 requires that biodiversity shall be protected and enhanced to achieve an overall net gain – with the potential for positive effects. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects on locally important biodiversity or geodiversity – element of uncertainty until lower level assessments have been carried out. A residual neutral effect is indicated.</p> <p>The scale and scope of a new village creates possibilities for green infrastructure and biodiversity improvements. The indicative proposals³⁰ suggest a biodiverse network of GI which would have minor positive effects – but uncertain at this strategic stage until masterplanning details and further project level studies.</p>	<p>0?</p>	
<p>14. Conserve and enhance landscape character and the historic environment³¹</p>	<p>Landscape</p> <p>The site is relatively flat in a gently rolling landscape with trees and hedgerow vegetation limited to field boundaries; and located outside of the AONB. An overall landscape sensitivity for the southern part was identified by the 2016 Oxford Growth Options Study as medium-high³² and this would suggest likely minor negative effects for landscape and visual amenity.</p> <p>Policy EH1 Landscape Character provides mitigation measures by requiring that the quality and distinctiveness of the landscape should be conserved and enhanced. The scope and scale of a garden village promotes an integrated design at an early stage with creative masterplanning that is better able to mitigate and/or enhance landscape/visual character. Therefore, a residual neutral effect but uncertainty until more detailed project level studies are completed.</p>	<p>-?</p>	<p>0? -?</p>

²⁷ <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/communityandliving/partnerships/GrowthBoard/OxfordSpatialOptionsFinalReport.pdf>

²⁸ http://www.tverc.org/cms/sites/tverc/files/documents/Map_of_Local_Wildlife_Sites_in_West_Oxfordshire_2017.pdf

²⁹ Dr AU Larkman (2016) City Farm near Eynsham – an overview of conservation activities and achievements

³⁰ <https://www.westoxon.gov.uk/media/1483153/West-Oxon-Garden-Village-Eol-July-2016.pdf>

³¹ 1st box is Landscape, 2nd box is historic environment

³² <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/communityandliving/partnerships/GrowthBoard/OxfordSpatialOptionsFinalReport.pdf>

	<p>Historic Environment</p> <p>Within the north of the site option there are 4 Listed Buildings at City Farm, which includes the farmhouse and associated outbuildings³³. It has been indicated that development at the site option will not result in the loss of the Listed Buildings and that the setting of the features will be protected from negative effects³⁴. However, at this stage of assessment there is uncertainty with regards to the effect on development on the Listed Buildings. The Oxford Growth Options Study (2016) found medium-low sensitivity with regard to the historic environment.</p> <p>Policy EH7 (Historic Environment) expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment, conserve or enhance the District's heritage assets and their significance and settings. There is the potential for a minor negative effect on heritage due to the presence of Listed Buildings within the site option, but some uncertainty remains until project level studies and detailed masterplanning – particularly with regard to any archaeological interest.</p>	
<p>15. Maintain high and stable levels of employment</p>	<p>All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future.</p> <p>The indicative proposals include a new 40-hectare science park that would capitalise on the proximity to the Oxfordshire knowledge spine and opportunities to attract high-tech university spin-outs from Oxford with the potential for major synergistic and long-term positive effects on employment, economic growth, and competitiveness – uncertainty remains at this strategic stage.</p>	<p>++?</p>
<p>16. Promote sustainable economic growth and competitiveness</p>	<p>Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.</p>	<p>++?</p>

³³ Magic Map (2017)

³⁴ AECOM (2017) Hearing Statement on behalf of Grosvenor Development Ltd, representing the West Oxfordshire Cotswold Garden Village Strategic Development Area Landowners Consortium

Figure 2: Land North of Barnard Gate³⁵



³⁵ LUC (2016) Oxford Spatial Options Assessment

LAND NORTH OF BARNARD GATE- NEW 2,200 homes		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	<p>All of the options have the potential to provide residential development and will need to comply with Policies OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective.</p> <p>It is relevant to note however that in terms of meeting identified housing needs, the intention of the new garden village is to provide for the 'unmet' housing needs of Oxford City. In this respect, this option is not as well related to Oxford City in 'spatial 'terms, lying further west than the Oxfordshire Cotswolds Garden Village option, and therefore, some uncertainty of the significance for positive effects.</p>	++?
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity.</p> <p>The site option is bordered to the south by the A40 and approximately 1km from Eynsham which is to the south east of the site option³⁶. Due to the scale of the proposed development opportunities for enhancements to countryside access, green infrastructure, and the PRow network. This includes linkages with rural footpaths outside of the site option.</p> <p>In line with Policies OS5 and EW2, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, any increase in pressure on access to existing healthcare facilities</p>	++

³⁶ Google (2017) Google Maps

	<p>as a result of new development at the site will be mitigated. Development also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing³⁷ by meeting the future needs of the District.</p> <p>The site will result in the loss of greenfield land, but will not result in the loss of any existing Open Space. Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate.</p> <p>Moreover, development at the site option also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing³⁸ by meeting the future needs of the District.</p> <p>Overall there is likely to be major long term positive effects against this SA Objective.</p>					
<p>3. Promote thriving and inclusive communities³⁹</p>	<p>In line with Policies EW2 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Due to the scale of the proposed development, there is potential for a range of new community facilities to be provided as part of the new settlement, with likely long-term positive effects.</p> <p>The site option is approx. 3km from the services/facilities available within the settlement of Eynsham⁴⁰ and the proposals suggest a self-contained settlement. It is therefore considered to be somewhat remote from the existing village centre and as a result it is unlikely to maintain or increase the vitality of Eynsham centre. However, as the proposal is for a new garden village, it is expected that the new settlement will include services/facilities such that the new community is inclusive and will support the vitality of the garden village. Potential for a residual neutral effect with some uncertainty.</p>	<table border="1"> <tr> <td data-bbox="1906 724 1989 858">+</td> <td data-bbox="1989 724 2056 858">0?</td> </tr> <tr> <td colspan="2" data-bbox="1906 858 2056 1150"></td> </tr> </table>	+	0?		
+	0?					
<p>4. Improve education and training</p>	<p>The scale of development proposed at the site option has the potential to have a positive effect on the SA Objective by providing new facilities. Eynsham has existing educational facilities, however would not</p>	<table border="1"> <tr> <td data-bbox="1906 1150 2056 1240">+</td> </tr> </table>	+			
+						

³⁷ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

³⁸ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

³⁹ 1st box is community facilities, 2nd box is inclusive communities

⁴⁰ Google (2017) Google Maps

	<p>have the capacity to accommodate the scale of development proposed at the site option.</p> <p>In line with Policy OS5 – Supporting Infrastructure, it is assumed that new development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. Thus, it is assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated. Potential for a long-term minor positive effect.</p>	
5. Maintain a low level of crime and fear of crime	<p>With regard this SA Objective, it is anticipated that the effects will be neutral as they depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should 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>	0
6. Improve accessibility to all services and facilities ⁴¹	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>The site option is adjacent to the A40, a key road transport route through the District running east/west with existing congestion issues, and there is the potential for negative effects through increased traffic contributing to congestion. An evaluation of transport impacts as a result of the preferred Local Plan scenario concluded that development would have an effect on traffic levels on the A40, with an increase in journey times during the morning and evening peaks⁴². There is the potential for development contributions to the local transport network which could mitigate the increase in traffic as a result of development and alleviate congestion along the A40, however at this stage of assessment it is considered likely that there will be a minor negative effect on traffic as a result of development primarily because unlike the Oxfordshire Cotswolds Garden Village there is no proposed park and ride or bus priority measures.</p> <p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities</p>	-
		+?

⁴¹ 1st box is traffic and transport, 2nd box is sustainable transport

⁴² Atkins for West Oxfordshire District Council (2016) Evaluation of Transport Impacts

	<p>for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure.</p> <p>The site is not within walking distance to the nearest services/facilities, and there is a lack of existing public transport facilities. However, there are existing premium bus services to Oxford running along the A40 (S1 and S2) could potentially be accessed through this site option with associated positive effects. Furthermore, development could improve local public transport with new bus stops, and provide footpaths for easy access to services/facilities which may be provided with the proposed development. At this stage, it is considered that there will be a minor positive effect with some uncertainty at this strategic level.</p>	
7. Improve the efficiency of land use	It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to a minor negative effect on this SA Objective.	-
8. Reduce waste generation and disposal	<p>Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.</p> <p>The scope and scale of a new village also offers potential possibilities for sustainable waste planning including local composting.</p>	0
9. Reduce air pollution and improve air quality	It is expected that improvements to the sustainable transport network will be achievable as part of the proposed development, which would have long-term positive effects by reducing private vehicle use and associated improvements on air quality. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policies T1 and T3). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed	-?

	<p>in the short to medium term. However, a minor residual short to medium term negative effect remains against this SA Objective as traffic will increase with cumulative effects on air quality - uncertain.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards⁴³. In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>		
<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts⁴⁴</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will have negative effects on greenhouse gas emissions in the short to medium-term through construction activities and increased traffic. However, this is unlikely to be significant given the mitigation measures provided by Local Plan policies such as OS3 - Prudent use of Natural Resources and T1 – Sustainable Transport and also potential mitigation available at the project level. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. However, within the site option is an existing solar farm, and It is expected that this could be lost as a result of development, with a long-term minor negative effect on sustainable energy. Some uncertainty at this stage of assessment.</p>	<p>-?</p>	<p>-?</p>

⁴³ <http://ec.europa.eu/environment/air/transport/road.htm>

⁴⁴ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

<p>11. Protect and improve water and soil resources⁴⁵</p>	<p>The site option is within a designated Nitrate Vulnerable Zone, and a Surface Water Safeguard Zone⁴⁶. Therefore, development at this site could lead to minor negative effects on water quality/ resources in both the short-term (construction) and long-term. However, Local Plan Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; therefore, a residual neutral effect.</p> <p>There is no known contamination on the site. The local Waste Water Treatment Works does not have existing headroom to accommodate the proposed scale of development at Eynsham⁴⁷, however it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The areas of the site which have had the best and most versatile agricultural land recorded are pre-dominantly grade 3b, with some areas of 'other'. There is also a recorded area of grade 3a agricultural land within the site option⁴⁸. A large area of the site has not been recorded for its best and most versatile agricultural land. The loss of grade 3a land will have a long-term major negative effect on soil resources, with some uncertainty at this stage of assessment.</p>	<p>0 --?</p>
<p>12. Reduce the risk from all sources of flooding</p>	<p>The site is pre-dominantly Flood Zone 1 (low probability of flooding), however a small area in the centre of the site option is Flood Zone 3 (high probability of flooding)⁴⁹. Development could avoid this are of the site option and further mitigation is available through Policy EH5 (Flood Risk) which requires development to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. Potential for a minor negative effect, with some uncertainty at this stage of assessment.</p>	<p>-?</p>

⁴⁵ 1st box is water resources, 2nd box is soil resources

⁴⁶ Environment Agency (2017) Maps

⁴⁷ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

⁴⁸ Defra (2017) Magic Map

⁴⁹ Environment Agency (2017) Flood Risk Maps

<p>13. Conserve and enhance biodiversity and geodiversity</p>	<p>The site does not contain any European designated sites, with the nearest being Oxford Meadows SAC, approximately 6km to the east⁵⁰, with no significant effects likely. West Woods, Eynsham Hall Parks LWS is located adjacent to the site option in the north west, with the potential for negative effects on the designated site⁵¹. The site option also contains priority Habitat in the form of Deciduous Woodland, Ancient Woodland and Traditional Orchards, which could be lost as a result of development.</p> <p>Policy EH2 requires that biodiversity shall be protected and enhanced to achieve an overall net gain – with the potential for positive effects. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects on locally important biodiversity or geodiversity – element of uncertainty until lower level assessments have been carried out. A residual neutral effect is indicated.</p>	0?	
<p>14. Conserve and enhance landscape character and the historic environment⁵²</p>	<p>Landscape The site option is not located within the Cotswolds AONB, but the site option does have a medium-high landscape sensitivity due to the rural character, naturalistic features, and strong historic character⁵³. Policy EH1 Landscape Character requires that the quality and distinctiveness of the landscape should be conserved and enhanced. However, it is still considered that development at this location has the potential for long-term minor negative effects on the landscape character, with some uncertainty at this stage of assessment.</p> <p>Historic Environment Eynsham Hall Registered Park & Garden is mainly located adjacent to the North of the site option, however in the western area of the site option a small part of the Registered Park & Garden extends into the site option. Within the same area of the site option there are 2 Listed Buildings⁵⁴.</p> <p>Development therefore has the potential for long-term major negative effects on these designated heritage assets. Policy EH7 (Historic Environment) expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment, conserve or enhance the District's heritage assets and their significance and settings.</p>	-?	--

⁵⁰ Defra (2017) Magic Map

⁵¹ <http://www.tverc.org/cms/LWSLivingLists>

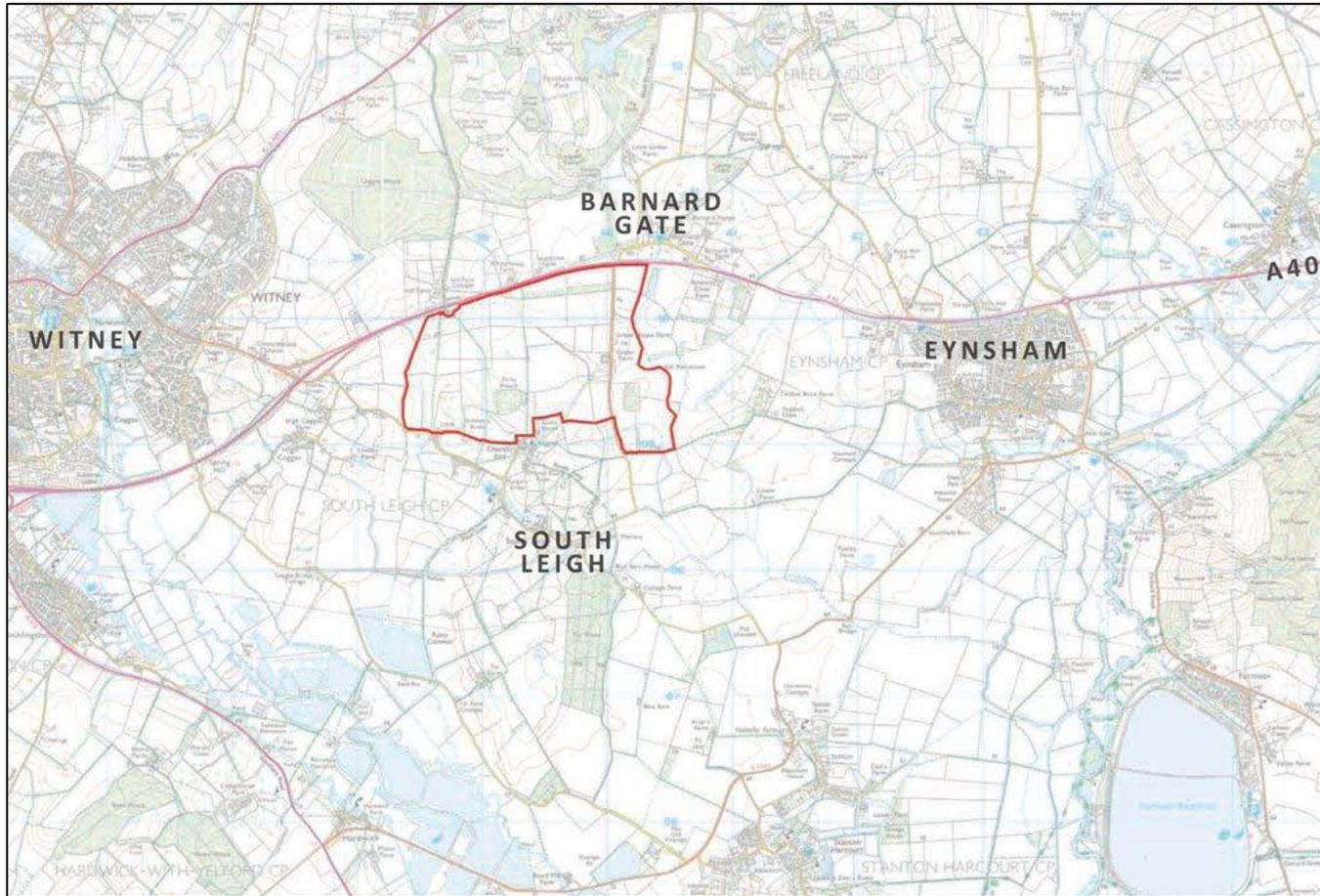
⁵² 1st box is Landscape, 2nd box is historic environment

⁵³ LUC (2016) Oxford Spatial Options Assessment

⁵⁴ Defra (2017) Magic Map

15. Maintain high and stable levels of employment	All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. Potential for a minor positive effect.	+
16. Promote sustainable economic growth and competitiveness	Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.	+

Figure 3: Barnard Gate Garden Village⁵⁵



⁵⁵ Gladman (2016) Barnard Gate Garden Village

BARNARD GATE GARDEN VILLAGE- NEW 2,787 – 3,251 homes and a 9-hectare Science Park		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	<p>All of the options have the potential to provide residential development and will need to comply with Policies OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective.</p> <p>The scale and scope of a Garden Village has more certain likelihood of positive effects for affordable and adaptable housing; housing⁵⁶ for self-build, key workers and starter homes are indicated with major positive and cumulative effects in the longer term.</p> <p>It is relevant to note however that in terms of meeting identified housing needs, the intention of the new garden village is to provide for the 'unmet' housing needs of Oxford City. In this respect, this option is not as well related to Oxford City in 'spatial 'terms, lying further west than the Oxfordshire Cotswolds Garden Village option, and therefore, some uncertainty for the extent of positive effects.</p>	++?
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity.</p> <p>The site is adjacent to the south of the A40, and is approximately 1.5km from the western edge of Eynsham⁵⁷. The site option can therefore be considered to be self-contained, and with the scale and</p>	++

⁵⁶ Gladman (2016) Barnard Gate Garden Village- Development Vision and Proposed Masterplan (June 2017)

	<p>scope of a Garden Village, this indicates that accessibility to the countryside and support of healthy lifestyles can be designed into the masterplanning at an early stage. Improved green corridors with links to the surrounding countryside, and new green infrastructure are proposed⁵⁸ with major positive effects.</p> <p>In line with Policies OS5 and WIT4, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated.</p> <p>Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. Indicative proposals suggest that there will be new multi-purpose sports pitches and a sports club⁵⁹, with major positive effects.</p> <p>Moreover, development in a Garden Village also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing⁶⁰ by meeting the future needs of the District.</p> <p>Overall there is likely to be major long term positive effects against this SA Objective.</p>					
<p>3. Promote thriving and inclusive communities⁶¹</p>	<p>In line with Policies EW2, WIT4 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. The indicative proposals⁶² provide for a range of community facilities based together with green corridors throughout the area and into the surrounding areas. This is likely to have major positive effects for promoting thriving and inclusive communities.</p> <p>The site option is not within walking distance to nearby services/facilities within Eynsham (approx. 3km) and the proposals suggest a self-contained settlement. It is therefore considered to be somewhat remote from the existing village centre and as a result it is unlikely to maintain or increase the vitality of</p>	<table border="1"> <tr> <td data-bbox="1906 887 1986 1023">++</td> <td data-bbox="1986 887 2056 1023">0?</td> </tr> <tr> <td data-bbox="1906 1023 1986 1181"></td> <td data-bbox="1986 1023 2056 1181"></td> </tr> </table>	++	0?		
++	0?					

⁵⁷ Google (2017) Google Maps

⁵⁸ Gladman (2016) Barnard Gate Garden Village- Development Vision and Proposed Masterplan (June 2017)

⁵⁹ Ibid.

⁶⁰ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

⁶¹ 1st box is community facilities, 2nd box is inclusive communities

⁶² Gladman (2016) Barnard Gate Garden Village- Development Vision and Proposed Masterplan (June 2017)

	Eynsham centre. However, as the proposal is for a new garden village, it is expected that the new settlement will include services/facilities such that the new community is inclusive and will support the vitality of the garden village. Potential for a neutral residual effect with some uncertainty.	
4. Improve education and training	Indicative proposals suggest that the garden village would provide a new primary school ⁶³ , with a minor positive effect on local educational facilities.	+
	In line with Policy OS5 – Supporting Infrastructure, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. Thus, it is assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated.	
5. Maintain a low level of crime and fear of crime	With regard this SA Objective, it is anticipated that the effects will be neutral as they depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should 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.	0
	The scale and scope of a Garden Village indicates that potential negative effects can be designed out at an early stage.	
6. Improve accessibility to all services and facilities ⁶⁴	The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).	0?
	The site is adjacent to the A40, a major transport route in the area which provides links to Oxford in the east and Witney to the west. During peak AM and PM times, the route has congestion issues. Development at the site option will result in an increase in traffic on the A40, with potential negative effects on traffic. An evaluation of transport impacts as a result of the preferred Local Plan scenario	+?

⁶³ Gladman (2016) Barnard Gate Garden Village- Development Vision and Proposed Masterplan (June 2017)

⁶⁴ 1st box is traffic and transport, 2nd box is sustainable transport

	<p>concluded that development would have an effect on traffic levels on the A40, with an increase in journey times during the morning and evening peaks⁶⁵. Indicative proposals for the Garden Village provide a number of improvements to the A40, including upgrading 2km of the A40 to dual carriageway and the provision of new east and westbound bus lanes along the site frontage⁶⁶. These improvements have the potential to mitigate the effects of development at the site option on traffic in the area, although there is some uncertainty at this stage of assessment. The provision of a services and facilities in a self-contained settlement will also reduce the need to travel.</p> <p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>The site is not within walking distance to the nearest village centre and there are no existing footpaths or cycle paths which would provide sustainable access. Indicative proposals for the garden village suggest that new footpath and cycle path infrastructure could be provided within the garden village, and the potential for a new cycle path along the A40. Potential for a minor positive effect on sustainable transport, with some uncertainty at this stage of assessment.</p>	
7. Improve the efficiency of land use	It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of greenfield land leading to a minor negative effect on this SA Objective.	-
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.	0

⁶⁵ Atkins for West Oxfordshire District Council (2016) Evaluation of Transport Impacts

⁶⁶ Gladman (2016) Barnard Gate Garden Village- Development Vision

	The scope and scale of a new village also offers potential possibilities for sustainable waste planning including local composting.	
9. Reduce air pollution and improve air quality	<p>The scale and scope of a new village can enable sustainable transport to be implemented from an early stage and the supporting services can reduce the need to travel – with positive effects. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policies T1 and T3). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term. However, a minor residual short to medium term negative effect remains against this SA Objective as traffic will increase with cumulative effects on air quality - uncertain.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards⁶⁷. In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>	-?
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts ⁶⁸	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will have negative effects on greenhouse gas emissions in the short to medium-term through construction activities and increased traffic. However, this is unlikely to be significant given the mitigation measures provided by Local Plan policies such as OS3 - Prudent use of Natural Resources and T1 – Sustainable Transport and also potential mitigation available at the project level. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however, this is uncertain at this stage.</p>	-? +

⁶⁷ <http://ec.europa.eu/environment/air/transport/road.htm>

⁶⁸ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	<p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>					
<p>11. Protect and improve water and soil resources⁶⁹</p>	<p>The site option is within a designated Nitrate Vulnerable Zone, and a Surface Water Safeguard Zone⁷⁰. Therefore, development at this site could lead to minor negative effects on water quality/ resources in both the short-term (construction) and long-term. However, Local Plan Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; therefore, a residual neutral effect.</p> <p>There is no known contamination on the site. The local Waste Water Treatment Works does not have existing headroom to accommodate the proposed scale of development at Eynsham⁷¹, however it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site option does not contain any recorded best and most versatile agricultural land (grade 1 to 3a)⁷², nor any 3b best and most versatile agricultural land, however the site option will result in the loss of greenfield land, with a minor negative effect on soil resources.</p>	<table border="1"> <tr> <td data-bbox="1906 491 1989 587">0</td> <td data-bbox="1989 491 2056 587">-</td> </tr> <tr> <td colspan="2" data-bbox="1906 587 2056 1050"></td> </tr> </table>	0	-		
0	-					
<p>12. Reduce the risk from all sources of flooding</p>	<p>Most of the site option is located within Flood Zone 1 (low probability of flooding), however in the eastern area of the site there is a band of Flood Zone 3 (high probability of flooding) which follows the course of</p>	<table border="1"> <tr> <td data-bbox="1906 1050 2056 1144">0</td> </tr> </table>	0			
0						

⁶⁹ 1st box is water resources, 2nd box is soil resources

⁷⁰ Environment Agency (2017) Maps

⁷¹ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

⁷² Defra (2017) Magic Map

	<p>an unnamed stream⁷³. Development could avoid this are of the site option and the Vision document for the proposed Garden Village indicate that all development could be located within Flood Zone 1⁷⁴ (low flood risk). Further mitigation is available through Policy EH5 (Flood Risk) which requires development to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. Potential for a residual neutral effect.</p>		
<p>13. Conserve and enhance biodiversity and geodiversity</p>	<p>The site does not contain any European designated sites, with the nearest being Oxford Meadows SAC, approximately 6km to the east, with no significant effects likely⁷⁵. Ducklington Mead SSSI is 2.5km to the west of the site option⁷⁶, with significant effects unlikely. There are small areas of Deciduous Woodland Priority Habitat within the site option, and the indicative proposals for the Garden Village suggest these will be retained⁷⁷.</p> <p>Policy EH2 requires that biodiversity shall be protected and enhanced to achieve an overall net gain – with the potential for positive effects. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects on locally important biodiversity or geodiversity – element of uncertainty until lower level assessments have been carried out. A residual neutral effect is indicated.</p>	0?	
<p>14. Conserve and enhance landscape character and the historic environment⁷⁸</p>	<p>Landscape</p> <p>The site option's landscape sensitivity was not assessed in the Oxford Spatial Options Assessment in 2016 but its' proximity to the other options (which were assessed) indicates that the sensitivity is likely to be similar with all three options falling predominantly within the same landscape character area (semi-enclosed rolling vale farmland⁷⁹). It is not within or adjacent to any specific landscape designations, and is not within the Greenbelt. The site option is a predominantly flat landscape, although there is some high land in the south-west of the site.</p> <p>Policy EH1 Landscape Character provides mitigation measures by requiring that the quality and distinctiveness of the landscape should be conserved and enhanced. The scope and scale of a garden</p>	-?	-?

⁷³ Environment Agency (2017) Flood Risk Maps

⁷⁴ Gladman (2016) Barnard Gate Garden Village- Development Vision

⁷⁵ Defra (2017) Magic Map

⁷⁶ Ibid.

⁷⁷ Gladman (2016) Barnard Gate Garden Village- Development Vision

⁷⁸ 1st box is Landscape, 2nd box is historic environment

⁷⁹ West Oxfordshire Landscape Assessment (1998)

	<p>village promotes an integrated design at an early stage with creative masterplanning that is better able to mitigate and/or enhance landscape/visual character. The promoters of the garden village option have provided their own SA analysis based on the Council's SA Framework and suggest effects of 0/+ but this is not evidenced through a LVIA and mitigation/enhancement scheme proposals yet. Therefore, it is still considered that development at this location and of this scale has the potential for long-term minor negative effects on the landscape character, with some uncertainty at this stage of assessment.</p> <p>Historic Environment The site option does not contain any designated heritage assets, however there are several Listed Buildings adjacent to the settlement to the south, and part of Eynsham Hall Registered Park & Garden is approx. 70m to the north of the site option, with 2 Listed Buildings in the same location⁸⁰. There is the potential for negative effects on the setting of these features as a result of development.</p> <p>Policy EH7 (Historic Environment) expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment, conserve or enhance the District's heritage assets and their significance and settings. Potential for a minor negative effect on heritage with some uncertainty at this stage of assessment.</p>	
<p>15. Maintain high and stable levels of employment</p>	<p>All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future.</p> <p>The indicative proposals for the site option include a 9-hectare Science Park⁸¹, which will provide employment opportunities, as will proposed services/facilities within the garden village. Potential for a long-term major positive effect- uncertainty remains at this strategic stage.</p>	<p>+++</p>
<p>16. Promote sustainable economic growth and competitiveness</p>	<p>Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.</p>	<p>+++</p>

⁸⁰ Defra (2017) Magic Map

⁸¹ Gladman (2016) Barnard Gate Proposed Masterplan (June 2017)

Appendix D1: Alternatives to the West Eynsham SDA

Key:

Categories of Significance		
Symbol	Meaning	Sustainability Effect
x	Absolute constraints	Absolute sustainability constraints to development, for example, internationally protected biodiversity
--	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect
-	0	<p>Certain SA Objectives consider more than one topic and as a result the plan could have different effects upon each topic considered, as follows:</p> <p>SA Objective 3: 1st box relates to community facilities, 2nd box is inclusive communities</p> <p>SA Objective 6: 1st box relates to traffic and highway network, 2nd box is about sustainable transport – public transport, cycling & walking</p> <p>SA Objective 10: 1st box relates to Climate Change mitigation, 2nd box is Climate Change adaptation</p> <p>SA Objective 11: 1st box relates to water resources, 2nd box is soil resources</p> <p>SA Objective 14: 1st box relates to Landscape, 2nd box relates to the Historic Environment</p>

Updated appraisal is shown in **red text**.

West Oxfordshire District Council Local Plan: Proposed Modifications
SA Further Addendum Report: Appendix D1 Alternatives to West Eynsham SDA

Site Options	SA Objectives																				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16					
	Sustainable and affordable housing	Health and equality	Thriving and inclusive communities	Improve education & training	Maintain a low level of crime & fear of crime	Accessibility to services and facilities	Efficiency of land use	Waste generation and disposal	Air pollution and air quality	Climate change mitigation and adaptation	Water and soil resources	Flooding	Biodiversity and geodiversity	Landscape character and the historic environment	Employment	Economic growth					
Land West of Eynsham (1000) *	++	+	+	+	0	+ ?	+ ?	-	0	- ?	+ ?	- ?	+	0	-- ?	0	0?	- ?	- ?	+?	+?
Land adjacent to Hanborough Station (900) ■	++	+	+	+	0	- ?	+ +	-	0	-?	- ?	+	0	-	0	-?	- ?	- ?	+	+	+
Land adjacent to Hanborough Station (450) & Land West of Eynsham (550) ■	++	+	+	+	0	- ?	+ ?	-	0	-?	- ?	+	0	-- ?	0	0?	0?	- ?	0 ?	+?	+?

* Checked & updated SA

■ new SA

LAND WEST OF EYNSHAM 1,000 homes		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	<p>All of the options have the potential to provide residential development and will need to comply with Policies OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective.</p> <p>An Urban Extension has the scale to be able to provide a mix with affordable and adaptable housing, indicating major positive and cumulative effects in the longer term.</p>	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity.</p> <p>In line with Policies OS5 and WIT4, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Development also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹ by meeting the future needs of the District.</p> <p>The strategic option takes Greenfield land but the accessibility to the countryside could be maintained or improved with new green infrastructure and linkages to footpaths in the west of the settlements. Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. Policy OS4 requires</p>	+?

¹ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

	<p>new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate.</p> <p>Moreover, development has the potential for indirect long-term positive effects on health and inequalities through the provision of housing² by meeting the future needs of the District.</p> <p>Overall there is likely to be long term positive effects against this SA Objective but with some uncertainty regarding accessibility to the countryside until more detailed studies undertaken and masterplanning.</p>	
3. Promote thriving and inclusive communities	<p>In line with Policies EW2 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. This is likely to have minor positive effects for promoting thriving and inclusive communities.</p> <p>The site is adjacent to the western edge of Eynsham and close (approximately 1 km walking distance) to the village centre³ such that there should be positive integration between the proposed new community and the existing communities. The proximity to the centre is also likely to increase the vitality of the centre with longer term positive effects.</p>	+
4. Improve education and training	<p>In line with Policy OS5 – Supporting Infrastructure, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. Developer proposals include provision of a new primary school with positive effects.</p>	+
5. Maintain a low level of crime and fear of crime	<p>With regard this SA Objective, it is anticipated that the effects will be neutral as they depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should 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>	0

² Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

³ Google (2016) Google Maps. Online at <https://maps.google.co.uk/> [accessed October 2016].

<p>6. Improve accessibility to all services and facilities⁴</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>An evaluation of transport impacts as a result of the preferred Local Plan scenario concluded that development would have an effect on traffic levels on the A40, with an increase in journey times during the morning and evening peaks⁵. The developer proposals indicate provision of a relief road through the site from the A40 in the north and to south of Eynsham and the B4449 which will take pressure off the historic centre of the village with positive effects on the current traffic situation; some uncertainty remains until further detailed project level studies are undertaken.</p> <p>The site is within reasonable walking distance (approximately 1km) of the town centre and there is an existing footpath to the south of the site. As for all strategic options, there are opportunities to improve walking and cycling routes as well as public transport. Potential for a long-term positive effect against this SA Objective but uncertain at this stage.</p>	<p>+?</p>	<p>+?</p>
<p>7. Improve the efficiency of land use</p>	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.</p>	<p>-</p>	
<p>8. Reduce waste generation and disposal</p>	<p>Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project</p>	<p>0</p>	

⁴ 1st box is traffic and transport, 2nd box is sustainable transport

⁵ Atkins for West Oxfordshire District Council (2016) Evaluation of Transport Impacts

	level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.		
9. Reduce air pollution and improve air quality	<p>Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policies T1 and T3). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term. However, a minor residual short to medium term negative effect remains against this SA Objective as traffic will increase with cumulative effects on air quality – uncertain; however, provision of a relief road will alleviate traffic in Eynsham centre with potential local positive effects for air quality.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards⁶. In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>	- ?	+?
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts ⁷	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will have negative effects on greenhouse gas emissions in the short to medium-term through construction activities and increased traffic. However, this is unlikely to be significant given the mitigation measures provided by Local Plan policies such as OS3 - Prudent use of Natural Resources and T1 – Sustainable Transport and also potential mitigation available at the project level. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however, this is uncertain at this stage.</p>	- ?	+

⁶ <http://ec.europa.eu/environment/air/transport/road.htm>

⁷ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	<p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>					
<p>11. Protect and improve water and soil resources⁸</p>	<p>As with other options, this strategic area is within a surface water Nitrate Vulnerable Zone⁹. Therefore, development at this site could lead to minor negative effects on water quality/ resources in both the short-term (construction) and long-term. However, Local Plan Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; therefore, a residual neutral effect.</p> <p>There is no known contamination on the site. The local Waste Water Treatment Works does not have existing headroom to accommodate the proposed scale of development at Eynsham¹⁰, but it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site is mostly Grade 3a & b agricultural land¹¹. Grade 3a and above agricultural land is considered to be the best and most versatile agricultural land available and therefore, its loss as a direct result of development is likely to lead to permanent major negative effects; some uncertainty at this stage until more detailed studies.</p>	<table border="1"> <tr> <td data-bbox="1906 459 1984 616">0</td> <td data-bbox="1984 459 2060 616">-? --?</td> </tr> <tr> <td colspan="2" data-bbox="1906 616 2060 1019"></td> </tr> </table>	0	-? --?		
0	-? --?					
<p>12. Reduce the risk from all sources of flooding</p>	<p>The Chil Brook runs through the site with adjacent Flood Zones 2 and 3¹²; therefore, there is the potential for negative effects. However, the developer proposals assert that residential development can be contained within Flood Zone 1 (no risk) and the river corridor will include flood attenuation and linkages to green infrastructure such that overall there will be neutral effects for flooding – but also possibilities for minor positive effects if existing flooding is attenuated – uncertain at this strategic stage.</p>	<table border="1"> <tr> <td data-bbox="1906 1019 2060 1123">0</td> </tr> <tr> <td data-bbox="1906 1123 2060 1217"></td> </tr> </table>	0			
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⁸ 1st box is water resources, 2nd box is soil resources

⁹ Environment Agency (2016) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed October 2016]

¹⁰ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

¹¹ Defra (2016) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed October 2016]

¹² Environment Agency (2016) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed October 2016]

<p>13. Conserve and enhance biodiversity and geodiversity</p>	<p>The site is not within close proximity to any international or national designated biodiversity or geodiversity and therefore, no likely major negative effects predicted (the Oxford Meadows SAC is some 2.5 km to the east¹³). There are no priority habitats on the site area and it is not within a Nature Improvement Area.</p> <p>Policy EH2 requires that biodiversity shall be protected and enhanced to achieve an overall net gain – with the potential for positive effects. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects on locally important biodiversity or geodiversity – element of uncertainty until lower level assessments have been carried out. A residual neutral effect is indicated.</p> <p>The developer's proposals indicate a network of Green Infrastructure which would have minor positive effects – but uncertain at this strategic stage until masterplanning details and further project level studies.</p>	<p>0?</p>	
<p>14. Conserve and enhance landscape character and the historic environment¹⁴</p>	<p>Landscape</p> <p>The site is adjacent to the urban edge of Eynsham and located outside of the AONB. An overall landscape sensitivity for the northern part of the site was identified by the 2016 Oxford Growth Options Study as medium¹⁵ and this would suggest likely minor negative effects for landscape and visual amenity. This is less landscape sensitivity than the other strategic option at Eynsham and the option to the west of Eynsham at Barnards Gate.</p> <p>Policy EH1 Landscape Character provides mitigation measures by requiring that the quality and distinctiveness of the landscape should be conserved and enhanced. The site is comprised mostly of agricultural land with some woodland to the north and playing fields associated with Bartholomew School to the south. Creative masterplanning and good design could mitigate visual effects to potentially residual neutral effects - but some uncertainty until more detailed project level studies are completed.</p>	<p>-?</p>	<p>0 -?</p>

¹³ <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/communityandliving/partnerships/GrowthBoard/OxfordSpatialOptionsFinalReport.pdf>

¹⁴ 1st box is Landscape, 2nd box is historic environment

¹⁵ <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/communityandliving/partnerships/GrowthBoard/OxfordSpatialOptionsFinalReport.pdf>

	<p>Historic Environment</p> <p>The site is adjacent to Chil bridge, a Grade II Listed Structure, and a small area in the south of the site option is within a Scheduled Monument¹⁶. There is the potential for negative effects on both of these designated features and their setting as a result of development. The southern part of Eynsham is a designated Conservation Area¹⁷; the south-east element of the proposed site is adjacent to this with potential negative effects on the setting of the conservation Area. The Oxford Growth Options Study (2016) found medium sensitivity with regard to the historic environment.</p> <p>Policy EH7 (Historic Environment) expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment, conserve or enhance the District's heritage assets and their significance and settings. The developer's proposals indicate green space adjacent to the Conservation Area and this could provide mitigation measures to reduce any negative effects on the setting of the Conservation Area, however there is still the potential for effects on the Scheduled Monument and the Listed Structure.</p> <p>At this stage of assessment, it is considered that there is the potential for a minor negative effect on heritage, but some uncertainty remains until project level studies and detailed masterplanning – particularly with regard to any archaeological interest and the routing of the western link road.</p>	
<p>15. Maintain high and stable levels of employment</p>	<p>All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future.</p> <p>The developer's proposals include opportunities for employment-generating development at and adjacent to the Oasis Business Park on the south side of the village with positive effects on employment, economic growth, and competitiveness – uncertainty remains at this strategic stage.</p>	<p>+</p>
<p>16. Promote sustainable economic growth and competitiveness</p>	<p>Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.</p>	<p>+</p>

¹⁶ Defra (2017) Magic map

¹⁷ <http://localplan.westoxon.gov.uk/map.aspx?map=4>

LAND ADJACENT TO HANBOROUGH STATION 670-900 homes (depending on density assumptions)		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	<p>All of the options have the potential to provide residential development and will need to comply with Policies OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective.</p> <p>Development of this scale is able to provide a mix with affordable and adaptable housing, indicating major positive and cumulative effects in the longer term.</p>	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity.</p> <p>There are existing healthcare facilities within the settlement of Long Hanborough, including a doctor's surgery and a dental practise. In line with Policy OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Development also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹⁸ by meeting the future needs of the District.</p> <p>The site option takes Greenfield land but the accessibility to the countryside could be maintained or</p>	+?

¹⁸ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

	<p>improved with new green infrastructure and linkages to footpath which have been outlined in indicative proposals¹⁹ for the strategic option. Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate.</p> <p>Overall there is likely to be long term minor positive effects against this SA Objective, although there is still some uncertainty at this stage of assessment until more detailed studies are undertaken and masterplanning.</p>	
<p>3. Promote thriving and inclusive communities</p>	<p>In line with Policies EW2 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. This is likely to have minor positive effects for promoting thriving and inclusive communities.</p> <p>The site option is less than 1km from the centre of Long Hanborough²⁰, and is therefore considered to be within walking distance of the centre of the settlement, although it would be likely to act as a relatively 'self-contained' development if brought forward for up to 900 homes given that it is separated from the main part of the village by a linear strip of development along the A4095. The settlement of Long Hanborough has a good range of services/facilities, including schools, healthcare facilities, shops, pubs and restaurants. It is therefore expected that development at the site option would support and increase the vitality of Long Hanborough, with long-term minor positive effects.</p>	<p style="text-align: center;">+</p>
<p>4. Improve education and training</p>	<p>There are existing educational facilities within Long Hanborough in the form of a primary school and a pre-school. In line with Policy OS5 – Supporting Infrastructure, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. Potential for a long term minor positive effect.</p>	<p style="text-align: center;">+</p>

¹⁹ Nexus Planning, CEG, Blenheim Palace, Adam Architecture (2017) Long Hanborough Vision- Land Adjacent to Hanborough Station

²⁰ Measured using Google Maps (2017)

<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regard this SA Objective, it is anticipated that the effects will be neutral as they depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should 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>0</p>	
<p>6. Improve accessibility to all services and facilities²¹</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>The site option is partially adjacent to the A4095, which provides access to the A44 approximately 3km to the east²². The site is also partially adjacent to Lower Road, which provides access to the A40, 5km to the south²³. The A44, A4095 and A40 all have congestion issues. The site option is considered likely to increase congestion on these roads due to the scale of development. However, there are existing services/facilities within walking distance which should reduce the use of private vehicles.</p> <p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Likely minor negative effect on traffic and congestion, with some uncertainty at this stage of assessment.</p> <p>The site is within walking distance of the centre of Long Hanborough, and there is a joint cycle path/footway providing access. The site option is adjacent to Hanborough train station, which has regular services to London Paddington via Oxford. Bus stops within walking distance of the site option also provide regular services to Burford and Woodstock. Potential for a major positive effect on sustainable transport.</p>	<p>-?</p>	<p>++</p>

²¹ 1st box is traffic and transport, 2nd box is sustainable transport

²² Measured using Google Maps (2017)

²³ Ibid.

7. Improve the efficiency of land use	It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.	-	
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.	0	
9. Reduce air pollution and improve air quality	<p>Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policies T1 and T3). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term. However, a minor residual short to medium term negative effect remains against this SA Objective as traffic will increase with cumulative effects on air quality – uncertainty remains at this strategic level.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards²⁴. In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>	-?	
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts ²⁵	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will have negative effects on greenhouse gas emissions in the short to medium-term through construction activities and increased traffic. However, this is unlikely to be significant given the mitigation measures provided by Local Plan policies such as OS3 - Prudent use of Natural Resources and T1 – Sustainable Transport and also potential mitigation available at the project level. In the longer-term it is likely that greenhouse gas emissions from</p>	-?	+

²⁴ <http://ec.europa.eu/environment/air/transport/road.htm>

²⁵ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	<p>general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however, this is uncertain at this stage.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>					
<p>11. Protect and improve water and soil resources²⁶</p>	<p>The site option is located within a Surface Water Safeguard Zone, a Nitrate Vulnerable Zone, and within a minor aquifer with a high vulnerability²⁷. Therefore, development at this site could lead to minor negative effects on water quality/ resources in both the short-term (construction) and long-term. However, Local Plan Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; therefore, a residual neutral effect is considered likely.</p> <p>There is no known contamination on the site. It is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site option does not contain any best and most versatile agricultural land (grade 1 to 3a)²⁸, nor does it contain any recorded grade 3b agricultural land, however the site option is greenfield therefore is considered to have a minor negative effect on soil.</p>	<table border="1"> <tr> <td data-bbox="1906 722 1984 839">0</td> <td data-bbox="1984 722 2060 839">-</td> </tr> <tr> <td colspan="2" data-bbox="1906 839 2060 1279"></td> </tr> </table>	0	-		
0	-					

²⁶ 1st box is water resources, 2nd box is soil resources

²⁷ Environment Agency (2017) Maps

²⁸ Defra (2017) Magic map

12. Reduce the risk from all sources of flooding	The site option is located entirely within Flood Zone 1 (low probability of flooding) ²⁹ , with an overall neutral effect.	0	
13. Conserve and enhance biodiversity and geodiversity	<p>The site option does not contain and is not located adjacent to any internationally designated sites. Approximately 400m to the north of the site option is Blenheim Park SSSI³⁰, designated for the oak-dominated pasture woodland, as well as lakes which are important for breeding and wintering birds. The woodland is considered to be in a favourable condition, however the open water is in an unfavourable/declining status³¹. Long Hanborough Gravel Pit SSSI is approximately 900m to the west of the site option³², designated for its geodiversity, although considered to be in an unfavourable/declining condition³³.</p> <p>Pinsley Wood Local Wildlife Site (LWS) is adjacent to the south of the site option. The site option does not contain any Priority Habitat, however adjacent to the south of the south of the site is an area of Deciduous Woodland within Pinsley Wood LWS, with another block of Deciduous Woodland in the north east of the site³⁴.</p> <p>The close proximity of 2 SSSIs and a LWS to the strategic option has the potential for negative effects on biodiversity. Policy EH2 requires that biodiversity shall be protected and enhanced to achieve an overall net gain – with the potential for positive effects. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. However, at this stage of assessment there is the potential for minor negative effects, however there is some uncertainty until site level studies have been completed.</p>	-?	
14. Conserve and enhance landscape character and the historic environment ³⁵	<p>Landscape</p> <p>The site option is adjacent to the Cotswolds AONB; however, the landscape sensitivity of the site option has not been assessed. The site lies in the same landscape character area as much of the West Eynsham SDA option (semi-enclosed rolling vale farmland³⁶). A previous planning appeal found that the site option was not in a valued landscape area, and a proposal for up to 120 dwellings would not have</p>	-?	-?

²⁹ Environment Agency (2017) Flood Risk Maps.

³⁰ Defra (2017) Magic map

³¹ <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1001566>

³² Defra (2017) Magic map

³³ <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1002839>

³⁴ Defra (2017) Magic map

³⁵ 1st box is Landscape, 2nd box is historic environment

³⁶ West Oxfordshire Landscape Assessment (1998)

	<p>significant effects on the landscape. However, this proposal is for significantly more dwellings (up to 900), which has the potential for significant effects on the landscape, and potential negative effects on the adjacent Cotswolds AONB.</p> <p>Policy EH1 Landscape Character provides mitigation measures by requiring that the quality and distinctiveness of the landscape should be conserved and enhanced. Creative masterplanning and good design could mitigate visual effects to potentially residual neutral effects - but some uncertainty until more detailed project level studies are completed.</p> <p>Historic Environment</p> <p>The site option does not contain any designated heritage assets, however there are Listed Buildings adjacent to the north along the A4095. Blenheim Palace World Heritage Site and Registered Park & Garden is approximately 400m north of the site option³⁷. An application for 120 dwellings at the site option was concluded to have no significant effect on designated heritage assets as a result of the appeal decision³⁸. However, the potential development of up to 900 dwellings is significantly larger, and is considered to have the potential negative effects on the setting of the heritage assets due to the size of proposed development and the proximity of the historic features.</p> <p>Policy EH7 (Historic Environment) expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment, conserve or enhance the District's heritage assets and their significance and settings. However, at this stage of assessment it is considered that there is still the change of negative effects, with some uncertainty until site level assessments are done.</p>	
<p>15. Maintain high and stable levels of employment</p>	<p>All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future.</p> <p>The site option is adjacent to a business park, and within walking distance to employment opportunities within the centre of Long Hanborough. Potential for minor positive effects on employment.</p>	<p style="text-align: center;">+</p>
<p>16. Promote sustainable economic growth and</p>	<p>Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.</p>	<p style="text-align: center;">+</p>

³⁷ Defra (2017) Magic map

³⁸ The Planning Inspectorate (2016) Appeal Ref: APP/D3125/W/16/3148400 Land adjacent to Hanborough Station, Long Hanborough OX29 8LA

competitiveness		
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LAND WEST OF EYNHAM URBAN EXTENSION- 550 dwellings		
LAND ADJACENT TO HANBOROUGH STATION - 450 dwellings		
SA Objective	Assessment of Effects	
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	All of the options have the potential to provide residential development and will need to comply with Policies OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at the site options therefore have the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective.	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development at both site options causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity.</p> <p>Both Eynsham and Long Hanborough contain existing healthcare facilities, and both site options are within walking distance of the facilities. In line with Policy OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Both site options have the potential for indirect long-term positive effects on health and inequalities through the provision of housing³⁹ by meeting the future needs of the District.</p> <p>Both of the site options take Greenfield land but there are opportunities to provide local enhancements to green infrastructure and Open Spaces for both site options. Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space,</p>	+?

³⁹ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

	<p>sports and recreational buildings and land. Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate.</p> <p>Overall there is likely to be long term positive effects against this SA Objective, with some uncertainty at this stage of assessment.</p>	
3. Promote thriving and inclusive communities	<p>In line with Policies EW2 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. This is likely to have minor positive effects for promoting thriving and inclusive communities.</p> <p>The site option to the west of Eynsham is close (approximately 1-2 km walking distance) to the village centre⁴⁰ such that there should be positive integration between the proposed new community and the existing communities. The proximity to the centre is also likely to increase the vitality of the centre. The Long Hanborough site option is less than 1km from the centre of Long Hanborough⁴¹, and is therefore considered to be within walking distance of the centre of the settlement. The settlement of Long Hanborough has a good range of services/facilities, including schools, healthcare facilities, shops, pubs and restaurants. There is however the potential for the land adjacent to the station to act as a relatively 'self-contained' development if brought forward for up to 900 homes given that it is separated from the main part of the village by a linear strip of development along the A4095.</p> <p>Both site options have the potential for long-term minor positive effects.</p>	+
4. Improve education and training	<p>Both site options are within walking distance to existing educational facilities. In line with Policy OS5 – Supporting Infrastructure, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. Potential for a minor positive effect.</p>	+
5. Maintain a low level of crime and fear of crime	<p>With regard this SA Objective, it is anticipated that the effects will be neutral as they depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should demonstrate high quality,</p>	0

⁴⁰ Google (2017) Google Maps

⁴¹ Ibid.

	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.		
6. Improve accessibility to all services and facilities ⁴²	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>Both site options have the potential to increase levels of congestion on roads which currently experience congestion issues, including the A40 and the A44. The smaller dwelling capacity of the site options means fewer infrastructure improvements are likely to be available to mitigate against the increase in traffic. Mitigation is available through Policy T1 – Sustainable Transport which requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>At this stage of assessment, it is considered that there is the potential for a minor negative effect on traffic as development at both site options will result in increased traffic on roads which experience congestion. Some uncertainty at this stage of assessment.</p> <p>Both site options are within walking distance to local services/facilities, which should help reduce the reliance on private vehicle use. The Long Hanborough site option is adjacent to an existing train station, and there are bus services and a foot/cycle path near to the site option. Both site options have the potential to provide enhancements to existing sustainable transport infrastructure. Potential for a minor positive effect, although some uncertainty at this stage of assessment.</p>	-?	+
7. Improve the efficiency of land use	It is expected that all site options would be developed to make the most efficient use of land. Development at both of the site options will result in the permanent loss of Greenfield land, with no brownfield land present at either site option, with minor negative effect on this SA Objective.	-	

⁴² 1st box is traffic and transport, 2nd box is sustainable transport

8. Reduce waste generation and disposal	Development at the site options is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.	0	
9. Reduce air pollution and improve air quality	<p>Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policies T1 and T3). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term. However, a minor residual short to medium term negative effect remains against this SA Objective as traffic will increase as a result of both site options with cumulative effects on air quality – uncertainty remains at this strategic level.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards⁴³. In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>	-?	
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts ⁴⁴	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at the site options will have negative effects on greenhouse gas emissions in the short to medium-term through construction activities and increased traffic. However, this is unlikely to be significant given the mitigation measures provided by Local Plan policies such as OS3 - Prudent use of Natural Resources and T1 – Sustainable Transport and also potential mitigation available at the project level. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p>	-?	+

⁴³ <http://ec.europa.eu/environment/air/transport/road.htm>

⁴⁴ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	<p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however, this is uncertain at this stage.</p> <p>Development at both site options has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>					
<p>11. Protect and improve water and soil resources⁴⁵</p>	<p>Both site options are located within a Surface Water Safeguard Zone and a Nitrate Vulnerable Zone, and the site option at Long Hanborough is also within a minor aquifer with a high vulnerability⁴⁶. Therefore, development at bot site options could lead to minor negative effects on water quality/ resources in both the short-term (construction) and long-term. However, Local Plan Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; therefore, a residual neutral effect is considered likely.</p> <p>The site at Long Hanborough will not result in the loss of best and most versatile agricultural land as it does not contain any 3b or above agricultural land, however the site to the west of Eynsham contains both grade 3a and 3b agricultural land, with grade 3a considered to best and most versatile agricultural land⁴⁷. Due to the dispersion of grade 3a land throughout the site option it would be difficult for development to avoid, and there is the potential for a major negative effect through the loss of soil resources. Some uncertainty at this stage of assessment.</p>	<table border="1"> <tr> <td data-bbox="1906 624 1984 778">0</td> <td data-bbox="1984 624 2060 778">--?</td> </tr> <tr> <td colspan="2" data-bbox="1906 778 2060 1153"></td> </tr> </table>	0	--?		
0	--?					
<p>12. Reduce the risk from</p>	<p>The site option at Long Hanborough is entirely Flood Zone 1 (low probability of flooding)⁴⁸. The site option</p>	<table border="1"> <tr> <td data-bbox="1906 1153 2060 1214">0</td> </tr> </table>	0			
0						

⁴⁵ 1st box is water resources, 2nd box is soil resources

⁴⁶ Environment Agency (2017) Maps

⁴⁷ Defra (2017) Magic map

⁴⁸ Environment Agency (2017) Flood Risk Maps

all sources of flooding	at West Eynsham has areas of Flood Zone 2 and 3 (medium and high probability of flooding) ⁴⁹ . However, it is expected that development could avoid this area of the site, and furthermore mitigation is available through Policy EH5 (Flood Risk) which requires development to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. Overall neutral effect.		
13. Conserve and enhance biodiversity and geodiversity	<p>The site option to the West of Eynsham does not contain and is not located adjacent to any designated biodiversity sites, with the nearest SSSI and SAC (Wytham Woods SSSI & Oxford Meadows SAC) located approximately 2.5-3km to the east⁵⁰, on the opposite side of Eynsham, and therefore no significant effects likely.</p> <p>The site option at Long Hanborough is approx. 400m from Blenheim park SSSI, is partially adjacent to Pinsley Wood Local Wildlife Site and there are areas of Deciduous Woodland Priority Habitat adjacent to the site option⁵¹. However, the smaller scale of development can be situated within the site option where negative effects on biodiversity will be negligible.</p> <p>Policy EH2 requires that biodiversity shall be protected and enhanced to achieve an overall net gain – with the potential for positive effects. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. Potential for a residual neutral effect, with an element of uncertainty for both site options until lower level assessments have been carried out.</p>	0?	
14. Conserve and enhance landscape character and the historic environment ⁵²	<p>Landscape</p> <p>Neither of the site options are located within the Cotswolds AONB, however the site option at Long Hanborough is partially adjacent to the AONB border⁵³. There is no calculated landscape sensitivity for the Long Hanborough site, but the West Eynsham site option has a medium landscape sensitivity, with the potential for negative effects on the landscape.</p> <p>Mitigation is provided through Policy EH1 Landscape Character which requires that the quality and distinctiveness of the landscape should be conserved and enhanced. However, at this stage of assessment it is considered there is the potential for both site options to have minor negative effects on the landscape character, with some uncertainty at this strategic level.</p>	-?	0?

⁴⁹ Ibid.

⁵⁰ Defra (2017) Magic map

⁵¹ Ibid.

⁵² 1st box is Landscape, 2nd box is historic environment

⁵³ Defra (2017) Magic map

	<p>Historic Environment</p> <p>The Hanborough Station site option has Listed Buildings adjacent to it and is in close proximity to a World Heritage Site and Registered Park & Garden, with the potential for negative effects on the designations. West Eynsham has the potential for negative effects on a Scheduled Monument which a small area in the south of the site is located within, Eynsham Conservation Area, and Chil Bridge, a Listed Structure adjacent to the site.</p> <p>However, it is expected that the reduced dwelling capacity would mean development could avoid the more historically sensitive areas of both site options, and mitigate against potential effects on designated heritage feature. Further mitigation is provided through Policy EH7 (Historic Environment) which expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment, conserve or enhance the District's heritage assets and their significance and settings. Likely neutral effect for both site options, with some uncertainty at this stage of assessment.</p>	
<p>15. Maintain high and stable levels of employment</p>	<p>Both of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future.</p> <p>Both site options are located adjacent to existing business/industrial estates, which provide employment opportunities, and both are within walking distance to the centre of the settlements where there are further small scale employment opportunities. Potential for a minor positive effect.</p>	<p>+</p>
<p>16. Promote sustainable economic growth and competitiveness</p>	<p>Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.</p>	<p>+</p>

Appendix D2: Comparative Assessment

Key:

Categories of Significance		
Symbol	Meaning	Sustainability Effect
x	Absolute constraints	Absolute sustainability constraints to development, for example, internationally protected biodiversity
--	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect
- 0	<p>Certain SA Objectives consider more than one topic and as a result the plan could have different effects upon each topic considered, as follows:</p> <p>SA Objective 3: 1st box relates to community facilities, 2nd box is inclusive communities SA Objective 6: 1st box relates to traffic and highway network, 2nd box is about sustainable transport – public transport, cycling & walking SA Objective 10: 1st box relates to Climate Change mitigation, 2nd box is Climate Change adaptation SA Objective 11: 1st box relates to water resources, 2nd box is soil resources SA Objective 14: 1st box relates to Landscape, 2nd box relates to the Historic Environment</p>	

Sites Appraised through SA (originally undertaken in 2014 and then updated in 2015, further updated in 2017)
Site Option
Witney
Land west of Downs Road between Witney and Minster Lovell
Land south of the A40
North East Witney
Multi-site (spreading the housing requirement for Witney across a combination of the 4 sites above with the minimum level of development on any one site 300 dwellings)
Carterton
North East Carterton
Northern Extension (Kilkenny Farm site)
West Carterton
Multi-site (spreading the housing requirement for Carterton across any combination of the 4 sites above with the minimum level of development on any one site 300 dwellings)
No non-allocated site options for Chipping Norton Identified
Eynsham
Land West of Eynsham Urban Extension
Land adjacent to Hanborough Station
Land adjacent to Hanborough Station (450) & Land West of Eynsham (550)

Where symbol changes occur the new symbols are in red text.

West Oxfordshire District Council Local Plan: Proposed Modifications
SA Further Addendum Report: Appendix D2 Comparative Assessment

Site Options	SA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
	Sustainable and affordable housing	Health and equality	Thriving and inclusive communities	Improve education & training	Maintain a low level of crime & fear of crime	Accessibility to services and facilities	Efficiency of land use	Waste generation and disposal	Air pollution and air quality	Climate change mitigation & adaptation	Water and Soil resources	Flooding	Biodiversity and geodiversity	Landscape character & the historic environment	Employment	Economic growth
Land west of Downs Road	++	+?	+ -	+?	0	- ?	-	0	-?	- +	0 --	0	0?	-- -	+?	+?
Land south of the A40	++	+?	+ -	+?	0	- +	-	0	-?	- +	0 --	0	0?	-- -?	+?	+?
North East Witney	++	+?	+ ?	+?	0	- +	-	0	-?	- +	0 --	0	0?	-- --	+?	+?
Multi-Site (Witney)	++	+?	+ ?	+?	0	- ?	-	0	-?	- +	- --	0?	0?	- -	+?	+?
North East Carterton	++	+?	+ - ?	+?	0	0 0 ?	-	0	0?	0 +	0 -	0	0?	- 0	+	+
Kilkenny Farm Site	++	+?	+ -	+?	0	0 ?	-	0	0?	0 +	- --	0	0?	- ?	+?	+?
West Carterton	++	+?	+ ?	+?	0	0 ?	-	0	0?	0 +	- --	+?	0?	- ?	+?	+?
Multi-Site (Carterton)	++	+?	+ ?	+?	0	0 ?	-	0	0?	0 +	- --	0?	0?	- ?	+?	+?
West Eynsham	++	+?	+ +	+ +	0	+ + ?	-	0	- + ?	- +	0 --	0	0?	- -	+?	+?
Land adjacent to Hanborough Station	++	+?	+ +	+ +	0	- + ?	-	0	-?	- +	0 -	0	-	- -	+	+
Hanborough Station & West of Eynsham	++	+?	+ +	+ +	0	- + ?	-	0	-?	- +	0 --	0	0?	- 0	+?	+?

Appendix E1: SA of Non-Strategic Site Options Refreshed with Updated Evidence (previously Appendix V in 2016)

Please note that SA findings refreshed with updated evidence are presented in **red text**.

Key:

Categories of Significance		
Symbol	Meaning	Sustainability Effect
x	Absolute constraints	Absolute sustainability constraints to development, for example, internationally protected biodiversity
- -	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect
- 0	Certain SA Objectives consider more than one topic and as a result the plan could have different effects upon each topic considered, as follows: SA Objective 3: 1 st box relates to community facilities, 2 nd box is inclusive communities SA Objective 6: 1 st box relates to traffic and highway network, 2 nd box is about sustainable transport – public transport, cycling & walking SA Objective 10: 1 st box relates to Climate Change mitigation, 2 nd box is Climate Change adaptation SA Objective 11: 1 st box relates to water resources, 2 nd box is soil resources SA Objective 14: 1 st box relates to Landscape, 2 nd box relates to the Historic Environment	

Non-Strategic Site Options Appraised through SA	
Option	Description
Witney Sub-Area	
1	Land West of Minster Lovell (85 dwellings)
2	Woodford Way Car Park (50 dwellings)
Carterton Sub-Area	
1	REEMA North and Central (300 dwellings)
2	Land South of Milestone Road (200 dwellings)
3	Land at Swinbrook Road (Land north of Carterton) (70 dwellings)
Eynsham – Woodstock Sub-Area	
1	Land North of Hill Rise (120 dwellings)
2	Land North of Banbury Road (250 dwellings)
3	Land East of Woodstock (300 dwellings)
4	Land at Myrtle Farm (50 dwellings)
5	Oliver's Garage (25 dwellings)
6	Stanton Harcourt Airfield (50 dwellings)
Burford – Charlbury Sub-Area	
1	Land North of Woodstock Road, Stonesfield (50 dwellings)
2	Land South of Milton Road, Shipton under Wychwood (40 dwellings)
3	Land north of Jefferson's Piece, Charlbury (40 dwellings)
4	Land East of Burford (85 dwellings)

West Oxfordshire District Council Local Plan: Proposed Modifications
SA Further Addendum Report: Appendix E1 SA of Non-Strategic Site Options - Refreshed

Site Options	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16				
	Sustainable and affordable housing	Health and equality	Thriving and inclusive communities	Improve education & training	Maintain a low level of crime & fear of crime	Accessibility to services and facilities	Efficiency of land use	Waste generation and disposal	Air pollution and air quality	Climate change mitigation and adaptation	Water and soil resources	Flooding	Biodiversity and geodiversity	Landscape character and the historic environment	Employment	Economic growth				
Witney Sub-Area																				
Land west of Minster Lovell	+	+	+	+	0	-	+	-	0	+	+	+	0	-	0	0	0	0	0	
Woodford Way Car Park	+	+	+	+	0	-	+	+	0	+	+	+	0	+	-	0	+	+	0	0
Carterton Sub-Area																				
REEMA North & Central	++	+	+	+	0	0	+	+	0	0?	0	+	-	0	0	0?	+	+	+	+
Land south of Milestone Road	+	+	+	+	0	0	+	-	0	0?	0	+	0	-	0	0?	-	0	+	+
Land at Swinbrook Road	+	+	+	+	0	0	+	-	0	0?	0	+	0	-	0	0?	--	0	0	0
Eynsham-Woodstock Sub-Area																				
Land North of Hill Rise	+	+	+	+	0	0	+	-	0	0?	0	+	0	-	0	0?	-	-	+	+
Land North of Banbury Road	+	+	+	+	0	0	+	-	0	0?	0	+	0	--	0	0?	-	--	+	+
Land East of Woodstock	+	+	+	+	0	0	+	-	0	0?	0	+	0	-	0	0?	-	-	+	+

West Oxfordshire District Council Local Plan: Proposed Modifications
SA Further Addendum Report: Appendix E1 SA of Non-Strategic Site Options - Refreshed

Land at Myrtle Farm	+	+	+	+	0	0?	+	-	0	0?	0?	+	0	--	0	0?	-	0?	+	+
Oliver's Garage	+	+	+	+	0	0?	+	+	0	0?	0?	+	0	+	0	0?	+	+	+	+
Stanton Harcourt Airfield	+	+	+	+	0	0?	+	+	0	0?	0?	+	0	+	0	-?	+	+	+	+
Burford-Charlbury Sub-Area																				
Land North of Woodstock Road	+	+	+	+	0	0?	+	-	0	0?	0?	+	0	-	0	0?	-	0?	+	+
Land South of Milton Road	+	+	+	+	0	0?	+	-	0	0?	0?	+	0	-	0	0	-	-	+	+
Land north of Jefferson's Piece	+	+	+	+	0	0?	+	-	0	0?	0?	+	0	-	0	0?	-	-	+	+
Land East of Burford	+	+	+	+	0	0?	+	-	0	0?	0?	+	0	-	0	0?	-	-	+	+

Witney Sub-Area

Land west of Minster Lovell – 85 dwellings		
SA Objective	Assessment of Effects	
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). Given the relatively small scale of development at this site, it is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity, providing suitable mitigation to ensure that development will not lead to any significant negative effects, will the potential for a residual neutral effect against SA Objective 2.</p> <p>The site is surrounded by compatible land uses being bordered by Burford Road to the north with agricultural land beyond, agricultural land to the west and south, and existing residential development to the east.</p> <p>In line with Policies OS5 (Supporting Infrastructure) and WIT2b (Land west of Minster Lovell), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Access to existing healthcare facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹ by meeting the future needs of the District.</p>	+?

¹ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

<p>3. Promote thriving and inclusive communities</p>	<p>In line with Policies WIT2b (Land west of Minster Lovell) and OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing² by meeting the future needs of the District.</p> <p>The site is approximately 800m walking distance from the local services and facilities along Brize Norton Rd in Minster Lovell³, these are limited but development will contribute to maintaining and increasing the viability of these, with the potential for minor long term positive effects.</p>	<p style="text-align: center; background-color: #92d050;">+</p>
<p>4. Improve education and training</p>	<p>The site is located around 640m from St Kenelm's C of E School in Minster Lovell⁴. As a result, the site is considered to have good access to existing education facilities and will therefore have positive effects against this SA Objective.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Witney and the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan⁵. Therefore, it is anticipated that the development could improve and/ or contribute to new educational facilities leading to minor long-term positive effects. Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long-term effects.</p>	<p style="text-align: center; background-color: #92d050;">+</p>

² Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

³ Measured from the northern boundary where the site joins Burford Road, Witney using Google Maps (2016) walking distance.

⁴ Ibid.

⁵ West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

5. Maintain a low level of crime and fear of crime	With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires that new development should 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. This should prevent any significant negative effects.	0	
6. Improve accessibility to all services and facilities ⁶	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>Evidence suggests that there are high levels of traffic within Witney and congestion is a problem⁷, and the A40 located approx. 1km to the south of the site option and the main route into Oxford from the site option has high levels of congestion⁸. Infrastructure improvements have sought to alleviate some of these problems, however further development is likely to place further pressures on existing infrastructure. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the scale of development at the site however, it is unlikely that it will lead to any significant negative effects, potential for a residual minor negative effect against this SA Objective.</p> <p>As for all the options, there are opportunities to improve walking and cycling routes as well as public transport. The provision of housing, and contributions to community facilities/services along with</p>	-	+

⁶ 1st box is traffic and transport, 2nd box is sustainable transport

⁷ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/localtransportplan/ConnectingOxfordshireVol4CycleBusStrategies.pdf> [accessed October 2016]

⁸ Ibid.

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	improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.	
7. Improve the efficiency of land use	It is expected that all site options would be developed to make the most efficient use of land. Development at this site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective. The site is not located within a Minerals Strategic Resource Area (Policy M3) ⁹ and development is unlikely to lead to any significant effects on mineral resources.	-
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.	0
9. Reduce air pollution and improve air quality	There is an Air Quality Management Area on Bridge Street in Witney ¹⁰ as objectives for Nitrogen Dioxide are being exceeded, the cause of which is considered to be traffic ¹¹ . The findings of the appraisal against SA Objective 6 indicate that there is the potential for development to negatively affect traffic in Minster Lovell, and Witney and therefore the AQMA. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). The policies within the Local Plan have the potential to improve air quality within Witney and have minor long-term positive effects. However, there is still an element of uncertainty until project level assessments have been carried out and transport infrastructure improvements delivered.	+?

⁹ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

¹⁰ Air Quality in West Oxfordshire. Online at <https://www.westoxon.gov.uk/residents/environment/environmental-health/air-quality/> [accessed October 2016]

¹¹ West Oxfordshire District Council (2015) 2015 Air Quality Updating and Screening Assessment for West Oxfordshire District Council. Online at <https://www.westoxon.gov.uk/media/1225316/Updating-and-Screening-Assessment-Report-2015.pdf> [accessed October 2016]

<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts¹²</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, the policies within the Local Plan have the potential to reduce traffic in Witney and have minor long-term positive effects on air quality. It is therefore considered that there is the potential for a minor short to medium term positive effect against this SA Objective through helping to reduce greenhouse gas emissions. However, there is still an element of uncertainty until project level assessments have been carried out and transport infrastructure improvements delivered.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency. This is supported by site specific Policy WIT2b. Potential for a minor long-term positive effect.</p>	+?	+
<p>11. Protect and improve water and soil resources¹³</p>	<p>The site is covered by a major aquifer of high vulnerability¹⁴. In addition, the majority of the site is within a Surface Water Safeguard Zone¹⁵ The presence of these features could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is offered to a certain extent by Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>The site is not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects.</p> <p>There is existing headroom at the local waste water treatment works to accommodate development at the site option¹⁶, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p>	0	-

¹² 1st box is Climate Change mitigation, 2nd box is climate change adaptation

¹³ 1st box is water resources, 2nd box is soil resources

¹⁴ Environment Agency (2016) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed October 2016]

¹⁵ Ibid.

¹⁶ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

	The site is not known to contain best and most versatile agricultural land, however the loss of greenfield land is considered to have the potential for a minor long term negative effect on soil quality.	
12. Reduce the risk from all sources of flooding	The site is not located within an area of flood risk and Local Plan Policies Policy OS3 (Prudent use of Natural Resources) and Policy EH5 (Flood Risk) requires development to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. This is supported by further mitigation for flood risk outlined in site specific Policy WIT2b. In light of the mitigation available, it is anticipated that any potential surface water issues could be resolved and therefore the residual effects are considered to be neutral.	0
13. Conserve and enhance biodiversity and geodiversity	South of the development site adjacent to the A40 is Worsham Lane SSSI, however given the distance between the site option and SSSI, and the scale of development proposed at the site, it is considered unlikely that development would lead to any significant negative effects. Mitigation is further provided through Policy EH2 (Biodiversity). The site is not known to contain or lie adjacent to any Priority Habitats ¹⁷ . Potential for a neutral effect against this SA Objective.	0
14. Conserve and enhance landscape character and the historic environment ¹⁸	<p>Landscape</p> <p>The 2007 landscape assessment¹⁹ identifies that the land extending west of Witney between Witney and Charterville Allotments (Minster Lovell) and further north to include land north of the B4047 lies within Area H, the West Witney Ridge. The topography of the area is a plateau, part of the high ridge between the Upper and Lower Windrush valley. Overall this area is considered to be of high importance and sensitivity as a high plateau, part of the prominent ridge extending west of Witney and with high intervisibility to both north and south from the highest ground. Development below the highest ground would have relatively little visual impact. The lower ground to the south of the area can accommodate built development. However, the site is located in the north of Area H, adjacent to the AONB and is therefore considered to have the potential for a major negative effect on landscapes.</p> <p>Historic Environment</p> <p>The site does not contain any designated heritage assets, however it is located close to Listed Buildings along Upper Crescent, those these are protected to some extent by existing development along Wenrise Drive. A geophysical survey of the site option revealed the presence of several potential archaeological features of interest, including potential occupation deposits of Iron Age date²⁰. Protection is provided through Policy EH7 (Historic Environment) which expects all development</p>	--
		0

¹⁷ DEFRA Magic Map Application (2016) Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed October 2016]

¹⁸ 1st box is Landscape, 2nd box is historic environment

¹⁹ Amanda Hopwood Landscape Consultancy (2007) Witney Landscape Assessment 2007 [online] available from: <http://www.westoxon.gov.uk/media/286883/Witney-landscape-assessment-2007-Executive-summary.pdf> [accessed October 2016]

²⁰ Thames Valley Archaeological Services (2016) Geophysical survey of Land south of Burford Road, Minster Lovell, Oxfordshire

	proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets and their significance and settings. The site is not located within Minster Lovell Conservation Area. Overall, it is considered that there is the potential for a residual neutral effect.	
15. Maintain high and stable levels of employment	The site does not propose employment development. There are two main areas of employment in Witney: Station Lane on the southern edge of Witney and the Downs Road/Range Road Area to the West of Witney ²¹ . The site is located approximately 2.9km from the closest of these employment areas (Downs Road/Range Road), and as such is considered beyond reasonable walking distance. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility to this area. Overall, it is considered that there is the potential for a residual neutral effect against this SA Objective.	0
16. Promote sustainable economic growth and competitiveness	Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.	0

²¹ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed October 2016]

Woodford Way Car Park, Witney - 50 dwellings		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). Given the small scale of development at this site, it is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity, providing suitable mitigation to ensure that development will not lead to any significant negative effects, will the potential for a residual neutral effect against SA Objective 2.</p> <p>The site is adjacent to a hospital which may have short-term negative effects through noise, light and air pollution. This could result in negative effects on health; however, as stated previously, mitigation is available in the form of Policy EH6 (Environmental Protection) and as a result the residual effects are considered to be neutral.</p> <p>In line with Policies OS5 (Supporting Infrastructure) and WIT2a (Woodford Way Car Park), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Access to existing healthcare facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing²² by meeting the future needs of the District.</p>	+?

²² Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

<p>3. Promote thriving and inclusive communities</p>	<p>In line with Policies WIT2a (Woodford Way Car Park) and OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing²³ by meeting the future needs of the District.</p> <p>The site is approximately 650m walking distance from the local services and facilities along the High Street²⁴, development will contribute to maintaining and increasing the viability of these.</p>	<p style="background-color: #92d050; padding: 5px;">+</p>
<p>4. Improve education and training</p>	<p>The site is located close to the centre of Witney, a main service town, and around 650m from Tower Hill Community Primary School in Witney. As a result, the site is considered to have good access to existing education facilities and will therefore have positive effects against this SA Objective.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Witney and the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan²⁵. Therefore, it is anticipated that the development could improve and/ or contribute to new educational facilities leading to minor long-term positive effects. Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long-term effects.</p>	<p style="background-color: #92d050; padding: 5px;">+</p>
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires that new development should demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant,</p>	<p style="background-color: #0070c0; color: white; padding: 5px;">0</p>

²³ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

²⁴ Measured from Woodford Way, Witney using Google Maps (2016) walking distance.

²⁵ West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

	convenient, and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced. This should prevent any significant negative effects.			
6. Improve accessibility to all services and facilities ²⁶	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>Evidence suggests that there are high levels of traffic within Witney and congestion is a problem²⁷, and the A40 located approx. 1km to the south of the site option and the main route into Oxford from the site option has high levels of congestion²⁸. Infrastructure improvements have sought to alleviate some of these problems, however further development is likely to place further pressures on existing infrastructure. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure.</p> <p>Given the mitigation outlined above, and the scale of development at the site however, it is unlikely that it will lead to any significant negative effects, potential for a residual minor negative effect against this SA Objective.</p> <p>As for all the options, there are opportunities to improve walking and cycling routes as well as public transport. The provision of housing, and contributions to community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.</p>	<table border="1" style="width: 100%; height: 100%;"> <tr> <td style="background-color: yellow; text-align: center;">-</td> <td style="background-color: lightgreen; text-align: center;">+</td> </tr> </table>	-	+
-	+			

²⁶ 1st box is traffic and transport, 2nd box is sustainable transport

²⁷ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/localtransportplan/ConnectingOxfordshireVol4CycleBusStrategies.pdf> [accessed October 2016]

²⁸ Ibid.

7. Improve the efficiency of land use	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this site will regenerate previously developed land with the potential for a minor positive effect against this SA Objective.</p> <p>The site is not located within a Minerals Strategic Resource Area (Policy M3)²⁹ and development is unlikely to lead to any significant effects on mineral resources.</p>	+	
8. Reduce waste generation and disposal	<p>Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.</p>	0	
9. Reduce air pollution and improve air quality	<p>There is an Air Quality Management Area on Bridge Street in Witney³⁰ as objectives for Nitrogen Dioxide are being exceeded, the cause of which is considered to be traffic³¹. The findings of the appraisal against SA Objective 6 indicate that there is the potential for development to negatively affect traffic in Minster Lovell, and Witney and therefore the AQMA. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). The policies within the Local Plan have the potential to improve air quality within Witney and have minor long-term positive effects. However, there is still an element of uncertainty until project level assessments have been carried out and transport infrastructure improvements delivered.</p>	+?	
10. Address the causes of climate change by reducing greenhouse gas emissions and be	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, the policies within the Local Plan have the potential to reduce traffic in Witney and have minor long-term positive effects on air quality. It is therefore considered that there is the potential for a minor short to medium term positive effect against this SA Objective through helping to</p>	+?	+

²⁹ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

³⁰ Air Quality in West Oxfordshire. Online at <https://www.westoxon.gov.uk/residents/environment/environmental-health/air-quality/> [accessed October 2016]

³¹ West Oxfordshire District Council (2015) 2015 Air Quality Updating and Screening Assessment for West Oxfordshire District Council. Online at <https://www.westoxon.gov.uk/media/1225316/Updating-and-Screening-Assessment-Report-2015.pdf> [accessed October 2016]

<p>prepared for its impacts³²</p>	<p>reduce greenhouse gas emissions. However, there is still an element of uncertainty until project level assessments have been carried out and transport infrastructure improvements delivered.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency.</p> <p>This is supported by site specific Policy WIT2a. Potential for a minor long-term positive effect.</p>		
<p>11. Protect and improve water and soil resources³³</p>	<p>The site is covered by a minor aquifer of high vulnerability³⁴, which could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is offered to a certain extent by Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>The site is not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. There is existing headroom at the local waste water treatment works to accommodate development at the site option³⁵, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site is previously developed land and the regeneration of the site is considered to have the potential for a minor long term positive effect on soil quality.</p>	0	+

³² 1st box is Climate Change mitigation, 2nd box is climate change adaptation

³³ 1st box is water resources, 2nd box is soil resources

³⁴ Environment Agency (2016) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed October 2016]

³⁵ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

12. Reduce the risk from all sources of flooding	The site is located partially within a flood risk zone 2 area to the south of the site with the potential for minor negative effects against this SA Objective and it would be recommended that development avoids this area of the site. Local Plan Policies Policy OS3 (Prudent use of Natural Resources) and Policy EH5 (Flood Risk) requires development to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. This is supported by further mitigation for flood risk outlined in site specific Policy WIT2a. In light of the mitigation available, it is anticipated that any potential surface water issues could be resolved and therefore the residual effects for surface water are considered to be neutral.	-	
13. Conserve and enhance biodiversity and geodiversity	The site does not contain and is not located in close proximity to any designated biodiversity or Priority Habitats ³⁶ , it is considered unlikely that development would lead to any significant negative effects. Mitigation is further provided through Policy EH2 (Biodiversity). Potential for a neutral effect against this SA Objective.	0	
14. Conserve and enhance landscape character and the historic environment ³⁷	<p>Landscape</p> <p>The site is located in the urban area and is unlikely to significantly affect the landscape. Given the nature of the site as an existing car park, it is considered that development has the potential to enhance the townscape with the potential for minor long term positive effects.</p> <p>Historic Environment</p> <p>The site does not contain any designated heritage assets. It does however, lie adjacent to a Conservation Area. Protection is provided through Policy EH7 (Historic Environment) which expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets and their significance and settings and Policy OS4 (High Quality Design). The potential positive effects on townscape are also considered to have the potential for an indirect positive effect on the historic environment in Witney.</p>	+	+?
15. Maintain high and stable levels of employment	The site does not propose employment development. There are two main areas of employment in Witney: Station Lane on the southern edge of Witney and the Downs Road/Range Road Area to the West of Witney ³⁸ . The site is located approximately 1.4km from the closest of these employment areas (Station Lane), and as such is considered beyond reasonable walking distance although there are job opportunities in and around the town centre including retail and small-scale office provision. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local	0	

³⁶ DEFRA Magic Map Application (2016) Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed October 2016]

³⁷ 1st box is Landscape, 2nd box is historic environment

³⁸ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed October 2016]

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	residents, business and the environment, which will contribute to improving accessibility to this area. Overall, it is considered that there is the potential for a residual neutral effect against this SA Objective.	
16. Promote sustainable economic growth and competitiveness	Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.	0

Carterton Sub-Area

REEMA North and Central – 300 homes		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). Given the scale of development at this site, it is considered that there is the potential for a major long term positive effect against SA Objective 1.	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Local Plan Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality and amenity.</p> <p>The site is surrounded by compatible land uses (existing residential and employment land)</p> <p>In line with Local Plan Policies CA1 and OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including provision of new green infrastructure, community and leisure facilities with the assumption that healthcare facilities would be included in the list. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with Local Plan Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing³⁹ by meeting the future needs of the District.</p>	+

³⁹ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

<p>3. Promote thriving and inclusive communities</p>	<p>In line with Local Plan Policies CA1 and OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision for / contribution to necessary supporting infrastructure, including new green infrastructure, community and leisure facilities. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and recreational activity. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with Local Plan Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing⁴⁰ by meeting the future needs of the District.</p> <p>The northern parcel is approximately 0.9 km walking distance from the town centre and the southern parcel is approximately 0.2 km away⁴¹. Its access to the town centre is therefore considered to be excellent and as a result the development at the site is likely to maintain or increase the vitality of the centre and the existing community. Overall, it is considered that development at this location will lead to minor long-term positive effects against this SA Objective.</p>	<p style="background-color: #92d050; padding: 5px;">+</p>
<p>4. Improve education and training</p>	<p>As the site is located within the settlement boundary of Carterton, a main service town, it is considered to have access within a reasonable walking distance (e.g. Carterton Community College within 0.65 km⁴²) to one or more of the schools within Carterton. As a result, the site is considered to have excellent access to existing education facilities and will therefore have positive effects against this Objective.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Draft Infrastructure Delivery Plan⁴³. Therefore, it is anticipated that the development could improve and/</p>	<p style="background-color: #92d050; padding: 5px;">+?</p>

⁴⁰ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

⁴¹ Measured from the southern parcel along the southern boundary where it joins Brize Norton Road and from the northern parcel along the southern boundary where it joins Upavon Way - to the junction of Burford, Brize Norton, Black Bourton and Alvescot Roads. Distance measured along main roads – walking distance. Google (2016) Google Maps. Online at <https://maps.google.co.uk/> [accessed October 2016].

⁴² Measured from the northern parcel along the southern boundary where it joins Upavon Way. Distance measured along main roads – walking distance. Google (2016) Google Maps. Online at <https://maps.google.co.uk/> [accessed October 2016].

⁴³ West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

	or contribute to new educational facilities leading to minor long-term positive effects; although there is some uncertainty as the precise details of what will be provided in terms of new education facilities is not known. Furthermore, access to existing facilities is also likely to improve through new development complying with Local Plan Policy T1 (Sustainable Transport). This could lead to further minor positive long-term effects.		
5. Maintain a low level of crime and fear of crime	With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development 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. This should prevent any significant negative effects.	0	
6. Improve accessibility to all services and facilities ⁴⁴	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>The site is Brownfield land and the REEMA Central component of the site already contains residential development (REEMA North having been cleared ready for development) and the Carterton road network is not considered to be significantly congested; therefore, it is considered that development is unlikely to significantly affect levels of existing traffic⁴⁵. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty. It is outside the scope of this strategic level appraisal to consider how mitigation, in particular road infrastructure improvements, may affect the viability of development.</p> <p>The site is in close proximity to the town centre and to a primary school. S1 and S2 high frequency bus services to Carterton town centre, Witney and Oxford and 64 service to Swindon with bus stops on Upavon Way and Brize Norton Road. The redevelopment of the site has the potential to improve sustainable transport modes, in particular walking and cycling links to the town centre given its proximity.</p>	0?	+

⁴⁴ 1st box is traffic and transport, 2nd box is sustainable transport

⁴⁵ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/localtransportplan/ConnectingOxfordshireVol4CycleBusStrategies.pdf> [accessed October 2016]

West Oxfordshire District Council Local Plan: Proposed Modifications
SA Further Addendum Report: Appendix E1 SA of Non-Strategic Site Options - Refreshed

	The provision of housing, employment and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.	
7. Improve the efficiency of land use	<p>It is expected that all site options would be developed to make the most efficient use of land. The Site is located on previously developed land which supports this SA Objective. However, the environmental value of the area is unknown although given the nature of the site and its location within the town centre it is considered unlikely to have high environmental value. Potential for a long-term positive effect.</p> <p>The site is not located within a Minerals Strategic Resource Area (Policy M3)⁴⁶ and development is unlikely to lead to any significant effects on mineral resources.</p>	+
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Local Plan Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective.	0
9. Reduce air pollution and improve air quality	There are no AQMAs within Carterton. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Local Plan Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. However, there is still an element of uncertainty until lower level studies and assessments have been carried out.	0?

⁴⁶ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts⁴⁷</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Core Policies such as OS3 (Prudent use of Natural Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency.</p> <p>This is supported by site specific Policy CA1. Potential for a minor long-term positive effect.</p>	0?	+
<p>11. Protect and improve water and soil resources⁴⁸</p>	<p>Both parcels of the site contain a minor aquifer of high vulnerability and are in a Surface Water Safeguarded zone⁴⁹. In addition, part of REEMA North is underlain by the Burford Jurassic Water Body where its current quantitative quality is considered to be 'poor' and its current chemical quality is considered to be 'poor (deteriorating)⁵⁰. Given the presence of the water sensitive features, it is considered that any development at this site could lead to major negative effects on water quality/ resources in both the short-term (construction) and long-term. However, groundwater investigations carried out by consultants in support of a planning application on the site, did not indicate any significant risks to controlled waters⁵¹ and therefore there are unlikely to be any significant effects on water quality. In addition, mitigation is offered to a certain extent by Local Plan Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements</p>	-?	0

⁴⁷ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

⁴⁸ 1st box is water resources, 2nd box is soil resources

⁴⁹ Environment Agency (2016) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed October 2016]

⁵⁰ Ibid.

⁵¹ Information provided by West Oxfordshire District Council May 2014

	<p>in water quality. The presence of the mitigation is likely to reduce the magnitude of the negative effects down to minor on water resources.</p> <p>There is no known contamination or land stability issues on the majority of site although the site is on previously developed land and therefore there is a higher likelihood to contaminants to be present with the potential for minor negative effects both against this SA Objective but also against SA Objective 2. However, investigations carried out by consultants in support of a planning application on the site found no constraint to the development arising from ground contamination⁵². In light of this information and also because suitable mitigation is offered by Local Plan Policy EH6 (Environmental Protection), there are unlikely to be any significant effects on soils. Furthermore, the site is located within the existing settlement footprint and is not identified as containing any agricultural land⁵³. Therefore, the residual effects on soil against this objective are considered to be neutral.</p>	
<p>12. Reduce the risk from all sources of flooding</p>	<p>Both REEMA North and REEMA Central fall with Flood Zone 1 where there is considered to be a low risk of flooding occurring⁵⁴. Surface water flooding is a particular concern in Carterton⁵⁵. This could lead to minor negative effects. However, mitigation is offered by a number of Local Plan Policies including Policy OS3 (Prudent use of Natural Resources) and Policy EH5 (Flood Risk) where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. In light of the mitigation available, it is anticipated that surface water issues could be resolved and therefore the effects are considered to be neutral.</p>	0
<p>13. Conserve and enhance biodiversity and geodiversity</p>	<p>The site is situated within Carterton and consists of MOD housing. The site is not in close proximity to any international or nationally designated biodiversity or geodiversity. A small area of deciduous woodland BAP habitat is situated to the south east of the site; however, this is separated by an existing road⁵⁶. A number of farmland birds species have been recorded on this site including: Corn Bunting; Grey Partridge; Tree Sparrow; Turtle Dove; Yellow Wagtail; and Lapwing⁵⁷.</p> <p>Local Plan Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until further</p>	0?

⁵² Information provided by West Oxfordshire District Council May 2014

⁵³ Defra (2016) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed October 2016]

⁵⁴ Environment Agency (2016) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed October 2016]

⁵⁵ Information provided by West Oxfordshire District Council May 2014.

⁵⁶ Defra (2016) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed October 2016]

⁵⁷ Ibid.

	lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.		
14. Conserve and enhance landscape character and the historic environment ⁵⁸	<p>Landscape The site is Brownfield land consisting of old MOD housing on REEMA Central with REEMA North having been cleared ready for development. The redevelopment of this site has the potential for a long-term positive effect on townscape. The significance of the positive effect will be dependent on the final design and layout of development. Local Plan Policy OS4 (High Quality Design) expects proposals for development to demonstrate high quality, inclusive sustainable design that respects and contributes to local distinctiveness and enhances the character and quality of the surroundings.</p> <p>Historic Environment There are no designated heritage assets within or directly adjacent to the site. There are some Listed Buildings over 400m away from the site to the west; however, it is unlikely that there would be any negative effects as a result of development. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address any potential negative effects on heritage; however, there is still an element of uncertainty until lower level assessments have been carried out. The potential positive effects on townscape have the potential for an indirect positive effect on the historic environment in Carterton.</p>	+	+?
15. Maintain high and stable levels of employment	The site does not propose employment development. The site (consisting of two parcels of land) is located close to the town centre and is within 0.8 km ⁵⁹ of all the main employment areas in Carterton (RAF Brize Norton, South Carterton Industrial Estate and Ventura/ West Oxon Business Parks ⁶⁰) and therefore new development here is likely to support the existing main employment areas. The site also benefits from having good access to the main transport route through Carterton and eventually to the A40 and therefore is also likely to help support, develop and attract competitive business sectors and enable enterprise and innovation. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility to employment areas. Therefore, this location is considered to lead to minor positive long-term effects on employment, economic growth and competitiveness.	+?	

⁵⁸ 1st box is Landscape, 2nd box is historic environment

⁵⁹ Measured from the southern parcel along the southern boundary where it joins Brize Norton Road and from the northern parcel along the southern boundary where it joins Upavon Way. Distance measured along main roads – walking distance. Google (2016) Google Maps. Online at <https://maps.google.co.uk/> [accessed October 2016].

⁶⁰ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed October 2016]

16. Promote sustainable economic growth and competitiveness	Please see commentary against the previous SA Objective 15 - Maintain high and stable levels of employment.	+ ?
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Land at Swinbrook Road, Carterton– 70 dwellings		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). Given the small scale of development at this site, it is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction, though it should be noted that there is relatively little existing development surrounding the site. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity, providing suitable mitigation to ensure that development will not lead to any significant negative effects, will the potential for a residual neutral effect against SA Objective 2.</p> <p>The site is surrounded by compatible land uses being bordered by Swinbrook Road to the west, Kilkenny Lane to the north and predominantly rural land beyond these roads (with the exception of Carterton Football Club to the north west of the site boundary). Fields border the site to the south and east which include a playground in the east (forming part of Kilkenny Country Park) and a couple detached houses in the south.</p> <p>In line with Policies OS5 (Supporting Infrastructure) and CA1b (Land at Swinbrook Road), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. It will be important for development to comply with Policy T1 (Sustainable Transport) as an edge of settlement location to increase accessibility to the town centre services and facilities (including healthcare facilities). This is considered achievable via the adjoining 250 home residential development which is currently under construction to the south. As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect</p>	+

	long-term positive effects on health and inequalities through the provision of housing ⁶¹ by meeting the future needs of the District.	
3. Promote thriving and inclusive communities	<p>In line with Policies CA1b (Land at Swinbrook Road) and OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing⁶² by meeting the future needs of the District.</p> <p>The site is approximately 1.8km walking distance from the local services and facilities in the central area⁶³, development will contribute to maintaining and increasing the viability of these although they are considered beyond reasonable walking distance.</p>	+
4. Improve education and training	<p>The site is located around 1.8km from the central area, and around 1.3km from Carterton Community College / 1.4km Carterton Primary School. As a result, the site is considered to have good access to existing education facilities and will therefore have positive effects against this SA Objective.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan⁶⁴. Therefore, it is anticipated that the development could improve and/ or contribute to new educational facilities leading to minor long-term positive effects. Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). This could lead to further minor positive long-term effects.</p>	+

⁶¹ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

⁶² Ibid.

⁶³ Measured from the western boundary where the site joins Swinbrook Road to central area (Burford Rd/Alvescot Rd/Brize Norton Rd/Black Bourton Rd Juntion) using Google Maps (2016) walking distance.

⁶⁴ West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

5. Maintain a low level of crime and fear of crime	With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development 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. This should prevent any significant negative effects.	0	
6. Improve accessibility to all services and facilities ⁶⁵	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>The Carterton road network is not considered to be significantly congested; therefore, it is considered that development is unlikely to significantly affect levels of existing traffic⁶⁶. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the scale of development at the site however, it is unlikely that it will lead to any significant negative effects, potential for a residual minor negative effect against this SA Objective.</p> <p>The site is in relatively close proximity to the town centre, however the site would benefit from improved bus connections. The provision of housing, and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.</p>	0?	+

⁶⁵ 1st box is traffic and transport, 2nd box is sustainable transport

⁶⁶ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/localtransportplan/ConnectingOxfordshireVol4CycleBusStrategies.pdf> [accessed October 2016]

7. Improve the efficiency of land use	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.</p> <p>The site is not located within a Minerals Strategic Resource Area (Policy M3)⁶⁷ and development is unlikely to lead to any significant effects on mineral resources.</p>	-	
8. Reduce waste generation and disposal	<p>Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.</p>	0	
9. Reduce air pollution and improve air quality	<p>There are no AQMAs within Carterton. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Local Plan Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. However, there is still an element of uncertainty until lower level studies and assessments have been carried out.</p>	0?	
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts ⁶⁸	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural</p>	0?	+

⁶⁷ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

⁶⁸ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	<p>Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency.</p> <p>This is supported by site specific Policy CA1b. Potential for a minor long-term positive effect.</p>					
<p>11. Protect and improve water and soil resources⁶⁹</p>	<p>The site is covered by a minor aquifer of high vulnerability⁷⁰, which could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is offered to a certain extent by Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>The site is not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. There is existing headroom at the local waste water treatment works to accommodate development at the site option⁷¹, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The southern section of the site is Grade 3b agricultural land and the loss of this land, along with the further loss of greenfield land in the northern section of the site is considered to have the potential for a minor long term negative effect on soil quality.</p>	<table border="1"> <tr> <td data-bbox="1921 687 2000 842">0</td> <td data-bbox="2000 687 2074 842">-</td> </tr> <tr> <td colspan="2" data-bbox="1921 842 2074 1246"></td> </tr> </table>	0	-		
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⁶⁹ 1st box is water resources, 2nd box is soil resources

⁷⁰ Environment Agency (2016) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed October 2016]

⁷¹ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

12. Reduce the risk from all sources of flooding	The site is located within Flood Zone 1 where there is considered to be a low risk of flooding occurring ⁷² . Surface water flooding is a particular concern in Carterton ⁷³ . This could lead to minor negative effects. However, mitigation is offered by a number of Local Plan Policies including Policy OS3 (Prudent use of Natural Resources) and Policy EH5 (Flood Risk) where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. This is supported by further mitigation for flood risk outlined in site specific Policy CA1b. In light of the mitigation available, it is anticipated that surface water issues could be resolved and therefore the effects are considered to be neutral.	0	
13. Conserve and enhance biodiversity and geodiversity	The site does not contain any designated biodiversity or Priority Habitats ⁷⁴ , however it is located adjacent to Deciduous Woodland Priority Habitats. While proposed development has the potential for impacts on these features, it is considered that the effects are unlikely to be significant. Local Plan Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there is suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.	0?	
14. Conserve and enhance landscape character and the historic environment ⁷⁵	<p>Landscape</p> <p>The 2009 Landscape Assessment⁷⁶ identifies that the site lies within Area A3: Rural Fringe and is a small part of the plateau area differentiated from it by its rural fringe uses. The topography of the area is part of the gently sloping plateau overlain by the small scale small holding pattern typical of Carterton. The area is part of the rural fringe of Carterton providing a soft edge to the north western part of the town, important in views from Shilton Road. The area has high local landscape/visual importance and sensitivity. Development is therefore considered to have the potential for a major negative effect on landscapes.</p> <p>Historic Environment</p> <p>The site does not contain and is not located within close proximity to any designated heritage assets, and does not lie within a conservation area. Protection is provided through Policy EH7 (Historic Environment) which expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets</p>	--	0

⁷² Environment Agency (2016) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed October 2016]

⁷³ Information provided by West Oxfordshire District Council May 2014.

⁷⁴ DEFRA Magic Map Application (2016) Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed October 2016]

⁷⁵ 1st box is Landscape, 2nd box is historic environment

⁷⁶ Amanda Hopwood Landscape Consultancy (2009) Carterton Landscape Assessment 2009 [online] available from: <http://www.westoxon.gov.uk/media/286910/Carterton-landscape-assessment-2009-Executive-summary.pdf> [accessed October 2016]

	and their significance and settings. Overall, it is considered that there is the potential for a residual neutral effect.	
15. Maintain high and stable levels of employment	The site does not propose employment development. The site is located relatively close to the town centre and is between 2.2km – 2.7km ⁷⁷ from the main employment areas in Carterton (RAF Brize Norton, South Carterton Industrial Estate and Ventura/ West Oxon Business Parks ⁷⁸), and as such is considered beyond reasonable walking distance. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility to this area. Overall, it is considered that there is the potential for a residual neutral effect against this SA Objective. The site does however, benefit from having good access to the north to the A40.	0
16. Promote sustainable economic growth and competitiveness	Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.	0

⁷⁷ Measured from the southern parcel along the southern boundary where it joins Brize Norton Road and from the northern parcel along the southern boundary where it joins Upavon Way. Distance measured along main roads – walking distance. Google (2016) Google Maps. Online at <https://maps.google.co.uk/> [accessed October 2016].

⁷⁸ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed October 2016]

Land at Milestone Road, Carterton – 200 dwellings		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). Given the small scale of development at this site, it is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise these effects, providing suitable mitigation to ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 2.</p> <p>The site is surrounded by compatible land uses (predominantly housing, but also employment land and RAF land). Site specific Policy CA1a provides mitigation for potential noise affects arising from the airfield.</p> <p>In line with Policies OS5 (Supporting Infrastructure) and CA1a (Land at Milestone Road), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Policy T1 (Sustainable Transport) seeks to increase accessibility, and the site is in relatively close proximity to the town centre services and facilities (including healthcare facilities). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing⁷⁹ by meeting the future needs of the District.</p>	+
3. Promote thriving and inclusive communities	In line with Policies CA1a (Land at Milestone Road) and OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and	+

⁷⁹ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

	<p>recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing⁸⁰ by meeting the future needs of the District.</p> <p>The site is approximately 1km walking distance from the local services and facilities in the central area⁸¹, development will contribute to maintaining and increasing the viability of these.</p>		
4. Improve education and training	<p>The site is located around 1km from the central area, and around 1.2km from Edith Moorhouse and St Joseph's Catholic Primary Schools. As a result, the site is considered to have good access to existing education facilities and will therefore have positive effects against this SA Objective.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan⁸². Access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). Potential for minor positive long-term effects.</p>	+	
5. Maintain a low level of crime and fear of crime	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development 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. This should prevent any significant negative effects.</p>	0	
	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p>	0?	+

⁸⁰ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

⁸¹ Measured from the northern boundary where the site joins Milestone Road to central area (Burford Rd/Alvescot Rd/Brize Norton Rd/Black Bourton Rd Juntion) using Google Maps (2016) walking distance.

⁸² West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

<p>6. Improve accessibility to all services and facilities⁸³</p>	<p>The Carterton road network is not considered to be significantly congested; therefore, it is considered that development is unlikely to significantly affect levels of existing traffic⁸⁴. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the scale of development at the site, it is unlikely that it will lead to any significant negative effects, potential for a residual neutral effect against this SA Objective.</p> <p>The site is in close proximity to the town centre (1km). The provision of housing, and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.</p>	
<p>7. Improve the efficiency of land use</p>	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.</p> <p>The site is not located within a Minerals Strategic Resource Area (Policy M3)⁸⁵ and development is unlikely to lead to any significant effects on mineral resources.</p>	<p>-</p>

⁸³ 1st box is traffic and transport, 2nd box is sustainable transport

⁸⁴ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/localtransportplan/ConnectingOxfordshireVol4CycleBusStrategies.pdf> [accessed October 2016]

⁸⁵ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.	0	
9. Reduce air pollution and improve air quality	There are no AQMAs within Carterton. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Local Plan Policy EH6 (Environmental Protection) further seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective, with an element of uncertainty until lower level studies and assessments have been carried out.	0?	
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts ⁸⁶	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation,</p>	0?	+

⁸⁶ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	<p>energy and water efficiency including application of the optional building regulation regarding water efficiency.</p> <p>This is supported by site specific Policy CA1a. Potential for a minor long-term positive effect.</p>		
11. Protect and improve water and soil resources ⁸⁷	<p>The site is covered by a minor aquifer of high vulnerability⁸⁸, which could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>The site is not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. There is existing headroom at the local waste water treatment works to accommodate development at the site option⁸⁹, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site is identified to contain Grade 3b agricultural land⁹⁰ and the loss of this greenfield land is considered to have the potential for a minor long term negative effect on soil quality.</p>	0	-
12. Reduce the risk from all sources of flooding	<p>The site is located within Flood Zone 1 where there is considered to be a low risk of flooding occurring⁹¹. Surface water flooding is a particular concern in Carterton⁹². This could lead to minor negative effects. However, mitigation is offered by a number of Local Plan Policies including Policy OS3 (Prudent use of Natural Resources) and Policy EH5 (Flood Risk) where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. Potential for a residual neutral effect.</p>	0	

⁸⁷ 1st box is water resources, 2nd box is soil resources

⁸⁸ Environment Agency (2016) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed October 2016]

⁸⁹ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

⁹⁰ DEFRA Magic Map Application (2016) Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed October 2016]

⁹¹ Environment Agency (2016) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed October 2016]

⁹² Information provided by West Oxfordshire District Council May 2014, supported by Aecom (2016) West Oxfordshire District Council Strategic Flood Risk Assessment Draft SFRA Update Report August 2016 [accessed October 2016] not yet available online.

<p>13. Conserve and enhance biodiversity and geodiversity</p>	<p>The site is separated from Alvescot Meadows SSSI by the airfield, which will provide a suitable buffer to minimise potential effects. The site contains Deciduous Woodland Priority Habitats, however Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there is suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; potential for residual neutral effect with an element of uncertainty at this stage.</p>	0?	
<p>14. Conserve and enhance landscape character and the historic environment⁹³</p>	<p>Landscape The site was not assessed within the 2009 Landscape Assessment⁹⁴ and although it is greenfield land it is located within the urban area and surrounded by built development. As such it is considered unlikely that development will lead to any significant negative effects. Potential for a minor negative effect through development in a previously undeveloped area however.</p> <p>Historic Environment The site does not contain and is not located within close proximity to any designated heritage assets, and does not lie within a conservation area. Protection is provided through Policy EH7 (Historic Environment) which expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets and their significance and settings. Overall, it is considered that there is the potential for a residual neutral effect.</p>	-	0
<p>15. Maintain high and stable levels of employment</p>	<p>The site does not propose employment development. The site is located in close proximity to the town centre, and the main employment areas of the RAF Brize Norton site and South Carterton Industrial Estate (adjacent). The site is therefore considered to have excellent access to these employment areas, and development is likely to support the existing main employment areas. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility to employment areas. Therefore, this location is considered to lead to minor positive long-term effects on employment.</p>	+	

⁹³ 1st box is Landscape, 2nd box is historic environment

⁹⁴ Amanda Hopwood Landscape Consultancy (2009) Carterton Landscape Assessment 2009 [online] available from: <http://www.westoxon.gov.uk/media/286910/Carterton-landscape-assessment-2009-Executive-summary.pdf> [accessed October 2016]

16. Promote sustainable economic growth and competitiveness	Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.	+
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Eynsham – Woodstock Sub-Area

Land north of Hill Rise, Woodstock – 120 dwellings		
SA Objective	Assessment of Effects	
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). Given the small scale of development at this site, it is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise these effects, providing suitable mitigation to ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 2.</p> <p>The site is surrounded by compatible land uses (predominantly rural land and housing to the south).</p> <p>In line with Policies OS5 (Supporting Infrastructure) and EW1d (Land north of Hill Rise), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Policy T1 (Sustainable Transport) seeks to increase accessibility, and the site is in close proximity (around 950m⁹⁵) to the central area services and facilities (including healthcare facilities). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing⁹⁶ by meeting the future needs of the District.</p>	+
3. Promote thriving and inclusive communities	In line with Policies EW1d (Land north of Hill Rise) and OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary	+

⁹⁵ Measured from the southern boundary where the site joins Rosamund Drive – to Market Place using Google Maps (2016) walking distance

⁹⁶ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

	<p>supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing⁹⁷ by meeting the future needs of the District.</p> <p>The site is approximately 950m walking distance from the local services and facilities in the central area⁹⁸, development will contribute to maintaining and increasing the viability of these.</p>	
<p>4. Improve education and training</p>	<p>The site is located around 950m from the central area, and around 1.9km⁹⁹ from Woodstock C of E Primary School. As a result, the site is considered to have good access to existing education facilities and will therefore have positive effects against this SA Objective.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan¹⁰⁰. Access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). Potential for minor positive long-term effects.</p>	+
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development 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. This should prevent any significant negative effects.</p>	0

⁹⁷ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

⁹⁸ Measured from the southern boundary where the site joins Rosamund Drive – to Market Place using Google Maps (2016) walking distance

⁹⁹ Measured from the southern boundary where the site joins Rosamund Drive using Google Maps (2016) walking distance

¹⁰⁰ West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

<p>6. Improve accessibility to all services and facilities¹⁰¹</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>The Woodstock road network is not known to be significantly congested; therefore, it is considered that development is unlikely to significantly affect levels of existing traffic¹⁰². The site is adjacent to the A44, which is a main route to Oxford City Centre with high traffic levels. Modelling has shown that the A44 will experience increased levels of traffic as a result of the Local Plan¹⁰³, however the Oxford Transport Strategy outlines plans to reduce traffic on the A44 including a Park & Ride site¹⁰⁴. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide / contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the scale of development at the site, it is unlikely that it will lead to any significant negative effects, potential for a residual neutral effect against this SA Objective.</p> <p>The site is in close proximity to the central area (950m). The provision of housing, and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.</p>	<p>0?</p>	<p>+</p>
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¹⁰¹ 1st box is traffic and transport, 2nd box is sustainable transport

¹⁰² Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/localtransportplan/ConnectingOxfordshireVol4CycleBusStrategies.pdf> [accessed October 2016]

¹⁰³ Atkins (2016) Evaluation of Transport Impacts Technical Note (TRA5)

¹⁰⁴ Oxfordshire County Council (no date) Oxford Transport Strategy

7. Improve the efficiency of land use	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.</p> <p>The site is not located within a Minerals Strategic Resource Area (Policy M3)¹⁰⁵ and development is unlikely to lead to any significant effects on mineral resources.</p>	-	
8. Reduce waste generation and disposal	<p>Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.</p>	0	
9. Reduce air pollution and improve air quality	<p>There are no AQMAs within Woodstock. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Local Plan Policy EH6 (Environmental Protection) further seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective, with an element of uncertainty until lower level studies and assessments have been carried out.</p>	0?	
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts ¹⁰⁶	<p>The potential for development to reduce the need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural</p>	0?	+

¹⁰⁵ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

¹⁰⁶ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	<p>Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency.</p> <p>This is supported by site specific Policy EW1d. Potential for a minor long-term positive effect.</p>			
<p>11. Protect and improve water and soil resources¹⁰⁷</p>	<p>The site is covered by a major aquifer of high vulnerability and Surface water Safeguard Zone¹⁰⁸, which could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>The site is not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. There is existing headroom at the local waste water treatment works to accommodate development at the site option¹⁰⁹, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site is known to contain Grade 3b agricultural land¹¹⁰ and the loss of this greenfield land is considered to have the potential for a minor long term negative effect on soil quality.</p>	<table border="1"> <tr> <td style="background-color: #0070C0; color: white; text-align: center;">0</td> <td style="background-color: #FFFF00; text-align: center;">-</td> </tr> </table>	0	-
0	-			
<p>12. Reduce the risk from all sources of flooding</p>	<p>The site is located within Flood Zone 1 where there is considered to be a low risk of flooding occurring¹¹¹. Development may increase surface water flood risk and Woodstock is at greater risk of groundwater</p>	<table border="1"> <tr> <td style="background-color: #0070C0; color: white; text-align: center;">0</td> </tr> </table>	0	
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¹⁰⁷ 1st box is water resources, 2nd box is soil resources

¹⁰⁸ Environment Agency (2016) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed October 2016]

¹⁰⁹ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

¹¹⁰ DEFRA Magic Map Application (2016) Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed October 2016]

¹¹¹ Environment Agency (2016) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed October 2016]

	flooding ¹¹² , however, mitigation is provided through Policies OS3 (Prudent use of Natural Resources) and EH5 (Flood Risk) in which development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. This is supported by further mitigation for flood risk outlined in site specific Policy EW1d. Potential for a residual neutral effect.		
13. Conserve and enhance biodiversity and geodiversity	The site is separated from Blenheim Park SSSI by existing residential development and the A44, although development may slightly increase traffic along the A44 given the scale of development at the site and findings against SA Objective 6, it is considered unlikely that development would lead to any significant negative effects. The site is not known to contain any designated biodiversity or Priority Habitats. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there is suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; potential for residual neutral effect with an element of uncertainty at this stage.	0?	
14. Conserve and enhance landscape character and the historic environment ¹¹³	<p>Landscape The site has not been assessed through a recent landscape assessment. The site is not located within the AONB and is separated from the Blenheim Parkland by existing urban development and the A44. The site has a medium landscape sensitivity and a medium-high visual sensitivity¹¹⁴, and an assessment¹¹⁵ concluded that a low density development of 120 dwellings could be accommodated with no significant effects. The assessment also provided several recommendations for mitigation against effects, including the strengthening of hedgerow boundaries, the incorporation of green space, and the retention of views to the east, south and west. Overall potential for a minor negative effect.</p> <p>Historic Environment The site does not contain any designated heritage assets. It does however lie in close proximity to Blenheim Palace World Heritage Site (WHS) and Registered Park and Garden and a Conservation Area. A heritage assessment¹¹⁶ concluded there is the potential for the site to have an effect on the wider rural setting of the WHS and Registered Park & Garden, however this is with a larger potential development of 300 dwellings. As only 120 are being proposed here effects are likely to be less significant.</p>	-	-0? -?

¹¹² Aecom (2016) West Oxfordshire District Council Strategic Flood Risk Assessment Draft SFRA Update Report August 2016 [accessed October 2016] not yet available online.

¹¹³ 1st box is Landscape, 2nd box is historic environment

¹¹⁴ Chris Blandford Associates for West Oxfordshire District Council (2017) West Oxfordshire Local Plan Allocations Landscape and Heritage Advice

¹¹⁵ Ibid.

¹¹⁶ Ibid.

	<p>Site specific mitigation for the WHS is provided through Policy EW1d and further protection is provided through Policy EH7 (Historic Environment) which expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets and their significance and settings. Overall, it is considered that there is the potential for a residual neutral effect.</p> <p>However, there is the possibility for cumulative negative effects on the rural landscape setting of the WHS as a result of development in the Woodstock area¹¹⁷, and although there is some uncertainty regarding this at this stage of assessment, it is considered there is the potential for a minor negative effect on heritage.</p>	
15. Maintain high and stable levels of employment	<p>The site does not propose employment development. The site is located in close proximity to the town centre, which contains and is in close proximity to the main employment sources in Woodstock. The site is therefore considered to have excellent access to these employment areas, and development is likely to support the existing main employment areas. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility to employment areas. Therefore, this location is considered to lead to minor positive long-term effects against this SA Objective.</p>	+
16. Promote sustainable economic growth and competitiveness	<p>Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.</p>	+

¹¹⁷ Chris Blandford Associates for West Oxfordshire District Council (2017) West Oxfordshire Local Plan Allocations Landscape and Heritage Advice

Land north of Banbury Road, Woodstock – 250 dwellings		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). Given the scale of development at this site, it is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise these effects, providing suitable mitigation to ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 2.</p> <p>The site is surrounded by compatible land uses (adjacent to the urban edge with rural land beyond).</p> <p>In line with Policies OS5 (Supporting Infrastructure) and EW1e (Land north of Banbury Road), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Policy T1 (Sustainable Transport) seeks to increase accessibility, and the site is in close proximity (around 950m¹¹⁸) to the central area services and facilities (including healthcare facilities). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹¹⁹ by meeting the future needs of the District.</p>	+
3. Promote thriving and inclusive communities	In line with Policies EW1e (Land north of Banbury Road) and OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure	+

¹¹⁸ Measured from the southern boundary where the site joins Banbury Road – to Market Place using Google Maps (2016) walking distance

¹¹⁹ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

	<p>and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Development at the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹²⁰ by meeting the future needs of the District.</p> <p>The site is approximately 950m walking distance from the local services and facilities in the central area¹²¹, development will contribute to maintaining and increasing the viability of these.</p>		
4. Improve education and training	<p>The site is located around 950m from the central area, and around 650m¹²² from Woodstock C of E Primary School. As a result, the site is considered to have good access to existing education facilities and will therefore have positive effects against this SA Objective.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan¹²³. Access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). Potential for minor positive long-term effects.</p>	+	
5. Maintain a low level of crime and fear of crime	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development 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. This should prevent any significant negative effects.</p>	0	
	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p>	0?	+

¹²⁰ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

¹²¹ Measured from the southern boundary where the site joins Banbury Road – to Market Place using Google Maps (2016) walking distance

¹²² Measured from the southern boundary where the site joins Banbury Road using Google Maps (2016) walking distance

¹²³ West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

<p>6. Improve accessibility to all services and facilities¹²⁴</p>	<p>The Woodstock road network is not known to be significantly congested; therefore, it is considered that development is unlikely to significantly affect levels of existing traffic¹²⁵. The site is approx. 500m from the A44, which is a main route to Oxford City Centre with high traffic levels. Modelling has shown that the A44 will experience increased levels of traffic as a result of the Local Plan¹²⁶, however the Oxford Transport Strategy outlines plans to reduce traffic on the A44 including a Park & Ride site¹²⁷. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide / contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the scale of development at the site, it is unlikely that it will lead to any significant negative effects, potential for a residual neutral effect against this SA Objective.</p> <p>The site is in close proximity to the central area (around 950m¹²⁸). The provision of housing, and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.</p>	
<p>7. Improve the efficiency of land use</p>	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.</p>	-

¹²⁴ 1st box is traffic and transport, 2nd box is sustainable transport

¹²⁵ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/localtransportplan/ConnectingOxfordshireVol4CycleBusStrategies.pdf> [accessed October 2016]

¹²⁶ Atkins (2016) Evaluation of Transport Impacts Technical Note (TRA5)

¹²⁷ Oxfordshire County Council (no date) Oxford Transport Strategy

¹²⁸ Measured from the southern boundary where the site joins Banbury Road – to Market Place using Google Maps (2016) walking distance

	The site is not located within a Minerals Strategic Resource Area (Policy M3) ¹²⁹ and development is unlikely to lead to any significant effects on mineral resources.		
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new development to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.	0	
9. Reduce air pollution and improve air quality	There are no AQMAs within Woodstock. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Local Plan Policy EH6 (Environmental Protection) further seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective, with an element of uncertainty until lower level studies and assessments have been carried out.	0?	
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts ¹³⁰	<p>The potential for development to reduce the need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to</p>	0?	+

¹²⁹ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

¹³⁰ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	<p>consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency.</p> <p>This is supported by site specific Policy EW1e. Potential for a minor long-term positive effect.</p>		
11. Protect and improve water and soil resources ¹³¹	<p>The site is covered partially by a major aquifer of high vulnerability and partially by a minor aquifer of high vulnerability and wholly be a Surface water Safeguard Zone ¹³², which could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>The site is not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. There is existing headroom at the local waste water treatment works to accommodate development at the site option¹³³, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site is identified as containing Grade 3a and Grade 3b agricultural land¹³⁴, the potential loss of best and most versatile agricultural land is considered to have the potential for a major long term negative effect on soil quality.</p>	0	--
12. Reduce the risk from all sources of flooding	<p>The site is located within Flood Zone 1 where there is considered to be a low risk of flooding occurring¹³⁵. Development may increase surface water flood risk and Woodstock is at greater risk of groundwater flooding¹³⁶, however, mitigation is provided through Policies OS3 (Prudent use of Natural Resources) and EH5 (Flood Risk) in which development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures.</p>	0	

¹³¹ 1st box is water resources, 2nd box is soil resources

¹³² Environment Agency (2016) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed October 2016]

¹³³ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

¹³⁴ DEFRA Magic Map Application (2016) Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed October 2016]

¹³⁵ Environment Agency (2016) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed October 2016]

¹³⁶ Aecom (2016) West Oxfordshire District Council Strategic Flood Risk Assessment Draft SFRA Update Report August 2016 [accessed October 2016] not yet available online.

	This is supported by further mitigation for flood risk outlined in site specific Policy EW1e. Potential for a residual neutral effect.		
13. Conserve and enhance biodiversity and geodiversity	The site is separated from Blenheim Park SSSI by existing residential development and the A44, although development may slightly increase traffic along the A44 given the scale of development at the site and the findings against SA Objective 6, it is considered unlikely that development would lead to any significant negative effects. The site is not known to contain any designated biodiversity or Priority Habitats. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there is suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; potential for residual neutral effect with an element of uncertainty at this stage.	0?	
14. Conserve and enhance landscape character and the historic environment ¹³⁷	<p>Landscape The site has not been assessed through a recent landscape assessment. The site is not located within the AONB and is separated from the Blenheim Parkland by existing urban development and the A44. The site has a medium landscape sensitivity, although the south west corner has a medium-high sensitivity¹³⁸. Visual sensitivity is high overall. Approximately 220 dwellings could be accommodated at the site option with no significant negative effects. Overall potential for a minor negative effect as it is anticipated that the small reduction in housing numbers from 250 to 220 would help to ensure no major negative effect.</p> <p>Historic Environment The site does not contain any designated heritage assets, and does not lie within a conservation area. It does however lie in close proximity to Blenheim Palace World Heritage Site (WHS) and Registered Park and Garden, and adjacent to Listed Buildings. A heritage assessment¹³⁹ concluded that there is the potential for negative effects on the setting of the WHS and Registered Park & Garden, as well as potential effects on the Listed Buildings as a result of development.</p> <p>The existing urban area of Woodstock lies between the site options and WHS which provides mitigation to some extent. Further protection is provided through Policy EH7 (Historic Environment) which expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets and their significance and settings, and through Policy OS4 (High Quality Design). Although mitigation is available, taking into</p>	-	0? --?

¹³⁷ 1st box is Landscape, 2nd box is historic environment

¹³⁸ Chris Blandford Associates for West Oxfordshire District Council (2017) West Oxfordshire Local Plan Allocations Landscape and Heritage Advice

¹³⁹ Ibid.

	account the findings of the heritage assessment it is considered that there is the potential for a major negative effect on heritage assets. Furthermore, there is the potential for cumulative negative effects on the rural landscape setting of the WHS as a result of development in the Woodstock area ¹⁴⁰ , however there is some uncertainty regarding this at this stage of assessment.	
15. Maintain high and stable levels of employment	The site does not propose employment development. The site is located in close proximity to the town centre, which contains and is in close proximity to the main employment sources in Woodstock. The site is therefore considered to have excellent access to these employment areas, and development is likely to support the existing main employment areas. A leading local employer, Owen Mumford is located to the west of the site on Green Lane. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility to employment areas. Therefore, this location is considered to lead to minor positive long-term effects against this SA Objective.	+
16. Promote sustainable economic growth and competitiveness	Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.	+

¹⁴⁰ Chris Blandford Associates for West Oxfordshire District Council (2017) West Oxfordshire Local Plan Allocations Landscape and Heritage Advice

Land East of Woodstock – 300 dwellings		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). Given the scale of development at this site, it is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise these effects, providing suitable mitigation to ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 2.</p> <p>The site is surrounded by compatible land uses (rural land to the east, Oxford Road to the south with parkland beyond and Woodstock main urban area to the west).</p> <p>In line with Policies OS5 (Supporting Infrastructure) and EW1c (Land East of Woodstock), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Policy T1 (Sustainable Transport) seeks to increase accessibility, and the site is in close proximity (around 950m¹⁴¹) to the central area services and facilities (including healthcare facilities). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹⁴² by meeting the future needs of the District.</p>	+
3. Promote thriving and inclusive communities	In line with Policies EW1c (Land East of Woodstock) and OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and	+

¹⁴¹ Measured from the southern boundary where the site joins Oxford Road – to Market Place using Google Maps (2016) walking distance

¹⁴² Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

	<p>recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Development at the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹⁴³ by meeting the future needs of the District.</p> <p>The site is approximately 950m walking distance from the local services and facilities in the central area¹⁴⁴, development will contribute to maintaining and increasing the viability of these.</p>		
4. Improve education and training	<p>The site is located around 950m from the central area, and around 480m¹⁴⁵ from Woodstock C of E Primary School. As a result, the site is considered to have excellent access to existing education facilities and will therefore have positive effects against this SA Objective.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan¹⁴⁶. Access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). Potential for minor positive long-term effects.</p>	+	
5. Maintain a low level of crime and fear of crime	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development 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. This should prevent any significant negative effects.</p>	0	
	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p>	0?	+

¹⁴³ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

¹⁴⁴ Measured from the southern boundary where the site joins Oxford Road – to Market Place using Google Maps (2016) walking distance

¹⁴⁵ Measured from the western boundary where the site joins Flemings Road using Google Maps (2016) walking distance

¹⁴⁶ West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

<p>6. Improve accessibility to all services and facilities¹⁴⁷</p>	<p>The Woodstock road network is not known to be significantly congested; therefore, it is considered that development is unlikely to significantly affect levels of existing traffic¹⁴⁸. Detailed junction assessments, access arrangements and traffic level estimations have been undertaken for the site option, with mitigation measures and proposed worked outlined to address any issues highlighted, with a conclusion that the site option would not have a negative effect on the local road network in terms of traffic or access¹⁴⁹. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide / contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the scale of development at the site, it is unlikely that it will lead to any significant negative effects, potential for a residual neutral effect against this SA Objective.</p> <p>The site is in close proximity to the central area (around 950m¹⁵⁰). The provision of housing, and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.</p>	
<p>7. Improve the efficiency of land use</p>	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.</p>	<p>-</p>

¹⁴⁷ 1st box is traffic and transport, 2nd box is sustainable transport

¹⁴⁸ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/localtransportplan/ConnectingOxfordshireVol4CycleBusStrategies.pdf> [accessed October 2016]

¹⁴⁹ David Tucker Associates (2016) Land to South East of Woodstock Addendum Transport Assessment

¹⁵⁰ Measured from the southern boundary where the site joins Oxford Road – to Market Place using Google Maps (2016) walking distance

	The site is not located within a Minerals Strategic Resource Area (Policy M3) ¹⁵¹ and development is unlikely to lead to any significant effects on mineral resources.		
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.	0	
9. Reduce air pollution and improve air quality	There are no AQMAs within Woodstock. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Local Plan Policy EH6 (Environmental Protection) further seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective, with an element of uncertainty until lower level studies and assessments have been carried out.	0?	
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts ¹⁵²	<p>The potential for development to reduce the need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects.</p>	0?	+

¹⁵¹ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

¹⁵² 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	<p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency.</p> <p>This is supported by site specific Policy EW1c. Potential for a minor long-term positive effect.</p>			
<p>11. Protect and improve water and soil resources¹⁵³</p>	<p>The site is covered by a minor aquifer of high vulnerability and Surface water Safeguard Zone ¹⁵⁴, which could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>The site is not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. There is existing headroom at the local waste water treatment works to accommodate development at the site option¹⁵⁵, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site is identified as containing Grade 3b agricultural land¹⁵⁶ and the loss of this greenfield land is considered to have the potential for a minor long term negative effect on soil quality.</p>	<table border="1" style="width: 100%; height: 100%;"> <tr> <td style="width: 50%; background-color: #0070C0; color: white; text-align: center; vertical-align: middle;">0</td> <td style="width: 50%; background-color: #FFFF00; text-align: center; vertical-align: middle;">-</td> </tr> </table>	0	-
0	-			
<p>12. Reduce the risk from all sources of flooding</p>	<p>The site is located within Flood Zone 1 where there is considered to be a low risk of flooding occurring¹⁵⁷. Development may increase surface water flood risk and Woodstock is at greater risk of groundwater flooding¹⁵⁸, however, mitigation is provided through Policies OS3 (Prudent use of Natural Resources) and EH5 (Flood Risk) in which development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures.</p>	<table border="1" style="width: 100%; height: 100%;"> <tr> <td style="width: 100%; background-color: #0070C0; color: white; text-align: center; vertical-align: middle;">0</td> </tr> </table>	0	
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¹⁵³ 1st box is water resources, 2nd box is soil resources

¹⁵⁴ Environment Agency (2016) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed October 2016]

¹⁵⁵ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

¹⁵⁶ DEFRA Magic Map Application (2016) Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed October 2016]

¹⁵⁷ Ibid.

¹⁵⁸ Aecom (2016) West Oxfordshire District Council Strategic Flood Risk Assessment Draft SFRA Update Report August 2016 [accessed October 2016] not yet available online.

	This is supported by further mitigation for flood risk outlined in site specific Policy EW1c. Potential for a residual neutral effect.		
13. Conserve and enhance biodiversity and geodiversity	The site is separated from Blenheim Park SSSI by existing residential development, parkland and the A44, although development may slightly increase traffic along the A44 given the scale of development at the site and findings against SA Objective 6, it is considered unlikely that development would lead to any significant negative effects. The site is not known to contain any designated biodiversity or Priority Habitats, though the parkland (separated from the site option by the A44) contains BAP Priority Habitats of Woodpasture and Parkland, and Deciduous Woodland. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there is suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; potential for residual neutral effect with an element of uncertainty at this stage.	0?	
14. Conserve and enhance landscape character and the historic environment ¹⁵⁹	<p>Landscape The site has not been assessed through a recent landscape assessment. The site is not located within the AONB and is separated from the Blenheim Parkland by the A44. The site is considered to have a medium landscape and visual sensitivity¹⁶⁰. A landscape assessment¹⁶¹ recommends that a low density development of 270 homes could be accommodated at the site option with no significant negative effects. Further recommendations include the strengthening of existing hedgerow boundaries, restrict housing to two storeys, incorporate semi-natural green space and ensure highway signage is appropriately designed. Overall potential for a minor negative effect as it is anticipated that the small reduction in housing numbers from 300 to 270 could be achieved to prevent any major negative effects.</p> <p>Historic Environment The site does not contain any designated heritage assets, and does not lie within a conservation area. It does however lie adjacent to Blenheim Palace World Heritage Site (WHS) and Registered Park and Garden to the south and a Scheduled Monument in the east (Blenheim Villa, a Roman villa and associated field system 200m north east of Little Cote). A heritage assessment¹⁶² concluded that the site would not have a significant effect on the Scheduled Monument. However, the assessment found that the site option could have negative effects on the wider rural setting of the WHS and the Registered Park</p>	-	0? -?

¹⁵⁹ 1st box is Landscape, 2nd box is historic environment

¹⁶⁰ Chris Blandford Associates for West Oxfordshire District Council (2017) West Oxfordshire Local Plan Allocations Landscape and Heritage Advice

¹⁶¹ Ibid.

¹⁶² Ibid.

	<p>& Garden. The assessment recommends that the site option is reduced in size to reduce this negative effect.</p> <p>Site specific mitigation for the WHS is provided through Policy EW1c and further protection is provided through Policy EH7 (Historic Environment) which expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets and their significance and settings and Policy OS4 (High Quality Design). However, taking into account the findings of the heritage assessment, it is considered that there is the potential for a long term minor negative effect on heritage. There is the potential for cumulative negative effects on the rural landscape setting of the WHS as a result of development in the Woodstock area¹⁶³, however there is some uncertainty regarding this at this stage of assessment.</p>	
15. Maintain high and stable levels of employment	The site does not propose employment development. The site is located in close proximity to the town centre, which contains and is in close proximity to the main employment sources in Woodstock. The site is therefore considered to have excellent access to these employment areas, and development is likely to support the existing main employment areas. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility to employment areas. Therefore, this location is considered to lead to minor positive long-term effects against this SA Objective.	+
16. Promote sustainable economic growth and competitiveness	Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.	+

¹⁶³ Chris Blandford Associates for West Oxfordshire District Council (2017) West Oxfordshire Local Plan Allocations Landscape and Heritage Advice

Land at Myrtle Farm, Long Hanborough – 50 dwellings		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). Given the small scale of development at this site, it is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity, providing suitable mitigation to ensure that development will not lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 2.</p> <p>The site is surrounded by compatible land uses (predominantly existing residential but also rural land to the north)</p> <p>In line with Policies OS5 (Supporting Infrastructure) and EW1f (Land at Myrtle Farm), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Policy T1 (Sustainable Transport) seeks to increase accessibility, and the site is in close proximity (around 50m¹⁶⁴) to the central area services and facilities along Main Road (including healthcare facilities). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹⁶⁵ by meeting the future needs of the District.</p>	+

¹⁶⁴ Measured from the eastern boundary where the site joins Wastie's Orchard – to Main Road/Church Road Roundabout using Google Maps (2016) walking distance

¹⁶⁵ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

<p>3. Promote thriving and inclusive communities</p>	<p>In line with Policies EW1f (Land at Myrtle Farm) and OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹⁶⁶ by meeting the future needs of the District.</p> <p>The site is approximately 50m walking distance from the local services and facilities along Main Road / the A4095¹⁶⁷, development will contribute to maintaining and increasing the viability of these.</p>	<p style="text-align: center; background-color: #92d050;">+</p>
<p>4. Improve education and training</p>	<p>The site is located around 50m from the services and facilities along the A4095, and around 480m from Hanborough Manor C of E School. As a result, the site is considered to have excellent access to existing education facilities and will therefore have positive effects against this SA Objective.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan¹⁶⁸. Therefore, it is anticipated that the development could improve and/ or contribute to new educational facilities leading to minor long-term positive effects. Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). This could lead to further minor positive long-term effects.</p>	<p style="text-align: center; background-color: #92d050;">+</p>
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development 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. This should prevent any significant negative effects.</p>	<p style="text-align: center; background-color: #0070c0;">0</p>

¹⁶⁶ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

¹⁶⁷ Measured from the eastern boundary where the site joins Wastie's Orchard – to Main Road/Church Road Roundabout using Google Maps (2016) walking distance

¹⁶⁸ West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

<p>6. Improve accessibility to all services and facilities¹⁶⁹</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>The Long Hanborough road network is not known to be significantly congested; therefore, it is considered that development is unlikely to significantly affect levels of existing traffic¹⁷⁰. An assessment of the A4095 corridor, located less than 40m to the south of the site option, found that there would be a negligible increase in traffic on the road as a result of the proposed Local Plan allocations¹⁷¹. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide / contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the scale of development at the site, it is unlikely that it will lead to any significant negative effects, potential for a residual neutral effect against this SA Objective.</p> <p>The site is in close proximity to the central area (A4095) (around 50m¹⁷²). The provision of housing, and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.</p>	<p>0?</p>	<p>+</p>
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¹⁶⁹ 1st box is traffic and transport, 2nd box is sustainable transport

¹⁷⁰ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/localtransportplan/ConnectingOxfordshireVol4CycleBusStrategies.pdf> [accessed October 2016]

¹⁷¹ Atkins (2016) Evaluation of Transport Impacts Technical Note (TRA5)

¹⁷² Measured from the eastern boundary where the site joins Wastie's Orchard – to Main Road/Church Road Roundabout using Google Maps (2016) walking distance

7. Improve the efficiency of land use	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.</p> <p>The site is not located within a Minerals Strategic Resource Area (Policy M3)¹⁷³ and development is unlikely to lead to any significant effects on mineral resources.</p>	-	
8. Reduce waste generation and disposal	<p>Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.</p>	0	
9. Reduce air pollution and improve air quality	<p>There are no AQMAs within Long Hanborough. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Local Plan Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. However, there is still an element of uncertainty until lower level studies and assessments have been carried out.</p>	0?	
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts ¹⁷⁴	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural</p>	0?	+

¹⁷³ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

¹⁷⁴ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	<p>Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency.</p> <p>This is supported by site specific Policy EW1f. Potential for a minor long-term positive effect.</p>			
<p>11. Protect and improve water and soil resources¹⁷⁵</p>	<p>The site is covered by a minor aquifer of intermediate vulnerability and a Surface Water Safeguard Zone¹⁷⁶, which could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>The site is not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. There is existing headroom at the local waste water treatment works to accommodate development at the site option¹⁷⁷, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site is entirely greenfield and identified as predominantly Grade 3a best and most versatile agricultural land¹⁷⁸, and development would result in the permanent loss of this resource with the potential for major long term negative effects on soil resources.</p>	<table border="1" style="width: 100%; height: 100%;"> <tr> <td style="background-color: #0070C0; color: white; text-align: center; vertical-align: middle;">0</td> <td style="background-color: #FFD700; text-align: center; vertical-align: middle;">--</td> </tr> </table>	0	--
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¹⁷⁵ 1st box is water resources, 2nd box is soil resources

¹⁷⁶ Environment Agency (2016) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed October 2016]

¹⁷⁷ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

¹⁷⁸ DEFRA Magic Map Application (2016) Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed October 2016]

12. Reduce the risk from all sources of flooding	The site is located within Flood Zone 1 where there is considered to be a low risk of flooding occurring ¹⁷⁹ . Development may increase surface water flood risk, however, mitigation is provided through Policies OS3 (Prudent use of Natural Resources) and EH5 (Flood Risk) in which development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. This is supported by further mitigation for flood risk outlined in site specific Policy EW1f. Potential for a residual neutral effect.	0	
13. Conserve and enhance biodiversity and geodiversity	The site is separated from Long Hanborough Gravel Pit SSSI by the existing urban area of Long Hanborough, and it is considered unlikely that development would lead to any significant negative effects. The site is not known to contain any designated biodiversity or Priority Habitats. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there is suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; potential for residual neutral effect with an element of uncertainty at this stage.	0?	
14. Conserve and enhance landscape character and the historic environment ¹⁸⁰	<p>Landscape</p> <p>The site has not been assessed through a recent landscape assessment. The site is however located adjacent to the AONB, although largely surrounded by existing development. Development will inevitably affect the setting of the AONB, and as the site is entirely greenfield land it is considered that there is the potential for a minor negative effect through development in a previously undeveloped area. Policy OS4 (High Quality Design) will provide mitigation to protect the setting of the AONB.</p> <p>Historic Environment</p> <p>The site does not contain any designated heritage assets, however it is located adjacent to Millwood End Conservation Area and its associated Listed Buildings. Protection is provided through Policy EH7 (Historic Environment) which expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets and their significance and settings and Policy OS4 (High Quality Design). Overall, it is considered that there is the potential for a residual neutral effect with an element of uncertainty at this stage of assessment.</p>	-	0?
15. Maintain high and stable levels of employment		+	

¹⁷⁹ Ibid.

¹⁸⁰ 1st box is Landscape, 2nd box is historic environment

	<p>The site does not propose employment development. The site is located close to the central area (A4095) (around 50m¹⁸¹) which provides the main employment within Long Hanborough. Development is likely to support this area. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility to employment areas. Therefore, this location is considered to lead to minor positive long-term effects on employment.</p>	
<p>16. Promote sustainable economic growth and competitiveness</p>	<p>Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.</p>	<p>+</p>

¹⁸¹ Measured from the eastern boundary where the site joins Wastie's Orchard – to Main Road/Church Road Roundabout using Google Maps (2016) walking distance

Land at Oliver's Garage, Long Hanborough – 25 dwellings		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). Given the small scale of development at this site, it is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity, providing suitable mitigation to ensure that development will not lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 2.</p> <p>The site is surrounded by compatible land uses (predominantly existing residential but also rural land to the south)</p> <p>In line with Policies OS5 (Supporting Infrastructure) and EW1g (Land at Oliver's Garage), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Policy T1 (Sustainable Transport) seeks to increase accessibility, and the site is adjacent to the central area services and facilities along Main Road (A4095) (including healthcare facilities). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Development at the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹⁸² by meeting the future needs of the District.</p>	+

¹⁸² Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

<p>3. Promote thriving and inclusive communities</p>	<p>In line with Policies EW1g (Land at Oliver's Garage) and OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Development at the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹⁸³ by meeting the future needs of the District.</p> <p>The site is adjacent to the local services and facilities along Main Road / the A4095, development will contribute to maintaining and increasing the viability of these.</p>	<p style="text-align: center; background-color: #92d050;">+</p>
<p>4. Improve education and training</p>	<p>The site is located adjacent to the A4095, and around 150m from Hanborough Manor C of E School. As a result, the site is considered to have excellent access to existing education facilities and will therefore have positive effects against this SA Objective.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan¹⁸⁴. Therefore, it is anticipated that the development could improve and / or contribute to new educational facilities leading to minor long-term positive effects. Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). This could lead to further minor positive long-term effects.</p>	<p style="text-align: center; background-color: #92d050;">+</p>
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development 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. This should prevent any significant negative effects.</p>	<p style="text-align: center; background-color: #0070c0;">0</p>

¹⁸³ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

¹⁸⁴ West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

<p>6. Improve accessibility to all services and facilities¹⁸⁵</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>The Long Hanborough road network is not known to be significantly congested; therefore, it is considered that development is unlikely to significantly affect levels of existing traffic¹⁸⁶. An assessment of the A4095 corridor, adjacent to the north of the site option, found that there would be a negligible increase in traffic on the road as a result of the proposed Local Plan allocations¹⁸⁷. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide / contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the small scale of development at the site, it is unlikely that it will lead to any significant negative effects, potential for a residual neutral effect against this SA Objective.</p> <p>The site is adjacent to the A4095 and the services and facilities along this road. The provision of housing, and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.</p>	<p>0?</p>	<p>+</p>
<p>7. Improve the efficiency of land use</p>			<p>+</p>

¹⁸⁵ 1st box is traffic and transport, 2nd box is sustainable transport

¹⁸⁶ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/localtransportplan/ConnectingOxfordshireVol4CycleBusStrategies.pdf> [accessed October 2016]

¹⁸⁷ Atkins (2016) Evaluation of Transport Impacts Technical Note (TRA5)

	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this site will regenerate previously developed land with the potential for a minor positive effect against this SA Objective.</p> <p>The site is not located within a Minerals Strategic Resource Area (Policy M3)¹⁸⁸ and development is unlikely to lead to any significant effects on mineral resources.</p>		
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.	0	
9. Reduce air pollution and improve air quality	There are no AQMAs within Long Hanborough. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Local Plan Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. However, there is still an element of uncertainty until lower level studies and assessments have been carried out.	0?	
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts ¹⁸⁹	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural</p>	0?	+

¹⁸⁸ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

¹⁸⁹ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	<p>Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency.</p> <p>This is supported by site specific Policy EW1g. Potential for a minor long-term positive effect.</p>					
<p>11. Protect and improve water and soil resources¹⁹⁰</p>	<p>The site is covered by a minor aquifer of intermediate vulnerability and a Surface Water Safeguard Zone¹⁹¹, which could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>The site is not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. There is existing headroom at the local waste water treatment works to accommodate development at the site option¹⁹², and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site is previously developed land and the regeneration of the site is considered to have the potential for a minor long term positive effect on soil quality.</p>	<table border="1"> <tr> <td data-bbox="1921 687 2000 842">0</td> <td data-bbox="2000 687 2074 842">+</td> </tr> <tr> <td colspan="2" data-bbox="1921 842 2074 1217"></td> </tr> </table>	0	+		
0	+					

¹⁹⁰ 1st box is water resources, 2nd box is soil resources

¹⁹¹ Environment Agency (2016) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed October 2016]

¹⁹² AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

12. Reduce the risk from all sources of flooding	The site is located within Flood Zone 1 where there is considered to be a low risk of flooding occurring ¹⁹³ . Development may increase surface water flood risk, however, mitigation is provided through Policies OS3 (Prudent use of Natural Resources) and EH5 (Flood Risk) in which development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. Potential for a residual neutral effect.	0	
13. Conserve and enhance biodiversity and geodiversity	<p>The site is separated from Long Hanborough Gravel Pit SSSI by existing residential development, and it is considered unlikely that development would lead to any significant negative effects. The site is not known to contain any designated biodiversity or Priority Habitats. A Phase 1 habitats survey of the site concluded that the site would not have significant effects on biodiversity, but recommended that trees be retained for bird nesting and that general construction safeguards should be implemented¹⁹⁴. The site is also known to be within the foraging and commuting range of local bats. A bat survey report of the site option recommended that safeguards should be put in place to protect any bats which occupy current on site buildings, and that bat boxes are affixed to new buildings¹⁹⁵.</p> <p>Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there is suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; potential for residual neutral effect with an element of uncertainty at this stage.</p>	0?	
14. Conserve and enhance landscape character and the historic environment ¹⁹⁶	<p>Landscape</p> <p>The site has not been assessed through a recent landscape assessment. The site is however predominantly previously developed land within the existing urban area. Given the nature of the site as a garage, it is considered that development has the potential for minor positive effects on the townscape.</p> <p>Historic Environment</p> <p>The site does not contain any designated heritage assets; however, it is located adjacent to a Listed Building. Protection is provided through Policy EH7 (Historic Environment) which expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets and their significance and settings and Policy</p>	+	+

¹⁹³ Ibid.

¹⁹⁴ Lockhart Garratt (2017) Extended Phase 1 Habitat Survey, Oliver's Garage, Long Hanborough

¹⁹⁵ Lockhart Garratt (2017) Bat Survey Report, Oliver's Garage, Long Hanborough

¹⁹⁶ 1st box is Landscape, 2nd box is historic environment

	OS4 (High Quality Design). Given the potential positive effects identified for the townscape, it is considered that there is also the potential for indirect positive effects on the historic environment.	
15. Maintain high and stable levels of employment	The site does not propose employment development. The site is located adjacent to the Main Street (A4095) which provides the main employment within Long Hanborough itself. Development is likely to support this area. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility to employment areas. Therefore, this location is considered to lead to minor positive long-term effects on employment, economic growth and competitiveness.	+
16. Promote sustainable economic growth and competitiveness	Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.	+

Former Stanton Harcourt Airfield – 50 dwellings		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). Given the small scale of development at this site, it is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity, providing suitable mitigation to ensure that development will not lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 2.</p> <p>The site is surrounded by compatible land uses (predominantly existing residential but also greenfield/rural land)</p> <p>In line with Policies OS5 (Supporting Infrastructure) and EW1h (Former Stanton Harcourt Airfield), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Policy T1 (Sustainable Transport) also seeks to increase accessibility. However, the village lacks a range of services and facilities and as such residents are likely to travel outside of the settlement. Given the scale of development at the site, development contributions to infrastructure improvements are unlikely to significantly affect the level of provisions in Stanton Harcourt. Potential for a very minor positive effect through development contributions. Development at the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹⁹⁷ by meeting the future needs of the District.</p>	+

¹⁹⁷ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

<p>3. Promote thriving and inclusive communities</p>	<p>In line with Policies EW1h (Former Stanton Harcourt Airfield) and OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Development at the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹⁹⁸ by meeting the future needs of the District.</p> <p>The site is adjacent to Main Road, however, the village lacks a range of services and facilities and as such residents are likely to travel outside of the settlement. Given the scale of development at the site, development contributions to infrastructure improvements are unlikely to significantly affect the level of provisions in Stanton Harcourt. Potential for a very minor positive effect through development contributions.</p>	<p style="text-align: center;">+</p>
<p>4. Improve education and training</p>	<p>The site is located adjacent to the A4095, and around 150m from Stanton Harcourt C of E School. As a result, the site is considered to have excellent access to existing education facilities and will therefore have positive effects against this SA Objective.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan¹⁹⁹. Therefore, it is anticipated that the development could improve and / or contribute to new educational facilities leading to minor long-term positive effects. Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). This could lead to further minor positive long-term effects.</p>	<p style="text-align: center;">+</p>
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development to demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant,</p>	<p style="text-align: center;">0</p>

¹⁹⁸ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners

¹⁹⁹ West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

	convenient, and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced. This should prevent any significant negative effects.		
6. Improve accessibility to all services and facilities ²⁰⁰	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>The Stanton Harcourt road network is not known to be significantly congested; therefore, it is considered that development is unlikely to significantly affect levels of existing traffic²⁰¹. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide / contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the small scale of development at the site, it is unlikely that it will lead to any significant negative effects, potential for a residual neutral effect against this SA Objective.</p> <p>The site is located adjacent to Main Road, however, the village lacks a range of services and facilities and as such residents are likely to travel outside of the settlement. Given the scale of development at the site, development contributions to infrastructure improvements are unlikely to significantly affect the level of provisions in Stanton Harcourt. Potential for a very minor positive effect through development contributions. The provision of housing, and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.</p>	0?	+

²⁰⁰ 1st box is traffic and transport, 2nd box is sustainable transport

²⁰¹ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/localtransportplan/ConnectingOxfordshireVol4CycleBusStrategies.pdf> [accessed October 2016]

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7. Improve the efficiency of land use	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this site will regenerate previously developed land with the potential for a minor positive effect against this SA Objective.</p> <p>The site is located within a Sharp Sand and Gravel Minerals Strategic Resource Area (Policy M3)²⁰² however given that the site is previously developed land, regeneration of the site is unlikely to hinder access to these resources. Potential for a residual neutral effect.</p>	+	
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.	0	
9. Reduce air pollution and improve air quality	There are no AQMAs within Stanton Harcourt. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Local Plan Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. However, there is still an element of uncertainty until lower level studies and assessments have been carried out.	0?	
10. Address the causes of climate change by reducing greenhouse gas emissions and be	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural</p>	0?	+

²⁰² Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

<p>prepared for its impacts²⁰³</p>	<p>Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency.</p> <p>This is supported by site specific Policy EW1h. Potential for a minor long-term positive effect.</p>					
<p>11. Protect and improve water and soil resources²⁰⁴</p>	<p>The site is covered by a minor aquifer of high vulnerability and a Surface Water Safeguard Zone²⁰⁵, which could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>The site is not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. There is existing headroom at the local waste water treatment works to accommodate development at the site option²⁰⁶, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site is previously developed land and the regeneration of the site is considered to have the potential for a minor long term positive effect on soil quality.</p>	<table border="1"> <tr> <td data-bbox="1921 687 2002 794">0</td> <td data-bbox="2002 687 2074 794">+</td> </tr> <tr> <td colspan="2" data-bbox="1921 794 2074 1217"></td> </tr> </table>	0	+		
0	+					

²⁰³ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

²⁰⁴ 1st box is water resources, 2nd box is soil resources

²⁰⁵ Environment Agency (2016) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed October 2016]

²⁰⁶ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

12. Reduce the risk from all sources of flooding	The site is located within Flood Zone 1 where there is considered to be a low risk of flooding occurring ²⁰⁷ . Development may increase surface water flood risk, however, mitigation is provided through Policies OS3 (Prudent use of Natural Resources) and EH5 (Flood Risk) in which development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. This is supported by further mitigation for flood risk outlined in site specific Policy EW1h. Potential for a residual neutral effect.	0	
13. Conserve and enhance biodiversity and geodiversity	The site contains Stanton Harcourt SSSI and whilst it is assumed that development would retain the designated area it is considered that there is the potential for negative effects through increased noise and light pollution and disturbance. It is recommended that the site specific Policy EW1h includes mitigation to reduce the significance of these effects. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. Whilst Policy EH2 provides mitigation to a certain extent, it is considered that there is the potential for a residual minor negative effect with an element of uncertainty at this stage.	-?	
14. Conserve and enhance landscape character and the historic environment ²⁰⁸	<p>Landscape</p> <p>The site has not been assessed through a recent landscape assessment. The site is however predominantly previously developed land within the existing urban area. The regeneration of the site has the potential for minor positive effects on the townscape.</p> <p>Historic Environment</p> <p>The site does not contain any designated heritage assets; however, it is located adjacent to a number of Listed Buildings and the Stanton Harcourt and Sutton Conservation Area. Protection is provided through Policy EH7 (Historic Environment) which expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets and their significance and settings and Policy OS4 (High Quality Design). Site specific Policy EW1h also seeks to incorporate any defining site characteristics and features of historic significance to the former role of the site as an airfield in new development which alongside the potential positive effects identified for the townscape, is considered to have the potential for minor positive effects on the historic environment.</p>	+	+
15. Maintain high and stable levels of employment	The site does not propose employment development. The site is located adjacent to an Industrial Estate and development could provide direct walking / cycling connections to this area. Development is likely to support this area. Policy T1 (Sustainable Transport) requires all new development to be designed to	+	

²⁰⁷ Environment Agency (2016) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed October 2016]

²⁰⁸ 1st box is Landscape, 2nd box is historic environment

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	maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility. Therefore, this location is considered to lead to minor positive long-term effects on employment, economic growth and competitiveness.	
16. Promote sustainable economic growth and competitiveness	Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.	+

Burford – Charlbury Sub-Area

Land North of Woodstock Road, Stonesfield – 50 dwellings		
SA Objective	Assessment of Effects	
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). Given the small scale of development at this site, it is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity, providing suitable mitigation to ensure that development will not lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 2.</p> <p>The site is surrounded by compatible land uses (existing residential and rural land)</p> <p>In line with Policies OS5 (Supporting Infrastructure) and BC1a (Land North of Woodstock Road), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Policy T1 (Sustainable Transport) also seeks to increase accessibility. However, the village lacks a wide range of services and facilities and as such residents are likely to travel outside of the settlement. Given the scale of development at the site, development contributions to infrastructure improvements are unlikely to significantly affect the level of provisions in Stonesfield. Potential for a very minor positive effect through development contributions. Development at the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing²⁰⁹ by meeting the future needs of the District.</p>	+

²⁰⁹ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

<p>3. Promote thriving and inclusive communities</p>	<p>In line with Policies BC1a (Land North of Woodstock Road) and OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Development at the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing²¹⁰ by meeting the future needs of the District.</p> <p>The site is in relatively close proximity to High Street, however, the village lacks a range of services and facilities and as such residents are likely to travel outside of the settlement. Given the scale of development at the site, development contributions to infrastructure improvements are unlikely to significantly affect the level of provisions in Stonesfield. Potential for a very minor positive effect through development contributions.</p>	<p style="text-align: center;">+</p>
<p>4. Improve education and training</p>	<p>The site is located in close proximity to the High Street, and around 650m²¹¹ from Stonesfield Primary School. As a result, the site is considered to have excellent access to existing education facilities and will therefore have positive effects against this SA Objective.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan²¹². Therefore, it is anticipated that the development could improve and / or contribute to new educational facilities leading to minor long-term positive effects. Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). This could lead to further minor positive long-term effects.</p>	<p style="text-align: center;">+</p>
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level.</p>	<p style="text-align: center;">0</p>

²¹⁰ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

²¹¹ Measured from the southern boundary where the site joins Woodstock Road using Google Maps (2016) walking distance

²¹² West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

	Mitigation is provided through Policy OS4 (High Quality Design) which requires new development 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. This should prevent any significant negative effects.			
6. Improve accessibility to all services and facilities ²¹³	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>The Stonesfield road network is not known to be significantly congested; therefore, it is considered that development is unlikely to significantly affect levels of existing traffic²¹⁴. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide / contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the small scale of development at the site, it is unlikely that it will lead to any significant negative effects, potential for a residual neutral effect against this SA Objective.</p> <p>The site is located in close proximity to High Street, however, the village lacks a range of services and facilities and as such residents are likely to travel outside of the settlement. Given the scale of development at the site, development contributions to infrastructure improvements are unlikely to significantly affect the level of provisions in Stonesfield. Potential for a very minor positive effect through development contributions. The provision of housing, and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.</p>	<table border="1" style="width: 100%; height: 100%;"> <tr> <td style="background-color: #0070C0; color: white; text-align: center; vertical-align: middle;">0?</td> <td style="background-color: #92D050; text-align: center; vertical-align: middle;">+</td> </tr> </table>	0?	+
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²¹³ 1st box is traffic and transport, 2nd box is sustainable transport

²¹⁴ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/localtransportplan/ConnectingOxfordshireVol4CycleBusStrategies.pdf> [accessed October 2016]

West Oxfordshire District Council Local Plan: Proposed Modifications
SA Further Addendum Report: Appendix E1 SA of Non-Strategic Site Options - Refreshed

7. Improve the efficiency of land use	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.</p> <p>The site is not located within a Minerals Strategic Resource Area (Policy M3)²¹⁵ and development is unlikely to lead to any significant effects on mineral resources.</p>	-	
8. Reduce waste generation and disposal	<p>Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.</p>	0	
9. Reduce air pollution and improve air quality	<p>There are no AQMAs within Stonesfield. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Local Plan Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. However, there is still an element of uncertainty until lower level studies and assessments have been carried out.</p>	0?	
10. Address the causes of climate change by reducing greenhouse gas emissions and be	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural</p>	0?	+

²¹⁵ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

<p>prepared for its impacts²¹⁶</p>	<p>Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency.</p> <p>This is supported by site specific Policy EW1d. Potential for a minor long-term positive effect.</p>					
<p>11. Protect and improve water and soil resources²¹⁷</p>	<p>The site is covered by a major aquifer of high vulnerability and a Surface Water Safeguard Zone²¹⁸, which could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>The site is not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. There is existing headroom at the local waste water treatment works to accommodate development at the site option²¹⁹, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site is not known to contain best and most versatile agricultural land, however the site is entirely greenfield and as such development is considered to have the potential for a minor long term negative effect on soil quality.</p>	<table border="1"> <tr> <td data-bbox="1921 619 2000 730">0</td> <td data-bbox="2000 619 2074 730">-</td> </tr> <tr> <td colspan="2" data-bbox="1921 730 2074 1176"></td> </tr> </table>	0	-		
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²¹⁶ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

²¹⁷ 1st box is water resources, 2nd box is soil resources

²¹⁸ Environment Agency (2016) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed October 2016]

²¹⁹ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

12. Reduce the risk from all sources of flooding	The site is located within Flood Zone 1 where there is considered to be a low risk of flooding occurring ²²⁰ . Development may increase surface water flood risk, however, mitigation is provided through Policies OS3 (Prudent use of Natural Resources) and EH5 (Flood Risk) in which development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. This is supported by further mitigation for flood risk outlined in site specific Policy EW1d. Potential for a residual neutral effect.	0	
13. Conserve and enhance biodiversity and geodiversity	The site is separated from Stonesfield Common, Bottoms and Banks SSSI by existing residential development, and it is considered unlikely that development would lead to any significant negative effects. The site is not known to contain any designated biodiversity or Priority Habitats. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there is suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; potential for residual neutral effect with an element of uncertainty at this stage.	0?	
14. Conserve and enhance landscape character and the historic environment ²²¹	<p>Landscape The site has not been assessed through a recent landscape assessment. The site is greenfield land located within the AONB. The site is considered to have a medium landscape sensitivity and a medium - high visual sensitivity²²². A low-density development of 50 dwellings could be accommodated with some landscape sensitivities²²³. A landscape assessment²²⁴ recommendations included that the site boundary hedgerows are retained and an area of greenspace between the eastern edge of the site and any development. These mitigation measures will protect the landscape, however there is uncertainty whether the mitigation will reduce negative effects to neutral. Therefore, there is the potential for a minor negative effect, with some uncertainty at this stage of assessment.</p> <p>Historic Environment The site does not contain any designated heritage assets; however, it is located in close proximity to a Scheduled Monument (Stonesfield Roman Villa). Protection is provided through Policy EH7 (Historic Environment) which expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets</p>	-- -?	+ 0

²²⁰ Environment Agency (2016) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed October 2016]

²²¹ 1st box is Landscape, 2nd box is historic environment

²²² Chris Blandford Associates for West Oxfordshire District Council (2017) West Oxfordshire Local Plan Allocations Landscape and Heritage

²²³ Ibid.

²²⁴ Ibid.

	and their significance and settings and Policy OS4 (High Quality Design). A heritage assessment ²²⁵ concluded that the site would not have a significant effect on any designated heritage assets. Potential for a residual neutral effect, however, it is recommended that site specific Policy EW1d includes mitigation to ensure appropriate archaeological investigation prior to development.	
15. Maintain high and stable levels of employment	The site does not propose employment development. The site is located in close proximity to High Street though employment options here are limited. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility to employment areas. Therefore, this location is considered to lead to minor positive long-term effects on employment.	+
16. Promote sustainable economic growth and competitiveness	Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.	+

²²⁵ Chris Blandford Associates for West Oxfordshire District Council (2017) West Oxfordshire Local Plan Allocations Landscape and Heritage

Land South of Milton Road, Shipton under Wychwood – 40 dwellings		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). Given the small scale of development at this site, it is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity, providing suitable mitigation to ensure that development will not lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 2.</p> <p>The site is surrounded by compatible land uses (school, existing residential and rural land)</p> <p>In line with Policies OS5 (Supporting Infrastructure) and BC1d (Land South of Milton Road), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Policy T1 (Sustainable Transport) also seeks to increase accessibility. The site is located on Milton Road in between the settlements of Milton-under-Wychwood and Shipton-under-Wychwood. The site has good access to the services and facilities along Milton Road in both of these settlements, and is located around 950m from the High Street in Milton-under-Wychwood²²⁶, with the potential for minor positive effects in the long term. Development at the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing²²⁷ by meeting the future needs of the District.</p>	+

²²⁶ Measured from the northern boundary where the site joins Milton Road – High Street using Google Maps (2016) walking distance

²²⁷ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

<p>3. Promote thriving and inclusive communities</p>	<p>In line with Policies BC1d (Land South of Milton Road) and OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Development at the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing²²⁸ by meeting the future needs of the District.</p> <p>The site is located on Milton Road in between the settlements of Milton-under-Wychwood and Shipton-under-Wychwood. The site has good access to the services and facilities along Milton Road in both of these settlements, and is located around 950m²²⁹ from the High Street in Milton-under-Wychwood, with the potential for minor positive effects in the long term.</p>	<p style="text-align: center;">+</p>
<p>4. Improve education and training</p>	<p>The site is located adjacent to Wychwood C of E Primary School. As a result, the site is considered to have excellent access to existing education facilities and will therefore have positive effects against this SA Objective.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan²³⁰. Therefore, it is anticipated that the development could improve and / or contribute to new educational facilities leading to minor long-term positive effects. Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). This could lead to further minor positive long-term effects.</p>	<p style="text-align: center;">+</p>
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development to demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant,</p>	<p style="text-align: center;">0</p>

²²⁸ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

²²⁹ Measured from the northern boundary where the site joins Milton Road – High Street using Google Maps (2016) walking distance

²³⁰ West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

	convenient, and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced. This should prevent any significant negative effects.		
6. Improve accessibility to all services and facilities ²³¹	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>The Shipton-under-Wychwood road network is not known to be significantly congested; therefore, it is considered that development is unlikely to significantly affect levels of existing traffic²³². Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide / contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the small scale of development at the site, it is unlikely that it will lead to any significant negative effects, potential for a residual neutral effect against this SA Objective.</p> <p>The site is located on Milton Road in between the settlements of Milton-under-Wychwood and Shipton-under-Wychwood. The site has good access to the services and facilities along Milton Road in both of these settlements, and is located around 950m²³³ from the High Street in Milton-under-Wychwood, with the potential for minor positive effects in the long term. The provision of housing, and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.</p>	0?	+

²³¹ 1st box is traffic and transport, 2nd box is sustainable transport

²³² Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/localtransportplan/ConnectingOxfordshireVol4CycleBusStrategies.pdf> [accessed October 2016]

²³³ Measured from the northern boundary where the site joins Milton Road – High Street using Google Maps (2016) walking distance

7. Improve the efficiency of land use	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.</p> <p>The site is not located within a Minerals Strategic Resource Area (Policy M3)²³⁴ and development is unlikely to lead to any significant effects on mineral resources.</p>	-	
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.	0	
9. Reduce air pollution and improve air quality	There are no AQMAs within Shipton-under-Wychwood. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Local Plan Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. However, there is still an element of uncertainty until lower level studies and assessments have been carried out.	0?	
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts ²³⁵	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding / use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural</p>	0?	+

²³⁴ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

²³⁵ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	<p>Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency.</p> <p>This is supported by site specific Policy BC1d. Potential for a minor long-term positive effect.</p>					
<p>11. Protect and improve water and soil resources²³⁶</p>	<p>The site is covered partially (in the south of the site) by a minor aquifer of intermediate vulnerability and wholly by a Surface Water Safeguard Zone²³⁷, which could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>The site is not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. There is existing headroom at the local waste water treatment works to accommodate development at the site option²³⁸, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site is not known to contain best and most versatile agricultural land, however the site is entirely greenfield and as such development is considered to have the potential for a minor long term negative effect on soil quality.</p>	<table border="1"> <tr> <td data-bbox="1921 619 2000 730">0</td> <td data-bbox="2000 619 2074 730">-</td> </tr> <tr> <td colspan="2" data-bbox="1921 730 2074 1214"></td> </tr> </table>	0	-		
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²³⁶ 1st box is water resources, 2nd box is soil resources

²³⁷ Environment Agency (2016) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed October 2016]

²³⁸ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

12. Reduce the risk from all sources of flooding	The site is located within Flood Zone 1 where there is considered to be a low risk of flooding occurring, although it is adjacent to an area of high flood risk ²³⁹ . Development may increase surface water flood risk, however, mitigation is provided through Policies OS3 (Prudent use of Natural Resources) and EH5 (Flood Risk) in which development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. This is supported by further mitigation for flood risk outlined in site specific Policy EW1f. Potential for a residual neutral effect.	0	
13. Conserve and enhance biodiversity and geodiversity	The site does not contain and is not located in close proximity to any designated biodiversity or Priority Habitats ²⁴⁰ , it is considered unlikely that development would lead to any significant negative effects. Mitigation is further provided through Policy EH2 (Biodiversity). Potential for a neutral effect against this SA Objective.	0	
14. Conserve and enhance landscape character and the historic environment ²⁴¹	<p>Landscape The site has not been assessed through a recent landscape assessment. The site is greenfield land located within the AONB. A landscape assessment²⁴² concluded that the site has a medium landscape sensitivity and a low-medium visual sensitivity, and that 40 - 45 dwellings could be accommodated with some landscape sensitivities. The assessment recommended development be low density, the use of local limestone for building, and that development is restricted to two storeys. There is uncertainty whether these mitigation measures would reduce the negative effects to neutral, therefore at this stage of assessment it is considered that there is the potential for a minor negative effect with some uncertainty.</p> <p>Development is therefore considered to have the potential for a major long term negative effect on landscapes through the development of a previously undeveloped area within the AONB.</p> <p>Historic Environment The site does not contain any designated heritage assets; however, it is located in close proximity to a Shipton Court Registered Park and Garden and lies within a Conservation Area. A heritage assessment²⁴³ concluded that the site contributes towards the Conservation Area character and that development would affect the rural character and appearance of the Conservation Area. The site would also have an effect on the Registered Park & Garden as the site is visible from the designation. It is therefore considered that there is the potential for a minor negative effect.</p>	- -?	0? -

²³⁹ Environment Agency (2016) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed October 2016]

²⁴⁰ DEFRA Magic Map Application (2016) Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed October 2016]

²⁴¹ 1st box is Landscape, 2nd box is historic environment

²⁴² Chris Blandford Associates for West Oxfordshire District Council (2017) West Oxfordshire Local Plan Allocations Landscape and Heritage

²⁴³ Ibid.

<p>15. Maintain high and stable levels of employment</p>	<p>The site does not propose employment development. The site is located adjacent to an Industrial Estate and development could provide direct walking / cycling connections to this area. Development is likely to support this area. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility. Therefore, this location is considered to lead to minor positive long-term effects on employment, economic growth and competitiveness.</p>	<p style="text-align: center;">+</p>
<p>16. Promote sustainable economic growth and competitiveness</p>	<p>Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.</p>	<p style="text-align: center;">+</p>

Land North of Jefferson's Piece, Charlbury – 40 dwellings		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). Given the small scale of development at this site, it is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity, providing suitable mitigation to ensure that development will not lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 2.</p> <p>The site is surrounded by compatible land uses (existing residential and rural land)</p> <p>In line with Policies OS5 (Supporting Infrastructure) and BC1c (Land North of Jeffersons Piece), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Policy T1 (Sustainable Transport) seeks to increase accessibility, and the site is in close proximity (around 800m²⁴⁴) to the central area services and facilities (including healthcare facilities). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Development at the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing²⁴⁵ by meeting the future needs of the District.</p>	+

²⁴⁴ Measured from the eastern boundary where the site joins Hundley Way – to Church Street/Sheep Street Junction using Google Maps (2016) walking distance

²⁴⁵ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

<p>3. Promote thriving and inclusive communities</p>	<p>In line with Policies BC1c (Land North of Jeffersons Piece) and OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Development at the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing²⁴⁶ by meeting the future needs of the District.</p> <p>The site is approximately 800m walking distance from the local services and facilities in the central area²⁴⁷, development will contribute to maintaining and increasing the viability of these.</p>	+
<p>4. Improve education and training</p>	<p>The site is approximately 800m from the central area²⁴⁸, and around 650m²⁴⁹ to Charlbury Primary School. As a result, the site is considered to have excellent access to existing education facilities and will therefore have positive effects against this SA Objective.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan²⁵⁰. Therefore, it is anticipated that the development could improve and / or contribute to new educational facilities leading to minor long-term positive effects. Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). This could lead to further minor positive long-term effects.</p>	+
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development to demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant,</p>	0

²⁴⁶ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

²⁴⁷ Measured from the eastern boundary where the site joins Hundley Way – to Church Street/Sheep Street Junction using Google Maps (2016) walking distance

²⁴⁸ Ibid.

²⁴⁹ Measured from the eastern boundary where the site joins Hundley Way using Google Maps (2016) walking distance

²⁵⁰ West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

	convenient, and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced. This should prevent any significant negative effects.			
6. Improve accessibility to all services and facilities ²⁵¹	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>The Charlbury road network is not known to be significantly congested²⁵² and given the scale of development at the site it is considered that development is unlikely to significantly affect levels of existing traffic. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide / contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the small scale of development at the site, it is unlikely that it will lead to any significant negative effects, potential for a residual neutral effect against this SA Objective.</p> <p>The site is in close proximity to the town centre (around 800m²⁵³) and to a primary school. The development of the site has the potential to improve sustainable transport modes, in particular walking and cycling links to the town centre given its proximity. The provision of housing, and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.</p>	<table border="1" style="width: 100%; height: 100%;"> <tr> <td style="background-color: #0070C0; color: white; text-align: center; vertical-align: middle;">0?</td> <td style="background-color: #70AD47; color: white; text-align: center; vertical-align: middle;">+</td> </tr> </table>	0?	+
0?	+			

²⁵¹ 1st box is traffic and transport, 2nd box is sustainable transport

²⁵² Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/localtransportplan/ConnectingOxfordshireVol4CycleBusStrategies.pdf> [accessed October 2016]

²⁵³ Google maps (2016)

7. Improve the efficiency of land use	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.</p> <p>The site is not located within a Minerals Strategic Resource Area (Policy M3)²⁵⁴ and development is unlikely to lead to any significant effects on mineral resources.</p>	-	
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.	0	
9. Reduce air pollution and improve air quality	There are no AQMAs within Charlton. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Local Plan Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. However, there is still an element of uncertainty until lower level studies and assessments have been carried out.	0?	
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts ²⁵⁵	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural</p>	0?	+

²⁵⁴ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

²⁵⁵ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	<p>Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency.</p> <p>This is supported by site specific Policy BC1c. Potential for a minor long-term positive effect.</p>			
<p>11. Protect and improve water and soil resources²⁵⁶</p>	<p>The site is covered by a major aquifer of high vulnerability and a Surface Water Safeguard Zone²⁵⁷, which could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>The site is not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. There is existing headroom at the local waste water treatment works to accommodate development at the site option²⁵⁸, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site is identified as Grade 3b agricultural land²⁵⁹, and the loss of this greenfield land is considered to have the potential for a minor long term negative effect on soil quality.</p>	<table border="1" style="width: 100%; height: 100%;"> <tr> <td style="background-color: #0070C0; color: white; text-align: center; vertical-align: middle;">0</td> <td style="background-color: #FFFF00; text-align: center; vertical-align: middle;">-</td> </tr> </table>	0	-
0	-			

²⁵⁶ 1st box is water resources, 2nd box is soil resources

²⁵⁷ Environment Agency (2016) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed October 2016]

²⁵⁸ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

²⁵⁹ DEFRA Magic Map Application (2016) Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed October 2016]

12. Reduce the risk from all sources of flooding	The site is located within Flood Zone 1 where there is considered to be a low risk of flooding occurring ²⁶⁰ . Development may increase surface water flood risk, however, mitigation is provided through Policies OS3 (Prudent use of Natural Resources) and EH5 (Flood Risk) in which development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. This is supported by further mitigation for flood risk outlined in site specific Policy EW1e. Potential for a residual neutral effect.	0	
13. Conserve and enhance biodiversity and geodiversity	The site is separated from Ditchley Road Quarry SSSI by fields and Ditchley Road with no significant environmental pathways identified. It is considered unlikely that development would lead to any significant negative effects. The site is not known to contain any designated biodiversity or Priority Habitats. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there is suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; potential for residual neutral effect with an element of uncertainty at this stage.	0?	
14. Conserve and enhance landscape character and the historic environment ²⁶¹	<p>Landscape The site has not been assessed through a recent landscape assessment. The site is greenfield land located within the AONB. A recent landscape assessment²⁶² of the site option found the site to have a medium-high landscape and visual sensitivity based on the AONB character and special qualities of relevance, which includes drystone walls and hedgerows. The assessment concludes that 35-40 dwellings could be accommodated with some local constraints, and recommends that the density of development is reduced at the north and west boundaries. Further mitigation measures were outlined including landscape led design and green space inclusion²⁶³. However, it is uncertain whether this mitigation will result in neutral effects. Therefore, it is considered that there is an overall potential for a minor negative effect with some uncertainty at this stage of assessment. Development is therefore considered to have the potential for a major long term negative effect on landscapes through the development of a previously undeveloped area within the AONB.</p> <p>Historic Environment The site does not contain any designated heritage assets. It does however, lie within a Conservation Area. A recent assessment²⁶⁴ concluded that the Conservation Area relevant to the site has already</p>	-- ??	0 -

²⁶⁰ Environment Agency (2016) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed October 2016]

²⁶¹ 1st box is Landscape, 2nd box is historic environment

²⁶² Chris Blandford Associates for West Oxfordshire District Council (2017) West Oxfordshire Local Plan Allocations Landscape and Heritage Advice

²⁶³ Ibid.

²⁶⁴ Ibid.

	<p>been substantially degraded, such that development here will not have a negative effect on the designation. The assessment also highlighted the presence of 2 unlisted historic buildings to the north of the site. Protection is provided through Policy EH7 (Historic Environment) which expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets and their significance and settings and Policy OS4 (High Quality Design).</p> <p>However, the assessment also highlighted the potential effect of development on non-designated heritage assets, with a potential degradation of their setting. Therefore, it is considered there is the potential for a minor negative effect on the historic environment.</p>	
15. Maintain high and stable levels of employment	The site is located around 800m to the central area ²⁶⁵ and development could provide direct walking / cycling connections to this area. Development is likely to support employment opportunities within this area. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility. Therefore, this location is considered to lead to minor positive long-term effects on employment.	+
16. Promote sustainable economic growth and competitiveness	Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.	+

²⁶⁵ Measured from the eastern boundary where the site joins Hundley Way – to Church Street/Sheep Street Junction using Google Maps (2016) walking distance

Land East of Burford – 85 dwellings		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). Given the small scale of development at this site, it is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity, providing suitable mitigation to ensure that development will not lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 2.</p> <p>The site is surrounded by compatible land uses (existing residential and rural land)</p> <p>In line with Policies OS5 (Supporting Infrastructure) and BC1b (Land East of Burford), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Policy T1 (Sustainable Transport) seeks to increase accessibility, and the site is in close proximity (around 300m²⁶⁶) to the central area services and facilities (including healthcare facilities). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Development at the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing²⁶⁷ by meeting the future needs of the District.</p>	+

²⁶⁶ Measured from the eastern boundary where the site joins Barns Lane – to A361/Sheep Street Junction using Google Maps (2016) walking distance

²⁶⁷ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

<p>3. Promote thriving and inclusive communities</p>	<p>In line with Policies BC1b (Land East of Burford) and OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Development at the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing²⁶⁸ by meeting the future needs of the District.</p> <p>The site is approximately 300m walking distance from the local services and facilities in the central area²⁶⁹, development will contribute to maintaining and increasing the viability of these.</p>	<p style="background-color: #92d050; padding: 5px;">+</p>
<p>4. Improve education and training</p>	<p>The site is approximately 300m from the central area²⁷⁰, and around 650m²⁷¹ to Burford School. As a result, the site is considered to have excellent access to existing education facilities and will therefore have positive effects against this SA Objective.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan²⁷². Therefore, it is anticipated that the development could improve and / or contribute to new educational facilities leading to minor long-term positive effects. Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). This could lead to further minor positive long-term effects.</p>	<p style="background-color: #92d050; padding: 5px;">+</p>
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development to demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant,</p>	<p style="background-color: #0070c0; color: white; padding: 5px;">0</p>

²⁶⁸ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

²⁶⁹ Measured from the eastern boundary where the site joins Barns Lane – to A361/Sheep Street Junction using Google Maps (2016) walking distance

²⁷⁰ Ibid.

²⁷¹ Measured from the eastern boundary where the site joins Barns Lane using Google Maps (2016) walking distance

²⁷² West Oxfordshire District Council (2016) West Oxfordshire Infrastructure Delivery Plan. Online at <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

	convenient, and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced. This should prevent any significant negative effects.		
6. Improve accessibility to all services and facilities ²⁷³	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>The Burford road network is not known to be significantly congested²⁷⁴ and given the scale of development at the site it is considered that development is unlikely to significantly affect levels of existing traffic. The A40, approx. 200m south of the site option, experiences heavy traffic as a result of being a main route into Oxford. The stretch of the A40 from Burford to Oxford will see an increase in travel time as a result of Local Plan allocations²⁷⁵. However, the site option will not result in a significant traffic increase on local roads due to its dwelling capacity. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide / contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the small scale of development at the site, it is unlikely that it will lead to any significant negative effects, potential for a residual neutral effect against this SA Objective.</p> <p>The site is in close proximity to the town centre (around 300m²⁷⁶) and to a primary school. The development of the site has the potential to improve sustainable transport modes, in particular walking and cycling links to the town centre given its proximity. The provision of housing, and community</p>	0?	+

²⁷³ 1st box is traffic and transport, 2nd box is sustainable transport

²⁷⁴ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/transportpoliciesandplans/localtransportplan/ConnectingOxfordshireVol4CycleBusStrategies.pdf> [accessed October 2016]

²⁷⁵ Atkins (2016) Evaluation of Transport Impacts Technical Note (TRA5)

²⁷⁶ Measured from the eastern boundary where the site joins Barns Lane – to A361/Sheep Street Junction using Google Maps (2016) walking distance

West Oxfordshire District Council Local Plan: Proposed Modifications
SA Further Addendum Report: Appendix E1 SA of Non-Strategic Site Options - Refreshed

	facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.	
7. Improve the efficiency of land use	It is expected that all site options would be developed to make the most efficient use of land. Development at this site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective. The site is not located within a Minerals Strategic Resource Area (Policy M3) ²⁷⁷ and development is unlikely to lead to any significant effects on mineral resources.	-
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.	0
9. Reduce air pollution and improve air quality	There are no AQMAs within Burford. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Local Plan Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. However, there is still an element of uncertainty until lower level studies and assessments have been carried out.	0?
10. Address the causes of climate change by reducing greenhouse gas emissions and be	The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.	0?
		+

²⁷⁷ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

<p>prepared for its impacts²⁷⁸</p>	<p>As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency.</p> <p>This is supported by site specific Policy BC1b. Potential for a minor long-term positive effect.</p>					
<p>11. Protect and improve water and soil resources²⁷⁹</p>	<p>The site is covered by a major aquifer of high vulnerability²⁸⁰, which could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>A preliminary risk assessment of the site option concluded that there was potential contamination in the north west of the site as a result of agricultural activities, waste burning and Made Ground. However, the risk to human health was considered to be low²⁸¹. It is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. There is existing headroom at the local waste water treatment works to accommodate development at the site option²⁸², and it is anticipated that all new development would ensure provision</p>	<table border="1"> <tr> <td data-bbox="1921 783 2000 895">0</td> <td data-bbox="2000 783 2074 895">-</td> </tr> <tr> <td data-bbox="1921 895 2000 1214"></td> <td data-bbox="2000 895 2074 1214"></td> </tr> </table>	0	-		
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²⁷⁸ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

²⁷⁹ 1st box is water resources, 2nd box is soil resources

²⁸⁰ Environment Agency (2016) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed October 2016]

²⁸¹ WSP (2017) Phase 1 Preliminary Risk Assessment: Land East of Burford

²⁸² AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

	<p>of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site is not known to contain agricultural land²⁸³, however, the loss of this greenfield land is considered to have the potential for a minor long term negative effect on soil quality.</p>					
12. Reduce the risk from all sources of flooding	<p>The site is located within Flood Zone 1 where there is considered to be a low risk of flooding occurring²⁸⁴. Development may increase surface water flood risk, however, mitigation is provided through Policies OS3 (Prudent use of Natural Resources) and EH5 (Flood Risk) in which development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. This is supported by further mitigation for flood risk outlined in site specific Policy EW1e. Potential for a residual neutral effect.</p>	0				
13. Conserve and enhance biodiversity and geodiversity	<p>The site does not contain and is not located in close proximity to any designated biodiversity or Priority Habitats²⁸⁵, it is considered unlikely that development would lead to any significant negative effects. Mitigation is further provided through Policy EH2 (Biodiversity). Potential for a neutral effect against this SA Objective.</p>	0?				
14. Conserve and enhance landscape character and the historic environment	<p>Landscape The site has not been assessed through a recent landscape assessment. The site is greenfield land located within the AONB. A landscape assessment²⁸⁶ for the site option concluded that the site has a medium-high landscape sensitivity and high visual sensitivity. The assessment concludes that approximately 70 dwellings could be accommodated with some landscape constraints. Mitigation outlined in the assessment includes low density development, retention and management of existing site boundaries, the use of limestone building material and the provision of green spaces. However there is uncertainty whether this would reduce negative effects to neutral, and therefore at this stage of assessment it is considered there is the potential for a minor negative effects with some uncertainty.</p> <p>Development is therefore considered to have the potential for a major long term negative effect on landscapes through the development of a previously undeveloped area within the AONB.</p> <p>Historic Environment</p>	<table border="1"> <tr> <td style="text-align: center;">-</td> <td style="text-align: center;">0</td> </tr> <tr> <td style="text-align: center;">-?</td> <td style="text-align: center;">-?</td> </tr> </table>	-	0	-?	-?
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²⁸³ DEFRA Magic Map Application (2016) Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed October 2016]

²⁸⁴ Environment Agency (2016) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed October 2016]

²⁸⁵ DEFRA Magic Map Application (2016) Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed October 2016]

²⁸⁶ Chris Blandford Associates for West Oxfordshire District Council (2017) West Oxfordshire Local Plan Allocations Landscape and Heritage Advice

	The site does not contain any designated heritage assets. It does however, lie within a Conservation Area. A heritage assessment ²⁸⁷ concluded that the site does make a contribution to the character of the Conservation Area as the site is visually prominent with an undeveloped character, and therefore there is the potential for a long-term minor negative effect. There is the potential for mitigation through appropriate design based requirements, and therefore some uncertainty is considered.	
15. Maintain high and stable levels of employment	The site is located around 300m to the central area and 650m to employment areas in the south of the settlement ²⁸⁸ and development could provide direct walking / cycling connections to these areas. Development is likely to support employment opportunities within these areas. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility. Therefore, this location is considered to lead to minor positive long-term effects on employment.	+
16. Promote sustainable economic growth and competitiveness	Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.	+

²⁸⁷ Chris Blandford Associates for West Oxfordshire District Council (2017) West Oxfordshire Local Plan Allocations Landscape and Heritage Advice

²⁸⁸ Measured from the eastern boundary where the site joins Barns Lane using Google Maps (2016) walking distance

Appendix E2: SA of Non-Strategic 'Grey' Site Options

Key:

Categories of Significance		
Symbol	Meaning	Sustainability Effect
x	Absolute constraints	Absolute sustainability constraints to development, for example, internationally protected biodiversity
--	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect
- 0	<p>Certain SA Objectives consider more than one topic and as a result the plan could have different effects upon each topic considered, as follows:</p> <p>SA Objective 3: 1st box relates to community facilities, 2nd box is inclusive communities</p> <p>SA Objective 6: 1st box relates to traffic and highway network, 2nd box is about sustainable transport – public transport, cycling & walking</p> <p>SA Objective 10: 1st box relates to Climate Change mitigation, 2nd box is Climate Change adaptation</p> <p>SA Objective 11: 1st box relates to water resources, 2nd box is soil resources</p> <p>SA Objective 14: 1st box relates to Landscape, 2nd box relates to the Historic Environment</p>	

Grey Site Options Appraised through SA	
SHELAA Ref	Description
Witney Sub-Area	
441	Land off New Road, Hailey
Carterton Sub-Area	
301	Land north of Mill Lane, Clanfield
321	The Elms, Langford
Chipping Norton Sub-Area	
422	Land south of Chipping Norton
Eynsham-Woodstock Sub-Area	
344	Land adjoining A4095, North Leigh
379	North Leigh Nursery
Burford-Charlbury Sub-Area	
135	Land west of North Farm, Stonesfield
161a	Land south of Sheep Street, Burford
336	Land adjacent to the British legion Club, Kingham
440	Land to the south and east of Charity Farm, Stonesfield
Freeland Site Parcels	
381	Freeland Nursery
383	Stable Buildings, Freeland
Curbridge Site Parcels	
142	Land at Curbridge
237	Land at Well Lane, Curbridge
339b	Land south of Main Road, Curbridge
339c	Land north of Bampton Road
451	Land adjacent to Main Road

Summary Table

Site Options	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16				
	Sustainable and affordable housing	Health and equality	Thriving and inclusive communities	Improve education & training	Maintain a low level of crime & fear of crime	Accessibility to services and facilities	Efficiency of land use	Waste generation and disposal	Air pollution and air quality	Climate change mitigation and adaptation	Water and soil resources	Flooding	Biodiversity and geodiversity	Landscape character and the historic environment	Employment	Economic growth				
Witney Sub-Area																				
Land off New Road, Hailey	+	+	+	+	0	0	0	-	0	0?	0	+	0	-	0	-	0	0	0	
Carterton Sub-Area																				
Land north of Mill Lane, Clanfield	+	+	+	+	0	0	+	-	0	0?	0	+	0	-	0	0	-	0	+	+
The Elms, Langford	+	+	+	+	0	0	0	-	0	0?	0	+	0	-	0	0	-	0	0	0
Chipping Norton Sub-Area																				
Land south of Chipping Norton	+	+	+	+	0	0	+	-	0	+	+	+	0	-	0	0	-	0	+	+
Eynsham-Woodstock Sub-Area																				
Land adjoining A4095, North Leigh	+	+	+	+	0	0	+	-	0	0?	0	+	0	-	0	0	-	0	+	+
North Leigh Nursery	+	+	+	+	0	0	+	+	0	0?	0	+	0	+	0	0	+	0	-	-

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Burford-Charlbury Sub-Area																				
Land west of North Farm, Stonesfield	+	+	+	+	0	0	+	-	0	0?	0	+	0	-	0	0	-	0	+	+
Land south of Sheep Street, Burford	+	+	+	+	0	0	+	-	0	0?	0	+	0	-	0	0	-	0	+	+
Adjacent to British legion Club, Kingham	+	+	+	+	0	0	+	-	0	0?	0	+	0	-	0	0	-	-	0	0
Land to the east and south of Charity Farm, Stonesfield	+	+	+	+	0	0	+	0	0	0?	0	+	0	0	0	0	-	0	+	+
Freeland Site Parcels																				
Freeland Nursery	+	+	+	+	0	0	0	+	0	0?	0	+	0	+	0	0	0	0	0	0
Stable Buildings	+	+	+	+	0	0	0	+	0	0?	0	+	0	+	0	0	0	0	0	0
Curbridge Site Parcels																				
Land at Curbridge	+	+	+	+	0	0	+	-	0	0?	0	+	0	-	0	0	-	0	+	+
Land at Well Lane	+	+	+	+	0	0	+	-	0	0?	0	+	0	-	0	0	-	0	+	+
Land south of Main Road	+	+	+	+	0	0	+	-	0	0?	0	+	0	-	0	0	-	0	+	+
Land north of Bampton Road	+	+	+	+	0	0	+	-	0	0?	0	+	0	-	0	0	-	0	+	+
Land adjacent to Main Road	+	+	+	+	0	0	+	-	0	0?	0	+	0	-	0	0	-	0	+	+

Witney Sub-Area

Site 441- Land off New Road, Hailey – 15 dwellings		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). It is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity, providing suitable mitigation to ensure that development will not lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 2.</p> <p>There are no conflicting neighbouring land uses which could have adverse effects on human health. The settlement of Hailey does not contain any existing healthcare facilities, with the nearest facilities being located in Witney, 2.5km to the south¹. In line with Policies OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. However, due to the small size of the site option, development contributions to infrastructure improvements are unlikely to significantly affect the level of provisions in the settlement. Potential for a very minor positive effect through development contributions.</p> <p>Access to existing healthcare facilities is also likely to improve through new development complying with Local Plan Policy T1 (Sustainable Transport). Development at the site also has the potential for indirect</p>	+

¹ Measured using Google maps (2017)

	long-term positive effects on health and inequalities through the provision of housing ² by meeting the future needs of the District.	
3. Promote thriving and inclusive communities	<p>The site option is adjacent to an existing play field with children play facilities, and therefore development will have excellent access to existing open space. In line with Policy OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term.</p> <p>The site option is approx. 200m from the centre of the settlement³. Hailey has limited services/facilities. Given the scale of development at the site, development contributions to infrastructure improvements are unlikely to significantly affect the level of provisions in North Leigh. However, development will support the vitality of local services/facilities, with a minor positive effect.</p>	+
4. Improve education and training	<p>The site option is approximately 200m from the local primary school⁴, with access available via a public footpath that runs through the site option, with a minor positive effect.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan⁵. Therefore, it is anticipated that the development could improve and / or contribute to new educational facilities leading to minor long-term positive effects. Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). This could lead to further minor positive long-term effects.</p>	+

² Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

³ Measured using Google maps (2017)

⁴ Ibid.

⁵ West Oxfordshire Council (2016) West Oxfordshire Infrastructure Delivery Plan: <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development 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. This should prevent any significant negative effects.</p>	0	
<p>6. Improve accessibility to all services and facilities⁶</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>There are no identified congestion issues within Hailey⁷, and the small capacity of the site option means there will be no significant increase in traffic in the local area. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide / contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the small scale of development at the site, it is unlikely that it will lead to any significant negative effects, potential for a residual neutral effect against this SA Objective.</p> <p>The site option is approx. 200m⁸ from the nearest bus stop, however services from this bus stop are limited. As there are only a small number of services/facilities within reasonable walking distance, locals will rely on private vehicles to access other services/facilities available in the nearby settlement of Witney. Mitigation is provided through Local Plan Policy T1 (Sustainable Transport), with an overall neutral effect on sustainable transport.</p>	0	0

⁶ 1st box is traffic and transport, 2nd box is sustainable transport

⁷ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/public-site/connecting-oxfordshire> [accessed August 2017]

⁸ Measured using Google maps (2017)

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<p>7. Improve the efficiency of land use</p>	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this site will result in the permanent loss of greenfield land leading to minor negative effect on this SA Objective.</p> <p>The site is not located within a Minerals Strategic Resource Area (Policy M3)⁹ and development is unlikely to lead to any significant effects on mineral resources.</p>	<p style="text-align: center;">-</p>
<p>8. Reduce waste generation and disposal</p>	<p>Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.</p>	<p style="text-align: center;">0</p>
<p>9. Reduce air pollution and improve air quality</p>	<p>There are no AQMAs within Hailey¹⁰. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution.</p> <p>Local Plan Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. However, there is still an element of uncertainty until lower level studies and assessments have been carried out.</p>	<p style="text-align: center;">0?</p>

⁹ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed August 2017]

¹⁰ DEFRA (2017) AQMA Interactive Map

<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts¹¹</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects. Overall neutral effect.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency.</p>	<p>0</p>	<p>+</p>
<p>11. Protect and improve water and soil resources¹²</p>	<p>The site option is located within a Nitrate Vulnerable Zone and partially within a major aquifer with high vulnerability¹³. Development at the site option could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>The site is not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. There is existing headroom at the local waste water treatment works to accommodate development at the site option¹⁴, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p>	<p>0</p>	<p>-</p>

¹¹ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

¹² 1st box is water resources, 2nd box is soil resources

¹³ Environment Agency (2017) Maps. Online at <http://apps.environment-agency.gov.uk/wiyby/default.aspx>

¹⁴ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

	The site option does not contain any best or most versatile agricultural land (grade 1 to 3a) ¹⁵ , but is entirely greenfield and so will result in the loss of soil resources, with a minor negative effect.	
12. Reduce the risk from all sources of flooding	The site is located within Flood Zone 1 where there is considered to be a low risk of flooding occurring ¹⁶ . Development may increase surface water flood risk, however, mitigation is provided through Policies OS3 (Prudent use of Natural Resources) and EH5 (Flood Risk) in which development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. Potential for a residual neutral effect.	0
13. Conserve and enhance biodiversity and geodiversity	The site is not located within or adjacent to any international, national or local designated biodiversity sites ¹⁷ . The site does contain a block of Deciduous Woodland Priority Habitat in the north of the site option ¹⁸ , and development here would result in the loss of this Priority Habitat with a long term minor negative effect. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. However, at this stage it is still considered that there would be a negative effect on local biodiversity.	-
14. Conserve and enhance landscape character and the historic environment ¹⁹	<p>Landscape</p> <p>The site option is approximately 1km from the edge of the Cotswolds AONB²⁰, and therefore development here could have negative effect on the setting of the designation. It is likely that development at this location would have a long-term minor negative effect on the character of the landscape.</p> <p>Historic Environment</p> <p>The site is partially located adjacent to the Hailey Conservation Area, and has the potential to negatively affect the heritage designation. The nearest Listed Building to the site option is approximately 200m to the north east of the site option²¹, and with existing development located in between the site option and the Listed building, no negative effects are expected. Mitigation is available through Policy</p>	- 0

¹⁵ Magic Map (2017)

¹⁶ Environment Agency (2017) <https://flood-map-for-planning.service.gov.uk/confirm-location?place=OX29+9UB>

¹⁷ Magic Map (2017)

¹⁸ Ibid.

¹⁹ 1st box is Landscape, 2nd box is historic environment

²⁰ Magic Map (2017)

²¹ Ibid.

	EH7 (Historic Environment) which expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets and their significance and settings and Policy OS4 (High Quality Design). Potential for a residual neutral effect.	
15. Maintain high and stable levels of employment	The site does not propose employment development. The site is located in close proximity to the centre of the village, though employment options here are limited. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility to employment areas. Therefore, this location is considered to have a neutral effect on employment.	0
16. Promote sustainable economic growth and competitiveness	Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.	0

Carterton Sub-Area

Site 301- Land north of Mill Lane, Clanfield – 40 dwellings		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). Given the relatively small scale of development at this site, it is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity, providing suitable mitigation to ensure that development will not lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 2.</p> <p>No neighbouring land uses are considered likely to have a negative effect on human health. There are no existing healthcare facilities within Clanfield, with the nearest services located in Bampton, 3.7km to the east of the settlement²². In line with Policy OS5 (Supporting Infrastructure), it has been proposed that development at the site location will provide a village green, retain existing GI and will replace the existing recreation ground that will be lost as a result of development²³. Access to existing healthcare facilities is also likely to improve through new development complying with Local Plan Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing²⁴ by meeting the future needs of the District.</p>	+

²² Measured using Google maps (2017)

²³ Letter from Savills to West Oxfordshire Council (Dated 18 May 2010)

²⁴ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

<p>3. Promote thriving and inclusive communities</p>	<p>The site option will result in the loss of recreational land; however, it has been proposed that development will provide a new recreational area, larger than the existing one²⁵. In line with Policy OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport).</p> <p>Clanfield has a range of services/facilities, which includes a primary school, post office, and several pubs. The site is within walking distance to these services/facilities, with roadside footpaths available, and is considered likely to maintain and increase the viability of local services/facilities. Overall minor positive effect.</p>	<p style="text-align: center;">+</p>
<p>4. Improve education and training</p>	<p>The site is approx. 200m from Clanfield Primary School, with good access to educational facilities²⁶. The nearest secondary educational facilities are in Carterton (Carterton Community College), located approx. 7km north of the settlement²⁷.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan²⁸. Therefore, it is anticipated that the development could improve and/ or contribute to new educational facilities leading to minor long-term positive effects. Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). This could lead to further minor positive long-term effects.</p>	<p style="text-align: center;">+</p>
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development 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. This should prevent any significant negative effects.</p>	<p style="text-align: center;">0</p>

²⁵ Letter from Savills to West Oxfordshire Council (Dated 18 May 2010)

²⁶ Measured using Google maps (2017)

²⁷ Ibid.

²⁸ <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

<p>6. Improve accessibility to all services and facilities²⁹</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>There are no known congestion issues within Clanfield³⁰, and the small size of development is considered unlikely to have an effect on existing traffic levels in the village. A detailed technical note regarding the highway matters for the site option has been prepared by the developer, which concludes that access to the site is sufficient³¹. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide/contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the small scale of development at the site, it is unlikely that it will lead to any significant negative effects, potential for a residual neutral effect against this SA Objective.</p> <p>The site option is within walking distance to a range of services/facilities, and an existing PRoW route through the site option will be retained and enhanced as a result of development³², with a positive effect on movement. The nearest bus stop is approx. 700m from the closest bus stop³³, which provides services to Witney and Carterton. The provision of housing, and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.</p>	<p>0</p>	<p>+</p>
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²⁹ 1st box is traffic and transport, 2nd box is sustainable transport

³⁰ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/public-site/connecting-oxfordshire> [accessed August 2017]

³¹ Cole Easdon Consultants- Land off Mill Lane, Clanfield, Technical Note

³² Letter from Savills to West Oxfordshire Council (Dated 18 May 2010)

³³ Measured using Google maps (2017)

<p>7. Improve the efficiency of land use</p>	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this site will result in the permanent loss of greenfield land leading to minor negative effect on this SA Objective.</p> <p>The site is not located within a Minerals Strategic Resource Area (Policy M3)³⁴ and development is unlikely to lead to any significant effects on mineral resources.</p>	-
<p>8. Reduce waste generation and disposal</p>	<p>Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Local Plan Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective.</p>	0
<p>9. Reduce air pollution and improve air quality</p>	<p>There are no AQMAs within the settlement³⁵. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site, and that traffic increases would be negligible due to the small size of the site option. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic.</p> <p>Local Plan Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. However, there is still an element of uncertainty until lower level studies and assessments have been carried out.</p>	0?

³⁴ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed August 2017]

³⁵ DEFRA (2017) AQMA Interactive Map

<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts³⁶</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects, with an overall neutral effect.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency. Potential for a minor positive effect.</p>	<p>0</p>	<p>+</p>
<p>11. Protect and improve water and soil resources³⁷</p>	<p>The site option is in a Nitrate Vulnerable Zone, a Drinking Water Safeguard Zone and partially within a Minor Aquifer with a high vulnerability³⁸. Development at the site option could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>There are no known contamination issues with the site, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. It is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site does not contain any best or most versatile agricultural land (grade 1 to 3A)³⁹, but will result in the loss of greenfield land, with a minor negative effect on soil resources.</p>	<p>0</p>	<p>-</p>

³⁶ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

³⁷ 1st box is water resources, 2nd box is soil resources

³⁸ Environment Agency (2017) Maps. Online at <http://apps.environment-agency.gov.uk/wiyby/default.aspx>

³⁹ Magic Map (2017)

12. Reduce the risk from all sources of flooding	The site is located within Flood Zone 1 where there is considered to be a low risk of flooding occurring ⁴⁰ . Development may increase surface water flood risk, however, mitigation is provided through Policies OS3 (Prudent use of Natural Resources) and EH5 (Flood Risk) in which development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. Potential for a residual neutral effect.	0	
13. Conserve and enhance biodiversity and geodiversity	The site is not located within or adjacent to any international, national or local designated biodiversity sites and the site does not contain any Priority Habitat ⁴¹ . Therefore, the site option is not considered likely to have an effect on biodiversity, with a long-term overall neutral effect. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible.	0	
14. Conserve and enhance landscape character and the historic environment ⁴²	<p>Landscape</p> <p>The site has not been assessed through a recent landscape assessment, and the site is not located within the AONB. Although the site option is located in an existing urban area, the site is entirely greenfield land and as such it is considered that there is the potential for a minor negative effect on the landscape character of the local area.</p> <p>Historic Environment</p> <p>The site does not contain any designated heritage assets. To the north, east and south of the site option are several Listed Buildings⁴³. However, the nearest Listed Building is over 100m from the site option⁴⁴, and there is existing development located between the site option and the heritage assets, with no likely effects. Protection is provided through Policy EH7 (Historic Environment) which expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets and their significance and settings and Policy OS4 (High Quality Design). Overall, it is considered that there is the potential for a residual neutral effect.</p>	-?	0

⁴⁰ Environment Agency (2017) <https://flood-map-for-planning.service.gov.uk/summary/428287/201795>

⁴¹ Magic Map (2017)

⁴² 1st box is Landscape, 2nd box is historic environment

⁴³ Ibid.

⁴⁴ Measured using Magic Map from the nearest site edge

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15. Maintain high and stable levels of employment	The site does not propose employment development. The site is approx. 120m ⁴⁵ from the central area of the settlement, with existing footpath access to this area. Development is likely to support employment opportunities within this area and the rural economy of the area. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility. Therefore, this location is considered to lead to minor positive long-term effects on local employment.	+
16. Promote sustainable economic growth and competitiveness	Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.	+

⁴⁵ Measured using Google maps (2017)

Site 321 - The Elms, Langford – xx dwellings		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). It is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity, providing suitable mitigation to ensure that development will not lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 2.</p> <p>No neighbouring land uses are considered likely to have a negative effect on human health. There are no existing health facilities within Langford, and so residents will travel outside of the settlement to access these services. In line with Policies OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. However, due to the small size of the site option development contributions are likely to be limited. Potential for a very minor positive effect through development contributions.</p> <p>Access to existing healthcare facilities is also likely to improve through new development complying with Local Plan Policy T1 (Sustainable Transport). Development at the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing⁴⁶ by meeting the future needs of the District.</p>	+
3. Promote thriving and inclusive communities	Open Space in Langford is limited to a cricket ground, with no recreation spaces or children play facilities available. In line with Policy OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting	+

⁴⁶ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

	<p>infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term.</p> <p>The site is approx. 500m from the centre of the settlement⁴⁷; however, the village lacks a range of services and facilities and as such residents are likely to travel outside of the settlement to access these. Given the scale of development at the site, development contributions to infrastructure improvements are unlikely to significantly affect the level of provisions in Langford. Potential for a very minor positive effect through development contributions.</p>	
<p>4. Improve education and training</p>	<p>The site option is located adjacent to the local primary school, and is therefore considered to have good access to existing educational facilities, with a positive effect against this SA Objective.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan⁴⁸. Therefore, it is anticipated that the development could improve and/ or contribute to new educational facilities leading to minor long-term positive effects. Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). This could lead to further minor positive long-term effects.</p>	<p style="text-align: center;">+</p>
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development 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. This should prevent any significant negative effects.</p>	<p style="text-align: center;">0</p>

⁴⁷ Measured using Google maps (2017)

⁴⁸ West Oxfordshire Council (2016) West Oxfordshire Infrastructure Delivery Plan: <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

<p>6. Improve accessibility to all services and facilities⁴⁹</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>There are no identified traffic issues within Langford⁵⁰, and therefore it is considered that development is unlikely to significantly affect levels of existing traffic. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide/contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the scale of development at the site, it is unlikely that it will lead to any significant negative effects, potential for a residual neutral effect on traffic.</p> <p>There are no public transport services from the settlement, and the lack of services/facilities within the settlement means residents will heavily rely on private vehicles. Policy T1 (Sustainable Transport) provides mitigation by requiring new development to maximise opportunities for walking, cycling and use of public transport. Potential for a neutral effect.</p>	<p>0</p>	<p>0</p>
<p>7. Improve the efficiency of land use</p>	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this site will result in the permanent loss of greenfield land leading to minor negative effect on this SA Objective.</p>	<p>-</p>	<p></p>

⁴⁹ 1st box is traffic and transport, 2nd box is sustainable transport

⁵⁰ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/public-site/connecting-oxfordshire> [accessed August 2017]

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	The site is not located within a Minerals Strategic Resource Area (Policy M3) ⁵¹ and development is unlikely to lead to any significant effects on mineral resources.		
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.	0	
9. Reduce air pollution and improve air quality	There is no AQMA located within Langford ⁵² . The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site option. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic. Local Plan Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. However, there is still an element of uncertainty until lower level studies and assessments have been carried out.	0?	
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts ⁵³	The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12. As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects.	0	+

⁵¹ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

⁵² DEFRA (2017) AQMA Interactive Map

⁵³ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency. Potential for a minor long-term positive effect.			
11. Protect and improve water and soil resources ⁵⁴	<p>The site option is within a Surface Water Safeguard Zone and a Nitrate Vulnerable Zone⁵⁵. Development at the site option could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>The site is not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. It is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site option does not contain any best or most versatile agricultural land (Grade 1 to 3a)⁵⁶, however the site is entirely greenfield and as such development is considered to have the potential for a minor long term negative effect on soil resources.</p>	<table border="1"> <tr> <td>0</td> <td>-</td> </tr> </table>	0	-
0	-			
12. Reduce the risk from all sources of flooding	The site is located within Flood Zone 1 where there is considered to be a low risk of flooding occurring ⁵⁷ . Development may increase surface water flood risk, however, mitigation is provided through Policies OS3 (Prudent use of Natural Resources) and EH5 (Flood Risk) in which development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. Potential for a residual neutral effect.	<table border="1"> <tr> <td>0</td> </tr> </table>	0	
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⁵⁴ 1st box is water resources, 2nd box is soil resources

⁵⁵ Environment Agency (2017) Maps. Online at <http://apps.environment-agency.gov.uk/wivby/default.aspx>

⁵⁶ Magic Map (2017)

⁵⁷ Environment Agency (2017) <https://flood-map-for-planning.service.gov.uk/summary/424450/202367>

<p>13. Conserve and enhance biodiversity and geodiversity</p>	<p>The site is not located within or adjacent to any international, national or local designated biodiversity sites⁵⁸. The site does not contain any Priority Habitat⁵⁹. Therefore, the site option is not considered likely to have an effect on biodiversity, with an overall neutral effect. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible.</p>	<p>0</p>
<p>14. Conserve and enhance landscape character and the historic environment⁶⁰</p>	<p>Landscape</p> <p>The site has not been assessed through a recent landscape assessment, and the site is not located within the Cotswolds AONB. Although the site is located in an existing urban area, the site is entirely greenfield land and as such it is considered that there is the potential for a minor negative effect, with some uncertainty until site level assessments have been undertaken.</p> <p>Historic Environment</p> <p>The site option does not contain any designated heritage assets. The settlement is not within or adjacent to the Langford Conservation Area. There is existing development located between the site option and the nearest Listed Buildings, approx. 250m north east of the site⁶¹. Protection is provided through Policy EH7 (Historic Environment) which expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the Districts heritage assets and their significance and settings and Policy OS4 (High Quality Design). Potential for a residual neutral effect.</p>	<p>-? 0</p>
<p>15. Maintain high and stable levels of employment</p>	<p>The site does not propose employment development. The site is located in close proximity to the centre of the village, though employment options here are limited. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility to employment areas. Therefore, this location is considered to have a neutral effect on employment.</p>	<p>0</p>

⁵⁸ Magic Map (2017)

⁵⁹ Magic Map (2017)

⁶⁰ 1st box is Landscape, 2nd box is historic environment

⁶¹ Measured using Magic Map from the nearest site edge

16. Promote sustainable economic growth and competitiveness	Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.	0
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Chipping Norton Sub-Area

Site 422- Land south of Chipping Norton – xx dwellings		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). It is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise these effects, providing suitable mitigation to ensure that development will not lead to any significant negative effects. Potential for a residual neutral effect against SA Objective 2.</p> <p>The site is bordered by residential and greenfield land, with no neighbouring land uses that could result in negative effects on human health. The settlement of Chipping Norton has a range of healthcare facilities, including doctor surgeries, dentists, a children's hospital and a maternity centre. The site option is approximately 1km from the nearest health care facilities⁶², and there is access to these facilities via roadside footpaths, with a long-term minor positive effect.</p> <p>In line with Policies OS5 (Supporting Infrastructure) it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Policy T1 (Sustainable Transport) seeks to increase accessibility, and development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing⁶³ by meeting the future needs of the District.</p>	+

⁶² Measured using Google maps (2017)

⁶³ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

<p>3. Promote thriving and inclusive communities</p>	<p>To the east of the site option are existing sports facilities and a playing field, and a football field adjacent to the north. In line with Policy OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. It has been proposed that the site option will include a range of new sports facilities, including football pitches, tennis courts and changing facilities⁶⁴. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term.</p> <p>The site is approximately 1km from the centre of the settlement⁶⁵, and Chipping Norton contains a range of services/facilities which includes supermarkets, shops, pubs, restaurants, cafes and a leisure centre. Development at this location will support these local services/facilities and may increase their vitality.</p>	<p style="text-align: center;">+</p>
<p>4. Improve education and training</p>	<p>Educational facilities in Chipping Norton includes a nursery, pre-school, primary school and a secondary school. The site option is approx. 650m from the primary and secondary school⁶⁶, and is therefore considered to have good access to existing educational facilities, with a long-term minor positive effect.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan⁶⁷. Access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport).</p>	<p style="text-align: center;">+</p>
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development 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. This should prevent any significant negative effects.</p>	<p style="text-align: center;">0</p>

⁶⁴ Archstone public exhibition for Burford Road (opposite Greystones), Chipping Norton

⁶⁵ Measured using Google maps (2017)

⁶⁶ Measured using Google maps (2017)

⁶⁷ West Oxfordshire District Council (2014) West Oxfordshire Infrastructure Delivery Plan. Online at <https://www.westoxon.gov.uk/media/884551/Infrastructure-Delivery-Plan-Update-June-2014.pdf> [accessed October 2016]

<p>6. Improve accessibility to all services and facilities⁶⁸</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>Traffic within Chipping Norton is an issue⁶⁹, and due to planned growth within Chipping Norton traffic on the local road network will increase. However, due to associated addition road infrastructure being created with additional development, specifically the potential eastern link road between the A361 Banbury Road to the A361 Burford Road, it is not expected that an increase in traffic will result in an increase in congestion⁷⁰. Several highway links/junctions will experience a reduction in traffic compared to the predicted 2031 baseline traffic flow⁷¹.</p> <p>Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide / contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above it is unlikely that it will lead to any significant negative effects, potential for a residual neutral effect against this SA Objective. There is some uncertainty at this stage of assessment as proposed transport infrastructure does not yet exist.</p> <p>The site option is adjacent to an existing bus stop which provides regular services into the centre of Chipping Norton. Chipping Norton has good transport links to Oxford, Banbury and Witney, with additional less regular services to destinations such as Stratford-upon-Avon. There are existing footpaths</p>	<p>0?</p>	<p>+</p>
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⁶⁸ 1st box is traffic and transport, 2nd box is sustainable transport

⁶⁹ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/public-site/connecting-oxfordshire> [accessed August 2017]

⁷⁰ WYG (2017) Chipping Norton Transport Options Study

⁷¹ Ibid.

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	from the site option into the centre of the settlement. The provision of housing, and contributions to community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.	
7. Improve the efficiency of land use	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this site will result in the permanent loss of greenfield land leading to minor negative effect on this SA Objective.</p> <p>The site is not located within a Minerals Strategic Resource Area (Policy M3)⁷² and development is unlikely to lead to any significant effects on mineral resources.</p>	-
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.	0
9. Reduce air pollution and improve air quality	<p>Chipping Norton contains an AQMA in the centre of the settlement, designated for exceeding the NO₂ annual mean⁷³. An Air Quality Action Plan for the Chipping Norton AQMA outlined a number of potential proposals to help address levels of NO₂ in the centre of the settlement. These proposals include diverting HGV traffic, annual reporting and promoting and investing in sustainable transport options⁷⁴. The location of the site option with regards to the centre of the settlement and facilities/services should ensure that residents can access these facilities via sustainable transport methods, including walking, cycling and bus services. Therefore, the site option should not result in a significant increase in traffic within the AQMA.</p> <p>Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). The policies within the Local Plan have the potential to improve air quality within Chipping Norton and</p>	+?

⁷² Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

⁷³ DEFRA (2017) AQMA Interactive Map

⁷⁴ West Oxfordshire District Council (2008) Chipping Norton Air Quality Action Plan

	have minor long-term positive effects. However, there is still an element of uncertainty until project level assessments have been carried out and transport infrastructure improvements delivered.		
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts ⁷⁵	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, the policies within the Local Plan have the potential to reduce traffic in Chipping Norton and have minor long-term positive effects on air quality. It is therefore considered that there is the potential for a minor short to medium term positive effect against this SA Objective through helping to reduce greenhouse gas emissions. However, there is still an element of uncertainty until project level assessments have been carried out and transport infrastructure improvements delivered.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency. Potential for a minor long-term positive effect.</p>	+	+
11. Protect and improve water and soil resources ⁷⁶	<p>The site option is within a Groundwater Source Protection Zone, a Surface Water Safeguard Zone, and within a major aquifer with high vulnerability⁷⁷. The presence of development at this site option could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is offered to a certain extent by Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>The site is not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. There is existing headroom at the local waste water treatment works to accommodate development at the site option⁷⁸, and it is anticipated that all new development would ensure provision</p>	0	--

⁷⁵ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

⁷⁶ 1st box is water resources, 2nd box is soil resources

⁷⁷ Environment Agency (2017) Maps. Online at <http://apps.environment-agency.gov.uk/wiyby/default.aspx>

⁷⁸ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

	<p>of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site option is partially grade 2 and grade 3a best and most versatile agricultural land⁷⁹, and is also greenfield land. Development at the site option will result in the loss of soil resources, with a major negative effect.</p>	
12. Reduce the risk from all sources of flooding	The site is located within Flood Zone 1 where there is considered to be a low risk of flooding occurring ⁸⁰ . Development may increase surface water flood risk, however, mitigation is provided through Policies OS3 (Prudent use of Natural Resources) and EH5 (Flood Risk) in which development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. Potential for a residual neutral effect.	0
13. Conserve and enhance biodiversity and geodiversity	<p>Approximately 1km to the east of the site option is Glyme Valley SSSI⁸¹, and contains a range of grassland species, including calcareous grasslands and semi-improved grasslands⁸². Wet woodlands are also present on the site, as are a range of bird species. Sarsgrove Woods SSSI is located 1km to the south of the site option⁸³, and is a varied woodland with a range of tree species present⁸⁴. The site does not contain any Priority Habitat⁸⁵.</p> <p>The small scale of the site option is such that it is not considered likely that there would be a significant effect on the SSSI sites as a result of development. Mitigation is provided through Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. Potential for a neutral effect against this SA Objective.</p>	0
14. Conserve and enhance landscape	Landscape	-- 0

⁷⁹ Magic Map (2017)

⁸⁰ Environment Agency (2017) <https://flood-map-for-planning.service.gov.uk/summary/431253/225938>

⁸¹ Magic Map (2017)

⁸² <http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1002081>

⁸³ Magic Map (2017)

⁸⁴ <http://designatedsites.naturalengland.org.uk/UnitDetail.aspx?UnitId=1002144>

⁸⁵ Magic Map (2017)

<p>character and the historic environment⁸⁶</p>	<p>The site option is located within the Cotswolds AONB⁸⁷, and is considered to have a high landscape/visual importance and sensitivity⁸⁸. The site is also greenfield land. Development at this location has the potential for major negative effects on the local landscape and the AONB.</p> <p>Historic Environment</p> <p>The site option does not contain any designated historical assets. The site is approx. 500m to the south of the Chipping Norton Conservation Area⁸⁹, and with existing development located in between the Conservation Area and the site option, development will not have a significant effect on the setting of the designation. Protection is provided through Policy EH7 (Historic Environment) which expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets and their significance and settings and Policy OS4 (High Quality Design). No negative effects on heritage are expected, with a long-term neutral effect.</p>	
<p>15. Maintain high and stable levels of employment</p>	<p>The site does not propose employment development. The site is approx. 1km⁹⁰ from the central area of the settlement, with existing footpath access to this area. Development is likely to support employment opportunities within this area and the rural economy of the area. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility. Therefore, this location is considered to lead to minor positive long-term effects on local employment.</p>	<p style="text-align: center;">+</p>
<p>16. Promote sustainable economic growth and competitiveness</p>	<p>Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.</p>	<p style="text-align: center;">+</p>

⁸⁶ 1st box is Landscape, 2nd box is historic environment

⁸⁷ Ibid.

⁸⁸ West Oxfordshire District Council (2009) Chipping Norton Landscape Assessment

⁸⁹ Magic Map (2017)

⁹⁰ Measured using Google maps (2017)

Eynsham-Woodstock Sub-Area

Site 344- Land adjoining A4095, North Leigh – 20-30 dwellings		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). It is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity, providing suitable mitigation to ensure that development will not lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 2.</p> <p>There are no conflicting neighbouring land uses which could have adverse effects on human health. The settlement does not contain any existing healthcare facilities. In line with Policies OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. However due to the small size of the site option, development contributions to infrastructure improvements are unlikely to significantly affect the level of provisions in the settlement. Potential for a very minor positive effect through development contributions. Access to existing healthcare facilities is also likely to improve through new development complying with Local Plan Policy T1 (Sustainable Transport). Development at the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing⁹¹ by meeting the future needs of the District.</p>	+

⁹¹ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

<p>3. Promote thriving and inclusive communities</p>	<p>The site option is adjacent to a play field, with a minor positive effect on access to open space facilities. In line with Policy OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term.</p> <p>The site option is approx. 700m from the centre of the settlement⁹², where there is a range of services/facilities including shops, pubs and restaurants. Given the scale of development at the site, development contributions to infrastructure improvements are unlikely to significantly affect the level of provisions in North Leigh. However, development will support the vitality of local services/facilities, with a minor positive effect.</p>	<p style="text-align: center;">+</p>
<p>4. Improve education and training</p>	<p>North Leigh primary school is only 70m to the north of the site option⁹³, and so the site option is considered to have good access to existing educational facilities, with a minor positive effect.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan⁹⁴. Therefore, it is anticipated that the development could improve and / or contribute to new educational facilities leading to minor long-term positive effects. Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). This could lead to further minor positive long-term effects.</p>	<p style="text-align: center;">+</p>
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development to demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant,</p>	<p style="text-align: center;">0</p>

⁹² Measured using Google maps (2017)

⁹³ Ibid.

⁹⁴ West Oxfordshire Council (2016) West Oxfordshire Infrastructure Delivery Plan: <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

	convenient, and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced. This should prevent any significant negative effects.		
6. Improve accessibility to all services and facilities ⁹⁵	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>There are no identified congestion issues within North Leigh⁹⁶, and the small capacity of the site option means there will be no significant increase in traffic in the local area. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide / contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the small scale of development at the site, it is unlikely that it will lead to any significant negative effects, potential for a residual neutral effect against this SA Objective.</p> <p>The site option is approx. 200m⁹⁷ from the nearest bus stop, and there are frequent services to both Witney, Woodstock and Oxford. The location of services/facilities within reasonable walking distance, with roadside footpaths available, should promote walking/cycling. Potential for a long term minor positive effect on sustainable transport.</p>	0	+
7. Improve the efficiency of land use	It is expected that all site options would be developed to make the most efficient use of land. Development at this site will result in the permanent loss of greenfield land leading to minor negative effect on this SA Objective.	-	

⁹⁵ 1st box is traffic and transport, 2nd box is sustainable transport

⁹⁶ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/public-site/connecting-oxfordshire> [accessed August 2017]

⁹⁷ Measured using Google maps (2017)

	The site is not located within a Minerals Strategic Resource Area (Policy M3) ⁹⁸ and development is unlikely to lead to any significant effects on mineral resources.	
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.	0
9. Reduce air pollution and improve air quality	There are no AQMAs within North Leigh ⁹⁹ . The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Local Plan Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. However, there is still an element of uncertainty until lower level studies and assessments have been carried out.	0?
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts ¹⁰⁰	The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12. As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural Resources)	0
		+

⁹⁸ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

⁹⁹ DEFRA (2017) AQMA Interactive Map

¹⁰⁰ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	<p>and T1 (Sustainable Transport) and available at the project level to address any significant negative effects. Overall neutral effect.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency.</p>			
<p>11. Protect and improve water and soil resources¹⁰¹</p>	<p>The site option is located within a Surface Water Safeguard Zone and a Nitrate Vulnerable Zone¹⁰². Development at the site option could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>The site is not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. There is existing headroom at the local waste water treatment works to accommodate development at the site option¹⁰³ and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site option does not contain any best or most versatile agricultural land (Grade 1 to 3a)¹⁰⁴, however the site option is greenfield land, with a minor negative through the loss of soil resources.</p>	<table border="1" style="width: 100%; height: 100%;"> <tr> <td style="background-color: #0070C0; color: white; text-align: center; vertical-align: middle;">0</td> <td style="background-color: #FFFF00; text-align: center; vertical-align: middle;">-</td> </tr> </table>	0	-
0	-			
<p>12. Reduce the risk from all sources of flooding</p>		0		

¹⁰¹ 1st box is water resources, 2nd box is soil resources

¹⁰² Environment Agency (2017) Maps. Online at <http://apps.environment-agency.gov.uk/wiyby/default.aspx>

¹⁰³ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

¹⁰⁴ Magic Map (2017)

	<p>The site is located within Flood Zone 1 where there is considered to be a low risk of flooding occurring¹⁰⁵. Development may increase surface water flood risk, however, mitigation is provided through Policies OS3 (Prudent use of Natural Resources) and EH5 (Flood Risk) in which development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. Potential for a residual neutral effect.</p>		
<p>13. Conserve and enhance biodiversity and geodiversity</p>	<p>The site is not located within or adjacent to any international, national or local designated biodiversity sites¹⁰⁶. The site does not contain any Priority Habitat¹⁰⁷. Therefore, the site option is not considered likely to have an effect on biodiversity, with an overall neutral effect. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible.</p>	0	
<p>14. Conserve and enhance landscape character and the historic environment¹⁰⁸</p>	<p>Landscape</p> <p>The site has not been assessed through a recent landscape assessment, and the site is not located within the Cotswolds AONB. However, the site is greenfield land on the edge of the settlement, and has the potential for minor negative effects on the local landscape character, although some uncertainty at this stage of assessment.</p> <p>Historic Environment</p> <p>The site option does not contain any designated historic assets. However, adjacent to the south of the site option, on the opposite side of the A4095 is Eynsham Hall Registered Park & Garden¹⁰⁹. The small size of the site option is unlikely to have an effect on the setting of the Registered Park & Garden, and mitigation is available through Policy EH7 (Historic Environment) which expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets and their significance and settings and Policy OS4 (High Quality Design). Potential for a residual neutral effect.</p>	-?	0

¹⁰⁵ Environment Agency (2017) <https://flood-map-for-planning.service.gov.uk/summary/438929/212609>

¹⁰⁶ Magic Map (2017)

¹⁰⁷ Ibid.

¹⁰⁸ 1st box is Landscape, 2nd box is historic environment

¹⁰⁹ Magic Map (2017)

<p>15. Maintain high and stable levels of employment</p>	<p>The site does not propose employment development. The site is approx. 700m¹¹⁰ from the central area of the settlement, with existing footpath access to this area. Development is likely to support employment opportunities within this area and the rural economy of the area. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility. Therefore, this location is considered to lead to minor positive long-term effects on local employment.</p>	<p>+</p>
<p>16. Promote sustainable economic growth and competitiveness</p>	<p>Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.</p>	<p>+</p>

¹¹⁰ Measured using Google maps (2017)

Site 379- North Leigh Nursery – 15-20 dwellings		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). It is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity, providing suitable mitigation to ensure that development will not lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 2.</p> <p>No neighbouring land uses are considered likely to have a negative effect on human health. North Leigh does not contain any existing healthcare facilities. In line with Policies OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Although due to the small size of the site option, development contributions to infrastructure improvements are unlikely to significantly affect the level of provisions in the settlement. Potential for a very minor positive effect through development contributions.</p> <p>Access to existing healthcare facilities is also likely to improve through new development complying with Local Plan Policy T1 (Sustainable Transport). Development at the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹¹¹ by meeting the future needs of the District.</p>	+

¹¹¹ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

<p>3. Promote thriving and inclusive communities</p>	<p>To the south of the site option (approx. 100m) is a cricket ground and football pitch, and approx. 300m to the west is a plating field, with a minor positive effect on access to open space. In line with Policy OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term.</p> <p>The site option is approx. 1km from the centre of the settlement¹¹², where there is a range of services/facilities including shops, pubs and restaurants. Given the scale of development at the site, development contributions to infrastructure improvements are unlikely to significantly affect the level of provisions in North Leigh. However, development will support the vitality of local services/facilities, with a minor positive effect.</p>	<p style="text-align: center;">+</p>
<p>4. Improve education and training</p>	<p>North Leigh Primary School is located approx. 500 metres to the west of the site option, with the nearest secondary schools located in Witney, approx. 5km to the south west¹¹³. As a result, the site is considered to have good access to existing education facilities and will therefore have positive effects against this SA Objective.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan¹¹⁴. Therefore, it is anticipated that the development could improve and / or contribute to new educational facilities leading to minor long-term positive effects. Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). This could lead to further minor positive long-term effects.</p>	<p style="text-align: center;">+</p>

¹¹² Measured using Google maps (2017)

¹¹³ Measured using Google maps (2017)

¹¹⁴ West Oxfordshire Council (2016) West Oxfordshire Infrastructure Delivery Plan: <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development 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. This should prevent any significant negative effects.</p>	<p>0</p>	
<p>6. Improve accessibility to all services and facilities¹¹⁵</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>There are no identified congestion issues within North Leigh¹¹⁶, and the small capacity of the site option means there will be no significant increase in traffic in the local area. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide / contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the small scale of development at the site, it is unlikely that it will lead to any significant negative effects, potential for a residual neutral effect against this SA Objective.</p> <p>The site option is approx. 200m¹¹⁷ from the nearest bus stop, and there are frequent services to both Witney, Woodstock and Oxford available from the settlement. The location of services/facilities within reasonable walking distance, with roadside footpaths available, should promote walking/cycling and with existing sustainable transport links there is the potential for a long term minor positive effect.</p>	<p>0</p>	<p>+</p>

¹¹⁵ 1st box is traffic and transport, 2nd box is sustainable transport

¹¹⁶ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/public-site/connecting-oxfordshire> [accessed August 2017]

¹¹⁷ Measured using Google maps (2017)

<p>7. Improve the efficiency of land use</p>	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this site will regenerate previously developed land within North Leigh, and therefore has the potential for a long-term minor positive effect against this SA Objective.</p> <p>The site is not located within a Minerals Strategic Resource Area (Policy M3)¹¹⁸ and development is unlikely to lead to any significant effects on mineral resources.</p>	<p style="text-align: center;">+</p>
<p>8. Reduce waste generation and disposal</p>	<p>Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.</p>	<p style="text-align: center;">0</p>
<p>9. Reduce air pollution and improve air quality</p>	<p>There are no AQMAs within North Leigh¹¹⁹. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic.</p> <p>Local Plan Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. However, there is still an element of uncertainty until lower level studies and assessments have been carried out.</p>	<p style="text-align: center;">0?</p>

¹¹⁸ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

¹¹⁹ DEFRA (2017) AQMA Interactive Map

<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts¹²⁰</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency.</p>	<p>0</p>	<p>+</p>
<p>11. Protect and improve water and soil resources¹²¹</p>	<p>The site option is located within a Surface Water Safeguard Zone and a Nitrate Vulnerable Zone¹²². Development at the site option could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>The site is not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. There is existing headroom at the local waste water treatment works to accommodate development at the site option¹²³, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p>	<p>0</p>	<p>+</p>

¹²⁰ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

¹²¹ 1st box is water resources, 2nd box is soil resources

¹²² Environment Agency (2017) Maps. Online at <http://apps.environment-agency.gov.uk/wiyby/default.aspx>

¹²³ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

	The site option does not contain any best or most versatile agricultural land (Grade 1 to 3a) ¹²⁴ , and is not greenfield land with no loss of soil resources. Overall long-term minor positive effect.	
12. Reduce the risk from all sources of flooding	The site is located within Flood Zone 1 where there is considered to be a low risk of flooding occurring ¹²⁵ . Development may increase surface water flood risk, however, mitigation is provided through Policies OS3 (Prudent use of Natural Resources) and EH5 (Flood Risk) in which development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. Potential for a residual neutral effect.	0
13. Conserve and enhance biodiversity and geodiversity	The site is not located within or adjacent to any international, national or local designated biodiversity sites ¹²⁶ . The site does not contain any Priority Habitat ¹²⁷ . Therefore, the site is not considered likely to have an effect on biodiversity, with an overall neutral effect. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible.	0
14. Conserve and enhance landscape character and the historic environment ¹²⁸	<p>Landscape</p> <p>The site has not been assessed through a recent landscape assessment, and the site is not located within the Cotswolds AONB. The site is located in an existing urban area and will redevelop previously developed land, with a long-term minor positive effect on the landscape character.</p> <p>Historic Environment</p> <p>There are no designated historic assets within the site option. However, the site option is adjacent to Eynsham Hall Registered Park & Garden¹²⁹, and development at the site option could have a negative effect on the setting of the heritage designation. Policy EH7 (Historic Environment) provides mitigation by expecting all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets and their significance and settings. Overall, it is considered that there is the potential for a residual neutral effect with an element of uncertainty until site level assessments have been completed.</p>	+
		0?

¹²⁴ Magic Map (2017)

¹²⁵ Environment Agency (2017) <https://flood-map-for-planning.service.gov.uk/summary/439449/212986>

¹²⁶ Magic Map (2017)

¹²⁷ Ibid.

¹²⁸ 1st box is Landscape, 2nd box is historic environment

¹²⁹ Magic Map (2017)

West Oxfordshire District Council Local Plan: Proposed Modifications
SA Further Addendum Report: Appendix E2: SA of Non-Strategic 'Grey' Site Options

15. Maintain high and stable levels of employment	The site does not propose employment development, but will result in the loss of existing employment land in the form of North Leigh garden centre. Overall potential for a long-term minor negative effect against local employment.	-
16. Promote sustainable economic growth and competitiveness	Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.	-

Burford-Charlbury Sub-Area

Site 135- Land west of North Farm, Stonesfield – 15 dwellings		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). It is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity, providing suitable mitigation to ensure that development will not lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 2.</p> <p>No neighbouring land uses are considered likely to have a negative effect on human health. There are no existing health facilities within Stonesfield, and so residents will travel outside of the settlement to access these. In line with Policies OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. However, due to the small size of the site option development contributions are likely to be limited.</p> <p>Access to existing healthcare facilities is also likely to improve through new development complying with Local Plan Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹³⁰ by meeting the future needs of the District.</p>	+

¹³⁰ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

<p>3. Promote thriving and inclusive communities</p>	<p>The site option will not result in the loss of recreational space or open space. However, adjacent to the south of the site is a sports field with football pitches and tennis pitches, with a minor positive effect. In line with Policy OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term.</p> <p>Stonesfield has a small number of services/facilities which includes a post office, restaurants/pubs, a library and a village hall. Due to the small size of the site option it is not expected that development will provide new services/facilities, however development at the site option will help support existing local services/facilities within the settlement, with a long-term minor positive effect.</p>	<p style="text-align: center;">+</p>
<p>4. Improve education and training</p>	<p>Stonesfield primary school is located approx. 1km from the site option¹³¹, with the nearest secondary schools are located in the neighbouring settlement of Woodstock.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan¹³². Therefore, it is anticipated that the development could improve and/ or contribute to new educational facilities leading to minor long-term positive effects. Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). This could lead to further minor positive long-term effects.</p>	<p style="text-align: center;">+</p>
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development 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. This should prevent any significant negative effects.</p>	<p style="text-align: center;">0</p>

¹³¹ Measured using Google maps (2017)

¹³² West Oxfordshire Council (2016) West Oxfordshire Infrastructure Delivery Plan: <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

<p>6. Improve accessibility to all services and facilities¹³³</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>There are no identified traffic or congestion issues within the settlement¹³⁴, and therefore it is considered that development is unlikely to significantly affect levels of existing traffic. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide/contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the scale of development at the site, it is unlikely that it will lead to any significant negative effects, potential for a residual neutral effect on traffic.</p> <p>The nearest bus stop to the site option is located approx. 500m away¹³⁵, with regular services available to Oxford, Chipping Norton and Charlbury. The majority of local services/facilities are within reasonable walking distance, and development has the potential to improve walking/cycling links to the centre of the settlement. Potential for a long-term minor positive effect on sustainable transport.</p>	<p>0</p>	<p>+</p>
<p>7. Improve the efficiency of land use</p>	<p>It is expected that all site options would be developed to make the most efficient use of land. The site is entirely greenfield land and does not promote the use of brownfield land, with a resultant minor negative effect.</p>	<p>-</p>	

¹³³ 1st box is traffic and transport, 2nd box is sustainable transport

¹³⁴ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/public-site/connecting-oxfordshire> [accessed August 2017]

¹³⁵ Measured using Google maps (2017)

	The site is not located within a Minerals Strategic Resource Area (Policy M3) ¹³⁶ and development is unlikely to lead to any significant effects on mineral resources.	
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.	0
9. Reduce air pollution and improve air quality	There are no AQMAs within Stonesfield ¹³⁷ . The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Local Plan Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. However, there is still an element of uncertainty until lower level studies and assessments have been carried out.	0?
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts ¹³⁸	The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12. As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural	0
		+

¹³⁶ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

¹³⁷ DEFRA (2017) AQMA Interactive Map

¹³⁸ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	<p>Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects. Overall neutral effect.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency.</p>					
<p>11. Protect and improve water and soil resources¹³⁹</p>	<p>The site option is located within a Nitrate Vulnerable Zone, a Surface Water Safeguard Zone, and is within a major aquifer with high vulnerability¹⁴⁰, which could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. The small size of the site option, with the mitigation available, is likely to reduce the negative effects identified to neutral.</p> <p>The site is not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. There is existing headroom at the local waste water treatment works to accommodate development at the site option¹⁴¹ and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral</p> <p>The site option does not contain any best or most versatile agricultural land (grade 1 to 3a)¹⁴², and as part of the site is greenfield development, there is the potential for a minor negative effect on soil resources.</p>	<table border="1"> <tr> <td data-bbox="1921 528 2002 679">0</td> <td data-bbox="2002 528 2074 679">-</td> </tr> <tr> <td colspan="2" data-bbox="1921 679 2074 1149"></td> </tr> </table>	0	-		
0	-					

¹³⁹ 1st box is water resources, 2nd box is soil resources

¹⁴⁰ Environment Agency (2017) Maps. Online at <http://apps.environment-agency.gov.uk/wiyby/default.aspx>

¹⁴¹ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

¹⁴² Magic Map (2017)

12. Reduce the risk from all sources of flooding	The site is located within Flood Zone 1 where there is considered to be a low risk of flooding occurring ¹⁴³ . Development may increase surface water flood risk, however, mitigation is provided through Policies OS3 (Prudent use of Natural Resources) and EH5 (Flood Risk) in which development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. Potential for a residual neutral effect.	0	
13. Conserve and enhance biodiversity and geodiversity	The site is not located within or adjacent to any international, national or local designated biodiversity sites ¹⁴⁴ . The site does not contain any Priority Habitat ¹⁴⁵ . Therefore, the site option is not considered likely to have an effect on biodiversity, with an overall neutral effect. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible.	0	
14. Conserve and enhance landscape character and the historic environment ¹⁴⁶	<p>Landscape</p> <p>The site option is located within the Cotswolds AONB¹⁴⁷, and is greenfield land located on the edge of the settlement. Development is therefore considered to have the potential for a major long term negative effect on landscapes through the development of a previously undeveloped area within the AONB.</p> <p>Historic Environment</p> <p>The site option is not located within or adjacent to Stonesfield Conservation Area, and will have no significant effect on the designation. The site does not contain and is not located adjacent to any additional heritage assets¹⁴⁸, with an overall neutral effect.</p>	--	0
15. Maintain high and stable levels of employment	The site does not propose employment development. The site is located in close proximity to the centre of the village and development is likely to support employment opportunities within this area and the rural economy of the area. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to	+	

¹⁴³ Environment Agency (2017) <https://flood-map-for-planning.service.gov.uk/summary/439443/217263>

¹⁴⁴ Magic Map (2017)

¹⁴⁵ Ibid.

¹⁴⁶ 1st box is Landscape, 2nd box is historic environment

¹⁴⁷ Magic Map (2017)

¹⁴⁸ Ibid.

	improving accessibility. Therefore, this location is considered to lead to minor positive long-term effects on local employment.	
16. Promote sustainable economic growth and competitiveness	Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.	+

Site 161a- Land south of Sheep Street, Burford – 25 dwellings		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). It is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity, providing suitable mitigation to ensure that development will not lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 2.</p> <p>There are no conflicting neighbouring land uses which could have adverse effects on human health. The site is situated next to Burford Surgery¹⁴⁹, with a minor positive effect for access to health facilities. In line with Policies OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. However, due to the small size of the site option, development contributions to infrastructure improvements are unlikely to significantly affect the level of provisions in the settlement. Policy T1 (Sustainable Transport) also seeks to increase accessibility to existing healthcare facilities. Development at the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹⁵⁰ by meeting the future needs of the District.</p>	+
3. Promote thriving and inclusive communities	The site option will not result in the loss of open space within Burford, and there is good access to existing open space, with a recreation ground approx. 200m from the site option, with a minor positive effect. In line with Policy OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including	+

¹⁴⁹ Google maps (2017)

¹⁵⁰ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

	<p>health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term.</p> <p>The site option is approx. 300m from the High Street¹⁵¹. Burford has a range of services/facilities including shops, pubs, restaurants and cafes. Given the scale of development at the site, development contributions to infrastructure improvements are unlikely to significantly affect the level of provisions in North Leigh. However, development will support the vitality of local services/facilities, with a minor positive effect.</p>	
<p>4. Improve education and training</p>	<p>Burford contains a pre-school, a primary school, and a secondary school with a sixth form, with a major positive effect on access to educational facilities for the site option.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan¹⁵². Therefore, it is anticipated that the development could improve and / or contribute to new educational facilities leading to minor long-term positive effects. Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). This could lead to further minor positive long-term effects.</p>	<p style="text-align: center;">+</p>
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development 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. This should prevent any significant negative effects.</p>	<p style="text-align: center;">0</p>

¹⁵¹ Measured using Google maps (2017)

¹⁵² West Oxfordshire Council (2016) West Oxfordshire Infrastructure Delivery Plan: <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

<p>6. Improve accessibility to all services and facilities¹⁵³</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>There is some existing congestion within Burford¹⁵⁴ and it has been identified that as a result of development in the local area some the roundabout between the A424 and A361 will operate above capacity during the morning peak, resulting in increased local congestion¹⁵⁵. However, due to the small size of proposed development an increase as a result of development at the site option is likely to be negligible.</p> <p>Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide / contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the small scale of development at the site, it is unlikely that it will lead to any significant negative effects, potential for a residual neutral effect against this SA Objective.</p> <p>The site option is approx. 500m¹⁵⁶ from the nearest bus stop, and there are frequent services to both Witney, Woodstock. The location of services/facilities within reasonable walking distance, with roadside footpaths available, should promote walking/cycling. Potential for a long term minor positive effect on sustainable transport.</p>	<p>0 +</p>
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¹⁵³ 1st box is traffic and transport, 2nd box is sustainable transport

¹⁵⁴ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/public-site/connecting-oxfordshire> [accessed August 2017]

¹⁵⁵ Atkins for West Oxfordshire Council (2016) Evaluation of Transport Impacts Technical Note

¹⁵⁶ Google maps (2017)

<p>7. Improve the efficiency of land use</p>	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this site will result in the permanent loss of greenfield land leading to minor negative effect on this SA Objective.</p> <p>The site is not located within a Minerals Strategic Resource Area (Policy M3)¹⁵⁷ and development is unlikely to lead to any significant effects on mineral resources.</p>	<p>-</p>
<p>8. Reduce waste generation and disposal</p>	<p>Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.</p>	<p>0</p>
<p>9. Reduce air pollution and improve air quality</p>	<p>There are no AQMAs within Burford¹⁵⁸. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution.</p> <p>Local Plan Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. However, there is still an element of uncertainty until lower level studies and assessments have been carried out.</p>	<p>0?</p>

¹⁵⁷ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed August 2017]

¹⁵⁸ DEFRA (2017) AQMA Interactive Map

<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts¹⁵⁹</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects. Overall neutral effect.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency.</p>	<p>0</p>	<p>+</p>
<p>11. Protect and improve water and soil resources¹⁶⁰</p>	<p>The site option is located within a Nitrate Vulnerable Zone and within a major aquifer with high vulnerability¹⁶¹. Development at the site option could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>The site is not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. There is existing headroom at the local waste water treatment works to accommodate development at the site option¹⁶², and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p>	<p>0</p>	<p>-</p>

¹⁵⁹ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

¹⁶⁰ 1st box is water resources, 2nd box is soil resources

¹⁶¹ Environment Agency (2017) Maps. Online at <http://apps.environment-agency.gov.uk/wiyby/default.aspx>

¹⁶² AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

	The site option does not contain any best or most versatile agricultural land (grade 1 to 3a) ¹⁶³ , but is entirely greenfield and so will result in the loss of soil resources, with a minor negative effect.	
12. Reduce the risk from all sources of flooding	The site is located within Flood Zone 1 where there is considered to be a low risk of flooding occurring ¹⁶⁴ . Development may increase surface water flood risk, however, mitigation is provided through Policies OS3 (Prudent use of Natural Resources) and EH5 (Flood Risk) in which development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. Potential for a residual neutral effect.	0
13. Conserve and enhance biodiversity and geodiversity	The site is not located within or adjacent to any international, national or local designated biodiversity sites ¹⁶⁵ . The site does not contain any Priority Habitat ¹⁶⁶ . Therefore, the site option is not considered likely to have an effect on biodiversity, with an overall neutral effect. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible.	0
14. Conserve and enhance landscape character and the historic environment ¹⁶⁷	<p>Landscape</p> <p>The site option is located within the Cotswolds AONB¹⁶⁸. The site is greenfield land on the edge of the existing urban settlement. Development is therefore considered to have the potential for a major long term negative effect on landscapes through the development of a previously undeveloped area within the AONB.</p> <p>Historic Environment</p> <p>The site option is located adjacent to Burford Conservation Area, with the potential for development to negatively effect the Conservation Area. The nearest Listed Buildings to the site option is approximately 150m to the north and east¹⁶⁹. However, there is existing woodland and development located between the site option and the Listed Buildings. Mitigation is available through Policy EH7 (Historic Environment) which expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets and</p>	-- 0

¹⁶³ Magic Map (2017)

¹⁶⁴ Environment Agency (2017) <https://flood-map-for-planning.service.gov.uk/summary/424775/212191>

¹⁶⁵ Magic Map (2017)

¹⁶⁶ Ibid.

¹⁶⁷ 1st box is Landscape, 2nd box is historic environment

¹⁶⁸ Magic Map (2017)

¹⁶⁹ Ibid.

	their significance and settings and Policy OS4 (High Quality Design). Potential for a residual neutral effect.	
15. Maintain high and stable levels of employment	The site does not propose employment development. The site is approx. 300m ¹⁷⁰ from the central area of the settlement, with existing footpath access to this area. Development is likely to support employment opportunities within this area and the rural economy of the area. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility. Therefore, this location is considered to lead to minor positive long-term effects on local employment.	+
16. Promote sustainable economic growth and competitiveness	Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.	+

¹⁷⁰ Measured using Google maps (2017)

Site 336- Land adjacent to the British legion Club, Kingham – 10-15 dwellings		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). It is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity, providing suitable mitigation to ensure that development will not lead to any significant negative effects, will the potential for a residual neutral effect against SA Objective 2.</p> <p>The site option does not have any conflicting neighbouring land uses which would have negative effects on human health. The settlement does not contain any existing healthcare facilities. In line with Policies OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. However, due to the small size of the site option, development contributions to infrastructure improvements are unlikely to significantly affect the level of provisions in Kingham. Access to existing healthcare facilities is likely to improve through new development complying with Local Plan Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹⁷¹ by meeting the future needs of the District.</p>	+
3. Promote thriving and inclusive communities	Kingham contains a recreation space with children's play facilities, located approx. 100m from the site option ¹⁷² , with footpath access available, and a minor positive effect. In line with Policy OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely	+

¹⁷¹ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

¹⁷² Measured using Google maps (2017)

	<p>provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term.</p> <p>The site option is located close to the centre of the settlement, and services/facilities available in Kingham include a shop, pubs and restaurants. The size of new development is such that contributions to local services/facilities will be small, however the presence of new development will support the vitality of existing services/facilities, with a long-term minor positive effect.</p>	
4. Improve education and training	<p>The nearest school to the site option is Kingham primary school, located approx. 650m to the north east of the site option¹⁷³, and therefore the site is considered to have good access to educational facilities.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan¹⁷⁴. Therefore, it is anticipated that the development could improve and/ or contribute to new educational facilities leading to minor long-term positive effects. Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). This could lead to further minor positive long-term effects.</p>	+
5. Maintain a low level of crime and fear of crime	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development 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. This should prevent any significant negative effects.</p>	0

¹⁷³ Measured using Google maps (2017)

¹⁷⁴ West Oxfordshire Council (2016) West Oxfordshire Infrastructure Delivery Plan: <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

<p>6. Improve accessibility to all services and facilities¹⁷⁵</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>There are no identified traffic or congestion issues within Kingham¹⁷⁶, and therefore it is considered that development is unlikely to significantly affect levels of existing traffic. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide/contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the scale of development at the site, it is unlikely that it will lead to any significant negative effects, potential for a residual neutral effect on traffic.</p> <p>The settlement has excellent public transport links. Approximately 150m from the site option¹⁷⁷ is a bus stop which provides an hourly service from the settlement to Chipping Norton. Kingham also has a railway station, approx. 1.5km to the south of the village¹⁷⁸. Services from the station include to London Paddington via Oxford. The proximity of local services/facilities in the settlement will also promote walking/cycling. Potential for a long-term minor positive effect.</p>	<p>0 +</p>
<p>7. Improve the efficiency of land use</p>	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this site will result in the permanent loss of greenfield land leading to minor negative effect on this SA Objective.</p>	<p>-</p>

¹⁷⁵ 1st box is traffic and transport, 2nd box is sustainable transport

¹⁷⁶ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/public-site/connecting-oxfordshire> [accessed August 2017]

¹⁷⁷ Measured using Google maps (2017)

¹⁷⁸ Ibid.

	The site is not located within a Minerals Strategic Resource Area (Policy M3) ¹⁷⁹ and development is unlikely to lead to any significant effects on mineral resources.	
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.	0
9. Reduce air pollution and improve air quality	There are no AQMAs within Kingham ¹⁸⁰ . The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Local Plan Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. However, there is still an element of uncertainty until lower level studies and assessments have been carried out.	0?
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts ¹⁸¹	The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12. As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects. Overall neutral effect.	0 +

¹⁷⁹ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

¹⁸⁰ DEFRA (2017) AQMA Interactive Map

¹⁸¹ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency. Potential for a long-term minor positive effect.	
11. Protect and improve water and soil resources ¹⁸²	<p>The site option is located within a Surface Water Safeguard Zone and a Nitrate Vulnerable Zone¹⁸³. Development at the site option could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>The site is not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. There is existing headroom at the local waste water treatment works to accommodate development at the site option¹⁸⁴ and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site option does not contain any best or most versatile agricultural land (Grade 1 to 3a)¹⁸⁵, however the site is greenfield land with a long-term minor negative effect on soils through the loss of existing soil resources.</p>	0 -
12. Reduce the risk from all sources of flooding	The site is located within Flood Zone 1 where there is considered to be a low risk of flooding occurring ¹⁸⁶ . Development may increase surface water flood risk, however, mitigation is provided through Policies OS3 (Prudent use of Natural Resources) and EH5 (Flood Risk) in which development proposals will be	0

¹⁸² 1st box is water resources, 2nd box is soil resources

¹⁸³ Environment Agency (2017) Maps. Online at <http://apps.environment-agency.gov.uk/wiyby/default.aspx>

¹⁸⁴ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

¹⁸⁵ Magic Map (2017)

¹⁸⁶ Environment Agency (2017) <https://flood-map-for-planning.service.gov.uk/summary/425986/223716>

	required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. Potential for a residual neutral effect.	
13. Conserve and enhance biodiversity and geodiversity	The site is not located within or adjacent to any international, national or local designated biodiversity sites ¹⁸⁷ . The site does not contain any Priority Habitat ¹⁸⁸ . Therefore, the site option is not considered likely to have an effect on biodiversity, with an overall neutral effect. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible.	0
14. Conserve and enhance landscape character and the historic environment ¹⁸⁹	<p>Landscape</p> <p>Kingham is located within the Cotswolds AONB¹⁹⁰, and the site option is also greenfield land. Although the site option is partially bordered by existing development, it is still considered that there is the potential for a long-term major negative effect on the landscape as a result of development at the site option located within the AONB.</p> <p>Historic Environment</p> <p>The site option is located adjacent to Kingham Conservation Area, and there are several Listed Buildings located approximately 100m to the north and north west of the site option¹⁹¹. Development therefore has the potential to negatively affect the setting of these heritage features. However, mitigation is provided through Policy EH7 (Historic Environment) which expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets and their significance and settings and Policy OS4 (High Quality Design). Potential for a residual neutral effect, with an element of uncertainty at this stage.</p>	-- 0?
15. Maintain high and stable levels of employment	The site does not propose employment development. The site is located in close proximity to the centre of the village, though employment options here are limited. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment,	0

¹⁸⁷ Magic Map (2017)

¹⁸⁸ Ibid.

¹⁸⁹ 1st box is Landscape, 2nd box is historic environment

¹⁹⁰ Magic Map (2017)

¹⁹¹ Ibid.

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	which will contribute to improving accessibility to employment areas. Therefore, this location is considered to have a neutral effect on employment.	
16. Promote sustainable economic growth and competitiveness	Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.	0

Site 440- Land to the south and east of Charity Farm, Stonesfield – 10-15 dwellings		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). It is considered that there is the potential for a minor long term positive effect against SA Objective 1.	+
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity, providing suitable mitigation to ensure that development will not lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 2.</p> <p>There are no conflicting neighbouring land uses which would have a negative effect on human health. There are no health facilities within the settlement, and therefore residents would have to travel to neighbouring settlements to access these services. In line with Policies OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. However, the size of development at this site option is such that contributions to local infrastructure/services will be minimal. There is the potential for a minor positive effect on health and inequalities through the provision of housing¹⁹² by meeting the future needs of the District.</p>	+
3. Promote thriving and inclusive communities	There are no existing open space facilities within Stonesfield. In line with Policy OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be	+

¹⁹² Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

	<p>mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term.</p> <p>Stonesfield has a small number of services/facilities which includes a post office, restaurants/pubs, a library and a village hall. Due to the small size of the site option it is not expected that development will provide new services/facilities, however development at the site option will help support existing local services/facilities within the settlement, with a long-term minor positive effect.</p>		
4. Improve education and training	<p>Stonesfield primary school is located approx. 600m from the site option¹⁹³, and therefore the site option is considered to have good access to educational facilities. The nearest secondary schools are located in the neighbouring settlement of Woodstock.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan¹⁹⁴. Therefore, it is anticipated that the development could improve and/ or contribute to new educational facilities leading to minor long-term positive effects. Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). This could lead to further minor positive long-term effects.</p>	+	
5. Maintain a low level of crime and fear of crime	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development 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. This should prevent any significant negative effects.</p>	0	
	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p>	0	+

¹⁹³ Measured using Google maps (2017)

¹⁹⁴ West Oxfordshire Council (2016) West Oxfordshire Infrastructure Delivery Plan: <http://www.westoxon.gov.uk/media/1572230/SD15-West-Oxfordshire-Infrastructure-Delivery-Plan-IDP-Update-November-2016-.pdf> [accessed August 2017]

<p>6. Improve accessibility to all services and facilities¹⁹⁵</p>	<p>There are no identified traffic or congestion issues within the settlement¹⁹⁶, and therefore it is considered that development is unlikely to significantly affect levels of existing traffic. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide / contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the scale of development at the site, it is unlikely that it will lead to any significant negative effects, potential for a residual neutral effect on traffic.</p> <p>The nearest bus stop to the site option is located approx. 300m to the west¹⁹⁷, with regular services available to Oxford, Chipping Norton and Charlbury. The majority of local services/facilities are within reasonable walking distance, and development has the potential to improve walking/cycling links to the centre of the settlement. Potential for a minor positive effect on sustainable transport.</p>	
<p>7. Improve the efficiency of land use</p>	<p>It is expected that all site options would be developed to make the most efficient use of land. The site is partially brownfield land and partially greenfield, with an overall neutral effect against the SA Objective.</p> <p>The site is not located within a Minerals Strategic Resource Area (Policy M3)¹⁹⁸ and development is unlikely to lead to any significant effects on mineral resources.</p>	0

¹⁹⁵ 1st box is traffic and transport, 2nd box is sustainable transport

¹⁹⁶ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/public-site/connecting-oxfordshire> [accessed August 2017]

¹⁹⁷ Measured using Google maps (2017)

¹⁹⁸ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.	0	
9. Reduce air pollution and improve air quality	<p>There are no AQMAs within the settlement¹⁹⁹. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic.</p> <p>Local Plan Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. However, there is still an element of uncertainty until lower level studies and assessments have been carried out.</p>	0?	
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts ²⁰⁰	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects. Overall neutral effect.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation,</p>	0	+

¹⁹⁹ DEFRA (2017) AQMA Interactive Map

²⁰⁰ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

	energy and water efficiency including application of the optional building regulation regarding water efficiency. Potential for a long-term minor positive effect.		
11. Protect and improve water and soil resources ²⁰¹	<p>The site option is located within a Nitrate Vulnerable Zone, a Surface Water Safeguard Zone, and in a major aquifer with high vulnerability²⁰², which could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. The small size of the site option, with the mitigation available, is likely to reduce the negative effects identified to neutral.</p> <p>The site is not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. There is existing headroom at the local waste water treatment works to accommodate development at the site option²⁰³ and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral</p> <p>The site option does not contain any best or most versatile agricultural land (grade 1 to 3a)²⁰⁴, and as part of the site is greenfield and part of the site is brownfield, development will have a neutral effect on soil resources.</p>	0	0
12. Reduce the risk from all sources of flooding	The site is located within Flood Zone 1 where there is considered to be a low risk of flooding occurring ²⁰⁵ . Development may increase surface water flood risk, however, mitigation is provided through Policies OS3 (Prudent use of Natural Resources) and EH5 (Flood Risk) in which development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. Potential for a residual neutral effect.	0	

²⁰¹ 1st box is water resources, 2nd box is soil resources

²⁰² Environment Agency (2017) Maps. Online at <http://apps.environment-agency.gov.uk/wiyby/default.aspx>

²⁰³ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

²⁰⁴ Magic Map (2017)

²⁰⁵ Environment Agency (2017) <https://flood-map-for-planning.service.gov.uk/summary/439443/217263>

<p>13. Conserve and enhance biodiversity and geodiversity</p>	<p>Stonesfield Common, Bottoms & Banks SSSI is approximately 500m²⁰⁶ to the south and south west of the site option, and the SSSI contains calcareous grassland habitat, as well as a semi-natural elm woodland, and a range of invertebrate species²⁰⁷. The site does not contain any Priority Habitat²⁰⁸. Mitigation is provided through Policy EH2 (Biodiversity) which seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. Therefore, it is not expected that the site option will have negative effects on the SSSI, with an overall neutral effect.</p>	<p>0</p>
<p>14. Conserve and enhance landscape character and the historic environment²⁰⁹</p>	<p>Landscape</p> <p>The site option is located within the Cotswolds AONB²¹⁰, and is also partially greenfield land located on the edge of the settlement. Development is therefore considered to have the potential for a major long term negative effect on landscapes through the development of a previously undeveloped area within the AONB.</p> <p>Historic Environment</p> <p>The site option is not located in or adjacent to the Conservation Area, which is located approx. 300m to the west of the site option²¹¹. Stonesfield Roman Villa Scheduled Monument is located approx. 75m to the south of the site option²¹². The small size of the site option is unlikely to have a significant effect on the Scheduled Monument, and mitigation is available through Policy EH7 (Historic Environment) which expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets and their significance and settings and Policy OS4 (High Quality Design). Potential for a residual neutral effect.</p>	<p>-- 0</p>
<p>15. Maintain high and stable levels of employment</p>	<p>The site does not propose employment development. The site is located in close proximity to the centre of the village and development is likely to support employment opportunities within this area and the rural economy of the area. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the</p>	<p>+</p>

²⁰⁶ Magic Map (2017)

²⁰⁷ <https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=s1000384>

²⁰⁸ Magic Map (2017)

²⁰⁹ 1st box is Landscape, 2nd box is historic environment

²¹⁰ Magic Map (2017)

²¹¹ Ibid.

²¹² Ibid.

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	<p>impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility. Therefore, this location is considered to lead to minor positive long-term effects on local employment.</p>	
<p>16. Promote sustainable economic growth and competitiveness</p>	<p>Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.</p>	<p>+</p>

Freeland Site Parcels²¹³

	SA Objectives																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16			
	Sustainable and affordable housing	Health and equality	Thriving and inclusive communities	Improve education & training	Maintain a low level of crime & fear of crime	Accessibility to services and facilities	Efficiency of land use	Waste generation and disposal	Air pollution and air quality	Climate change mitigation and adaptation	Water resources & Soil	Flooding	Biodiversity and geodiversity	Landscape character and the historic environment	Employment	Economic growth			
Site 381- Freeland Nursery 5-15 dwellings	+	+	+	+	0	0	0	+	0	0?	0	+	0	+	0	0	0	0	0
Site 383- Stable Buildings, Freeland 5-10 dwellings	+	+	+	+	0	0	0	+	0	0?	0	+	0	+	0	0	0	0	0
SA Objective	Assessment of Effects																		
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty																		

²¹³ Assessed as a cluster, and summary table above text shows symbols for the site options

<p>1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home</p>	<p>Development at the site options would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). It is considered that there is the potential for a minor long term positive effect against SA Objective 1.</p>
<p>2. Improve health and well-being and reduce inequalities</p>	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity, providing suitable mitigation to ensure that development will not lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 2.</p> <p>There are no conflicting neighbouring land uses which would result in negative effects on human health. The settlement does not contain any existing healthcare facilities, with the nearest facilities being located in Long Hanborough, approximately 2.7km from the site options²¹⁴.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. However, due to the small size of the site option, development contributions to infrastructure improvements are unlikely to significantly affect the level of provisions in the settlement. Policy T1 (Sustainable Transport) also seeks to increase accessibility. Potential for a very minor positive effect through development contributions. Access to existing healthcare facilities is also likely to improve through new development complying with Local Plan Policy T1 (Sustainable Transport).</p>

²¹⁴ Measured using Google maps (2017)

<p>3. Promote thriving and inclusive communities</p>	<p>The site option is approx. 50m from the local recreation ground²¹⁵, which also contains children's play facilities, with a minor positive effect on access to open space. In line with Policy OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site has the potential to lead to residual minor positive effects in the long-term.</p> <p>Services/facilities within Freeland are limited to a pub and primary school. The nearest additional services/facilities such as shops, restaurants and pubs are located in the neighbouring settlements of Long Hanborough (3km to the north east), and in Eynsham (approx. 5km to the south)²¹⁶.</p>
<p>4. Improve education and training</p>	<p>The nearest school to the site options is Freeland Primary School is approx. 800m to the north²¹⁷, and there are roadside footpaths from the site options to the school, with a long-term minor positive effect.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan²¹⁸. Access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport).</p>
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires that new development should 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. This should prevent any significant negative effects.</p>

²¹⁵ Measured using Google maps (2017)

²¹⁶ Ibid.

²¹⁷ Measured using Google maps (2017)

²¹⁸ West Oxfordshire District Council (2014) West Oxfordshire Infrastructure Delivery Plan. Online at <https://www.westoxon.gov.uk/media/884551/Infrastructure-Delivery-Plan-Update-June-2014.pdf> [accessed October 2016]

<p>6. Improve accessibility to all services and facilities²¹⁹</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>There are no identified traffic or congestion issues within Freeland²²⁰, and due to the small size of the site options it is not expected that there will be a significant increase in traffic on the local road network as a result of development. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable.</p> <p>Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the scale of development at the sites, it is unlikely that it will lead to any significant negative effects, potential for a residual neutral effect against this SA Objective.</p> <p>There is a bus stop less than 100m to the north of the site options²²¹, which provides services to Oxford and North Leigh, although these are not frequent, with no weekend or evening services. The lack of services/facilities and poor sustainable transport links means residents will rely on private vehicles to access nearby services/facilities. Given the scale of development at the sites, development contributions to infrastructure improvements are unlikely to significantly affect the level of provisions in the settlement. The provision of housing, and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a neutral effect against this SA Objective.</p>
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²¹⁹ 1st box is traffic and transport, 2nd box is sustainable transport

²²⁰ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/public-site/connecting-oxfordshire> [accessed August 2017]

²²¹ Measured using Google maps (2017)

<p>7. Improve the efficiency of land use</p>	<p>It is expected that all site options would be developed to make the most efficient use of land. Both site options are predominantly brownfield land, and development at the site options will therefore have long-term minor positive effects on the SA Objective.</p> <p>The sites are not located within a Minerals Strategic Resource Area (Policy M3)²²² and development is unlikely to lead to any significant effects on mineral resources.</p>
<p>8. Reduce waste generation and disposal</p>	<p>Development at this sites is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.</p>
<p>9. Reduce air pollution and improve air quality</p>	<p>There are no AQMAs within Freeland²²³. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at the site options. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic.</p> <p>Local Plan Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. However, there is still an element of uncertainty until lower level studies and assessments have been carried out.</p>

²²² Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed August 2017]

²²³ DEFRA (2017) AQMA Interactive Map

<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts²²⁴</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at the site options will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects.</p> <p>Development at the sites has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency. Potential for a minor positive effect.</p>
<p>11. Protect and improve water and soil resources²²⁵</p>	<p>The site options are located within a Nitrate Vulnerable Zone and within a Surface Water Safeguard Zone²²⁶. Development at the site options could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>The site options do not contain any best or most versatile agricultural land (grade 1 to 3a)²²⁷, and both site options are predominantly brownfield land, with a minor positive effect on soil through the use of previously developed land.</p>
<p>12. Reduce the risk from all sources of flooding</p>	<p>The site options are located within Flood Zone 1 where there is considered to be a low risk of flooding occurring²²⁸. Development may increase surface water flood risk, however, mitigation is provided through Policies OS3 (Prudent use of Natural Resources) and EH5 (Flood Risk) in which development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. Potential for a residual neutral effect.</p>

²²⁴ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

²²⁵ 1st box is water resources, 2nd box is soil resources

²²⁶ Environment Agency (2017) Maps. Online at <http://apps.environment-agency.gov.uk/wiyby/default.aspx>

²²⁷ Magic Map (2017)

²²⁸ Environment Agency (2017) <https://flood-map-for-planning.service.gov.uk/summary/441384/212320>

<p>13. Conserve and enhance biodiversity and geodiversity</p>	<p>The sites are not located within or adjacent to any international, national or local designated biodiversity sites²²⁹. The site options do contain designated Priority Habitat in the form of Traditional Orchard Priority Habitat²³⁰. Development at this site option could lead to the loss or fragmentation of Priority Habitat. However, mitigation is provided through Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. Potential for a residual neutral effect.</p>
<p>14. Conserve and enhance landscape character and the historic environment²³¹</p>	<p>Landscape</p> <p>The site options are not located within the Cotswolds AONB²³², and the site options are brownfield on the edge of an existing urban settlement. Due to the small size of the site options, it is not considered likely that there will be a negative effect on the landscape. Potential for a long-term neutral effect.</p> <p>Historic Environment</p> <p>The site options do not contain any designated heritage asset. The nearest Listed Building to the site options are approx. 50m to the east²³³. Development has the potential to have a negative effect on the setting of these features, however mitigation is provided Policy EH7 (Historic Environment) which expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets and their significance and settings and Policy OS4 (High Quality Design). Overall long-term neutral effect on heritage.</p>
<p>15. Maintain high and stable levels of employment</p>	<p>The sites do not propose employment development. The sites are located in close proximity to the centre of the village, though employment options here are limited. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility to employment areas. Therefore, this location is considered to have a neutral effect on employment.</p>

²²⁹ Magic Map (2017)

²³⁰ Ibid.

²³¹ 1st box is Landscape, 2nd box is historic environment

²³² Magic Map (2017)

²³³ Ibid.

16. Promote sustainable economic growth and competitiveness	Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.
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Curbridge Site Parcels²³⁴

	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16				
	Sustainable and affordable housing	Health and equality	Thriving and inclusive communities	Improve education & training	Maintain a low level of crime & fear of crime	Accessibility to services and facilities	Efficiency of land use	Waste generation and disposal	Air pollution and air quality	Climate change mitigation and adaptation	Water resources & Soil	Flooding	Biodiversity and geodiversity	Landscape character and the historic environment	Employment	Economic growth				
Site 142-Land at Curbridge	+	+	+	+	0	0	+	-	0	0?	0	+	0	-	0	0	-	0	+	+
Site 237-Land at Well Lane, Curbridge	+	+	+	+	0	0	+	-	0	0?	0	+	0	-	0	0	-	0	+	+
Site 339b- Land south of Main Road, Curbridge	+	+	+	+	0	0	+	-	0	0?	0	+	0	-	0	0	-	0	+	+
Site 339c- Land north of Bampton Road, Curbridge	+	+	+	+	0	0	+	-	0	0?	0	+	0	-	0	0	-	0	+	+
Site 451- Land adjacent to Main Road, Curbridge	+	+	+	+	0	0	+	-	0	0?	0	+	0	-	0	0	-	0	+	+

²³⁴ Assessed as a cluster, and summary table above text shows symbols for the site options

SA Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Development at the site options would provide new housing, and will need to comply with the general principles set out in Policy OS2, as well as policies OS3 (Prudent Use of Resources), OS4 (High Quality Design), H3 (Affordable Housing), and H4 (Type and Mix of New Homes). Given the small scale of development at the site options, it is considered that there is the potential for a minor long term positive effect against SA Objective 1.
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity, providing suitable mitigation to ensure that development will not lead to any significant negative effects, with the potential for a residual neutral effect against SA Objective 2.</p> <p>There are no neighbouring land uses for any of the site options which would result in negative health effects. The settlement does not contain any healthcare facilities, with the nearest facilities being located in Witney, approximately 2.5km from the site options²³⁵. It is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. However, given the scale of development at the site options, development contributions to infrastructure improvements are unlikely to significantly affect the level of provisions in Curbridge. Potential for a very minor positive effect through development contributions.</p> <p>Access to existing healthcare facilities is also likely to improve through new development complying with Local Plan Policy T1 (Sustainable Transport). Development at the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing²³⁶ by meeting the future needs of the District.</p>

²³⁵ Measured using Google maps (2017)

²³⁶ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

<p>3. Promote thriving and inclusive communities</p>	<p>Curbridge contains no existing open space facilities. In line with Policy OS5 (Supporting Infrastructure), it is assumed that any proposal for development will make appropriate and timely provision/contribution for necessary supporting infrastructure, including health, green infrastructure and other community facilities. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated through policies increasing accessibility such as Policy T1 (Sustainable Transport). As a result, development at the site options has the potential to lead to residual minor positive effects in the long-term.</p> <p>Curbridge lacks services/facilities, with only a pub/restaurant present in the settlement. The nearest services/facilities are in Witney. However, development at the site options will support the existing local services/facilities.</p>
<p>4. Improve education and training</p>	<p>There are no educational facilities within Curbridge, with the nearest primary and secondary schools located in Witney, and not within reasonable walking distance of the site options.</p> <p>In line with Policy OS5 (Supporting Infrastructure), it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. For the District as a whole the requirements for future requirements for education and training facilities are set out in the Infrastructure Delivery Plan²³⁷. Therefore, it is anticipated that the development could improve and / or contribute to new educational facilities leading to minor long-term positive effects. Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 (Sustainable Transport). This could lead to further minor positive long-term effects.</p>
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regards to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is provided through Policy OS4 (High Quality Design) which requires new development 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. This should prevent any significant negative effects.</p>

²³⁷ West Oxfordshire District Council (2014) West Oxfordshire Infrastructure Delivery Plan. Online at <https://www.westoxon.gov.uk/media/884551/Infrastructure-Delivery-Plan-Update-June-2014.pdf> [accessed October 2016]

<p>6. Improve accessibility to all services and facilities²³⁸</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>Although there have been identified congestion issues in and around Witney²³⁹, the location of the site options, and the proposed size of development, is not considered likely to result in a significant increase in traffic on the local road network. The section of the A4095 to the south-south-west of the site options has not been identified as a corridor which will suffer from a significant increase in traffic and congestion as a result of development in and around Witney²⁴⁰.</p> <p>Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure. Given the mitigation outlined above, and the scale of development at the site options, it is unlikely that it will lead to any significant negative effects, potential for a residual minor negative effect against this SA Objective.</p> <p>There is a bus stop to the east of the site options which provides good transport links to Oxford via Witney and Eynsham and is a regular service. The provision of housing, and contributions to community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.</p>
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²³⁸ 1st box is traffic and transport, 2nd box is sustainable transport

²³⁹ Oxfordshire County Council – Connecting Oxfordshire Local Transport Plan 2015-2031. Online at <https://www.oxfordshire.gov.uk/cms/public-site/connecting-oxfordshire> [accessed August 2017]

²⁴⁰ WYG for Oxfordshire County Council (2017) Witney Transport Strategy Refresh Technical Note

7. Improve the efficiency of land use	<p>It is expected that all site options would be developed to make the most efficient use of land. However, all of the site options are greenfield land, and therefore there is the potential for a long-term minor negative effect against this SA Objective.</p> <p>The site is not located within a Minerals Strategic Resource Area (Policy M3)²⁴¹ and development is unlikely to lead to any significant effects on mineral resources.</p>
8. Reduce waste generation and disposal	<p>Development at the site options is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.</p>
9. Reduce air pollution and improve air quality	<p>There is no designated AQMA within Curbridge, however in the neighbouring settlement of Witney there is an AQMA located in the central area of the settlement²⁴². However, the small size of the site options and the existing public transport links should ensure that there is no significant increase in traffic within the AQMA.</p> <p>Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). Overall likely long-term neutral effect. However, there is still an element of uncertainty until project level assessments have been carried out and transport infrastructure improvements delivered.</p>

²⁴¹ Oxfordshire County Council (2015) Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy Proposed Submission Document [online] available at: https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/environmentandplanning/planning/mineralsandwaste/mw2016/1plan/1.1_M%26W_CoreStrategy_ProposedSubmissionDocument_August2015.pdf [accessed October 2016]

²⁴² DEFRA (2017) AQMA Interactive Map

<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts²⁴³</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at the site options will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered that suitable mitigation is provided through Local Plan Policies such as OS3 (Prudent use of Natural Resources) and T1 (Sustainable Transport) and available at the project level to address any significant negative effects, with an overall neutral effect.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand, minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency including application of the optional building regulation regarding water efficiency. Potential for a minor long-term positive effect.</p>
<p>11. Protect and improve water and soil resources²⁴⁴</p>	<p>The site options are located within a Surface Water Safeguard Zone, and a Nitrate Vulnerable Zone²⁴⁵. There is a waterbody running through the site options as well. Development at the site options could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is provided through Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore, the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>The site options are not known to be contaminated, and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects. There is existing headroom at the local waste water treatment works to accommodate development at the site options²⁴⁶, and it is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site options do not contain any best or most versatile agricultural land (grade 1 to 3a)²⁴⁷, however all site options are greenfield land and will result in the loss of soils as a result of development. Potential for a long-term minor negative effect.</p>

²⁴³ 1st box is Climate Change mitigation, 2nd box is climate change adaptation

²⁴⁴ 1st box is water resources, 2nd box is soil resources

²⁴⁵ Environment Agency (2017) Maps. Online at <http://apps.environment-agency.gov.uk/wiyby/default.aspx>

²⁴⁶ AECOM (2016) West Oxfordshire Water Cycle Study: Phase 1 Scoping Study

²⁴⁷ Magic Map (2017)

<p>12. Reduce the risk from all sources of flooding</p>	<p>All of the site options are located within Flood Zone 1 where there is considered to be a low risk of flooding occurring²⁴⁸. Development may increase surface water flood risk, however, mitigation is provided through Policies OS3 (Prudent use of Natural Resources) and EH5 (Flood Risk) in which development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. This is supported by further mitigation for flood risk outlined in site specific Policy EW1h. Potential for a residual neutral effect.</p>
<p>13. Conserve and enhance biodiversity and geodiversity</p>	<p>The site options are not located within or adjacent to any international, national or local designated biodiversity sites²⁴⁹. The site options do not contain any Priority Habitat²⁵⁰. Therefore, none of the site options are considered likely to have an effect on biodiversity, with an overall neutral effect. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible.</p>
<p>14. Conserve and enhance landscape character and the historic environment²⁵¹</p>	<p>Landscape</p> <p>The site options are not within the Cotswolds AONB, however the site options are all greenfield land. Furthermore, the site options are in a location with a strong rural character, and the site options are located in an area which has a strong landscape effect on the settlement due to its open nature within the centre of Culbridge. Therefore, there is the potential for a long-term minor negative effect on local landscape character.</p> <p>Historic Environment</p> <p>The site options do not contain any designated historical assets. However, there are several Listed Buildings adjacent to site options 339b, 451, 339c and 142²⁵². Development at these site options have the potential for negative effects on the setting of these Listed Buildings. However, mitigation is provided Policy EH7 (Historic Environment) which expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets and their significance and settings and Policy OS4 (High Quality Design). Overall long-term neutral effect on heritage.</p>

²⁴⁸ Environment Agency (2017) <https://flood-map-for-planning.service.gov.uk/confirm-location?place=curbridge>

²⁴⁹ Ibid.

²⁵⁰ Ibid.

²⁵¹ 1st box is Landscape, 2nd box is historic environment

²⁵² Magic Map (2017)

15. Maintain high and stable levels of employment	The site options do not propose employment development. Development is likely to support employment opportunities within the neighbouring area of Witney. Policy T1 (Sustainable Transport) requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment, which will contribute to improving accessibility. Therefore, this location is considered to lead to minor positive long-term effects on local employment.
16. Promote sustainable economic growth and competitiveness	Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.

Appendix E3: SA of Non-Strategic Site Options

Key:

Categories of Significance		
Symbol	Meaning	Sustainability Effect
x	Absolute constraints	Absolute sustainability constraints to development, for example, internationally protected biodiversity
--	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect
- 0	Certain SA Objectives consider more than one topic and as a result the plan could have different effects upon each topic considered, as follows: SA Objective 6: 1 st box relates to traffic and highway network, 2 nd box is about sustainable transport – public transport, cycling & walking SA Objective 10: 1 st box relates to Climate Change mitigation, 2 nd box is Climate Change adaptation SA Objective 11: 1 st box relates to water resources, 2 nd box is soil resources SA Objective 14: 1 st box relates to Landscape, 2 nd box relates to the Historic Environment	

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Site Options	SA Objectives																			
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16				
	Sustainable and affordable housing	Health and equality	Thriving and inclusive communities	Improve education & training	Maintain a low level of crime & fear of crime	Accessibility to services and facilities	Efficiency of land use	Waste generation and disposal	Air pollution and air quality	Climate change mitigation and adaptation	Water and soil resources	Flooding	Biodiversity and geodiversity	Landscape character and the historic environment	Employment	Economic growth				
Witney Sub-Area																				
Land west of Minster Lovell	+	+	+	+	0	-	+	-	0	+	+	+	0	-	0	0	0	0	0	
Woodford Way Car Park	+	+	+	+	0	-	+	+	0	+	+	+	0	+	-	0	+	+	0	0
Land off New Road, Hailey	+	+	+	+	0	0	0	-	0	0?	0	+	0	-	0	-	-	0	0	0
Carterton Sub-Area																				
REEMA North & Central	++	+	+	+	0	0	+	+	0	0?	0	+	-	0	0	0?	+	+	+	+
Land south of Milestone Road	+	+	+	+	0	0	+	-	0	0?	0	+	0	-	0	0?	-	0	+	+
Land at Swinbrook Road	+	+	+	+	0	0	+	-	0	0?	0	+	0	-	0	0?	--	0	0	0
Land north of Mill Lane, Clanfield	+	+	+	+	0	0	+	-	0	0?	0	+	0	-	0	0	-	0	+	+
The Elms, Langford	+	+	+	+	0	0	0	-	0	0?	0	+	0	-	0	0	-	0	0	0

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Chipping Norton Sub-Area																				
Land south of Chipping Norton	+	+	+	+	0	0?	+	-	0	+	+	+	0	-	0	0	-	0	+	+
Eynsham-Woodstock Sub-Area																				
Land North of Hill Rise	+	+	+	+	0	0?	+	-	0	0?	0?	+	0	-	0	0?	-	-?	+	+
Land North of Banbury Road	+	+	+	+	0	0?	+	-	0	0?	0?	+	0	--	0	0?	-	--?	+	+
Land East of Woodstock	+	+	+	+	0	0?	+	-	0	0?	0?	+	0	-	0	0?	-	-?	+	+
Land at Myrtle Farm	+	+	+	+	0	0?	+	-	0	0?	0?	+	0	--	0	0?	-	0?	+	+
Oliver's Garage	+	+	+	+	0	0?	+	+	0	0?	0?	+	0	+	0	0?	+	+	+	+
Stanton Harcourt Airfield	+	+	+	+	0	0?	+	+	0	0?	0?	+	0	+	0	-?	+	+	+	+
Land adjoining A4095, North Leigh	+	+	+	+	0	0?	+	-	0	0?	0?	+	0	-	0	0	-?	0	+	+
North Leigh Nursery	+	+	+	+	0	0?	+	+	0	0?	0?	+	0	+	0	0	+	0?	-	-
Burford-Charlbury Sub-Area																				
Land North of Woodstock Road	+	+	+	+	0	0?	+	-	0	0?	0?	+	0	-	0	0?	-?	0	+	+
Land South of Milton Road	+	+	+	+	0	0?	+	-	0	0?	0?	+	0	-	0	0	-?	-?	+	+
Land north of Jefferson's Piece	+	+	+	+	0	0?	+	-	0	0?	0?	+	0	-	0	0?	-?	-?	+	+
Land East of Burford	+	+	+	+	0	0?	+	-	0	0?	0?	+	0	-	0	0?	-?	-?	+	+
Land west of North Farm, Stonesfield	+	+	+	+	0	0?	+	-	0	0?	0?	+	0	-	0	0	-	0	+	+
Land south of Sheep Street, Burford	+	+	+	+	0	0?	+	-	0	0?	0?	+	0	-	0	0	-	0	+	+
Adjacent to British	+	+	+	+	0	0?	+	-	0	0?	0?	+	0	-	0	0	-	-	0	0

Appendix E4: Non-Strategic Site Allocations and ‘Grey Sites’ assessed through SA and reasons for selection or non-progression

Site Options	Outline Reasons for Selection or Non-Progression
<p>Witney Sub-Area</p> <p>Land west of Minster Lovell</p>	<p>Allocated - The site is considered to represent a sustainable location for new residential development. It is within comfortable walking distance of local services and facilities in Minster Lovell and is within walking and cycling distance of the main employment areas to the west of Witney.</p> <p>The SA has found positive effects for housing and communities; mitigation for any potential negative effects on environmental factors is provided through other Plan Policies such as EH1-7.</p> <p>The site also benefits from a resolution to grant outline planning permission for 85 dwellings.</p>
<p>Woodford Way Car Park</p>	<p>Allocated - Sustainable location for residential development within the urban area and comprising previously developed land. Not currently available for development but reasonable to expect it to come forward within the plan period to 2031.</p> <p>The SA found positive effects for housing and communities; mitigation for any potential negative effects on environmental factors is provided through other Plan Policies such as EH1-7. Whilst the site has a small area of flood risk within the site boundary, development could be accommodated on the parts of the site within the lower flood risk areas.</p>
<p>Land off New Road, Hailey</p>	<p>Not allocated - Small scale site which is considered suitable only for very limited development on the northern part of the site.</p> <p>Outline planning permission granted for up to 9 dwellings on 28 September 2017 (17/00966/OUT).</p> <p>Previous larger 25 dwelling scheme (16/01540/OUT) refused and subsequent appeal now withdrawn.</p>

Carterton Sub-Area	
REEMA North & Central	Allocated - as a previously developed site located close to the centre of Carterton the District's second main service centre, the principle of residential development is considered acceptable. This is further confirmed by the granting of planning permission on the REEMA north site and part of the REEMA Central site. Other parts of the REEMA Central site are likely to be available and developed within the plan period to 2031.
Land south of Milestone Road	Allocated - Development in this location would relate well to existing housing and would not extend the built extents of the town into the open countryside. Previous residential permissions on the site have established the principle of residential development. The SA has found no major significant negative effects.
Land at Swinbrook Road, Carterton	Allocated - Sustainable location which adjoins an area of recent residential development currently under construction (Swinbrook Park). The principle of residential development on this site has already been established through a previous resolution to grant outline planning permission for 66 homes.
Land north of Mill Lane, Clanfield	Not allocated – whilst development of the site for housing is considered acceptable in principle there remain some residual concerns about potential access arrangements in particular the potential impact on the Mill Lane junction with the A4095. There are also some concerns about local school capacity with Clanfield CE Primary School operating above its sustainable capacity and any significant housing growth being difficult to accommodate.
The Elms, Langford	Not allocated - very small-scale site with limited capacity for development. Sensitive, relatively isolated and unsustainable rural location. Langford ranks 40 th out of 41 using an unweighted analysis and 39 th out of 41 using a weighted analysis as set out in the Council's Settlement Sustainability Report (November 2016). Also, some concerns regarding local sewage treatment capacity. Could potentially be considered through development management process e.g. as a rural exception site.

Chipping Norton Sub-Area	
Land south of Chipping Norton	Not allocated – Sensitive site within a prominent position on the edge of Chipping Norton within the Cotswolds AONB. The SA further addendum has identified potentially major negative effects in terms of landscape and soil resources. Development here would constitute major development within the AONB and would need to be justified by exceptional circumstances. Land to the east of Chipping Norton lies outside of the AONB and has been identified as the preferred strategic development area.
Eynsham-Woodstock Sub-Area	
Land North of Hill Rise, Woodstock	Allocated – sustainable location within walking distance of Woodstock one of the District's main rural service centres. The Council's landscape and heritage evidence confirms that, subject to appropriate mitigation, the site is capable of accommodating around 120 dwellings without causing significant harm in landscape and visual terms or in relation to the historic environment.
Land North of Banbury Road, Woodstock	Allocated - sustainable location within walking distance of Woodstock one of the District's main rural service centres. The Council's landscape and heritage evidence confirms that, subject to appropriate mitigation, the site is capable of accommodating around 220 dwellings without causing significant harm in landscape and visual terms or in relation to the historic environment.
Land East of Woodstock	Allocated - sustainable location within walking distance of Woodstock one of the District's main rural service centres. The Council's landscape and heritage evidence confirms that, subject to appropriate mitigation, the site is capable of accommodating around 270 dwellings without causing significant harm in landscape and visual terms or in relation to the historic environment. The site has a resolution to grant planning permission for 300 dwellings.

<p>Land at Myrtle Farm</p>	<p>Allocated – sustainable location within Long Hanborough, a designated rural service centre. In recent years the character of this site and the surrounding area has changed. Housing development has taken place immediately to the west, a supermarket has been constructed to the east, the landscape belt to the north has matured to provide a soft screen and the former gravel pit to the west has been removed.</p> <p>The SA further addendum has only identified potential major negative effects in relation to soil resources through the loss of agricultural land. Some landscape sensitivities but capable of being addressed through appropriate mitigation.</p>
<p>Oliver's Garage</p>	<p>Allocated - the site comprises previously developed land in a central location at Long Hanborough – a designated rural service centre. The SA further addendum has identified no likely negative effects.</p> <p>The site is also being actively promoted for development with a current planning application for 25 dwellings pending determination.</p>
<p>Stanton Harcourt Airfield</p>	<p>Allocated – partly previously developed site with some environmental sensitivities but capable of being addressed through appropriate mitigation.</p> <p>Principle of residential development on the site established through resolution to grant planning permission for 50 dwellings.</p>
<p>Land adjoining A4095, North Leigh</p>	<p>Not allocated – site considered to be suitable in part with development having the potential to integrate well with the form of the village and the road and footpath network. It would be close to the primary school and has reasonable access to public transport and other village facilities. Some concerns identified in relation to landscape impact including the rural setting of the Eynsham Hall woodland, the village and the A4095.</p> <p>Because of the sensitivities of the site, only limited development could be accommodated on this site, most likely restricted to the north eastern part.</p> <p>The site now has a resolution to grant planning permission for 50 dwellings.</p>

<p>North Leigh Nursery</p>	<p>Not allocated – whilst the site is considered suitable in principle it would involve the loss of an existing employment use.</p> <p>The site is currently in active use presenting some potential doubts about deliverability.</p> <p>The site is also small-scale and only able to accommodate a very limited number of dwellings.</p>
<p>Burford-Charlbury Sub-Area</p>	
<p>Land North of Woodstock Road, Stonesfield</p>	<p>Allocated - it is considered that the site would form a logical extension to existing residential development in the village particularly when considered in the context of recent development to the south of Woodstock Road at Charity Farm. The site also offers the potential to include a large area of greenspace to benefit the local community.</p> <p>The Council's landscape and heritage evidence confirms that, subject to appropriate mitigation, the site is capable of accommodating around 50 dwellings without causing significant harm in landscape and visual terms or in relation to the historic environment.</p> <p>The site is currently being actively promoted (in part) with a current planning application for 68 dwellings.</p>
<p>Land South of Milton Road, Shipton under Wychwood</p>	<p>Allocated – the site is in a sustainable location and development here would relate well to the existing built form of the settlement. The site also provides an opportunity to deliver additional parking for the school.</p> <p>The Council's landscape and heritage evidence confirms that, subject to appropriate mitigation, the site is capable of accommodating around 40 - 45 dwellings without causing significant harm in landscape and visual terms or in relation to the historic environment.</p> <p>The site is also actively being promoted and has a resolution to grant planning permission for 44 dwellings.</p>
<p>Land north of Jefferson's Piece, Charlbury</p>	<p>Allocated – sustainable location on the edge of Charlbury, one of the District's designated rural service centres.</p> <p>The Council's landscape and heritage evidence confirms that, subject to appropriate mitigation, the site is capable of accommodating around 35 - 40 dwellings</p>

	<p>without causing significant harm in landscape and visual terms or in relation to the historic environment.</p> <p>The site is being actively promoted with a current planning application for 48 dwellings pending determination.</p>
Land East of Burford	<p>Allocated – sustainable location on the edge of Burford, one of the District's designated rural service centres.</p> <p>The Council's landscape and heritage evidence confirms that, subject to appropriate mitigation, the site is capable of accommodating around 70 dwellings without causing significant harm in landscape and visual terms or in relation to the historic environment.</p> <p>The site is being actively promoted with a current planning application for 85 dwellings pending determination.</p>
Land west of North Farm, Stonesfield	<p>Not allocated – relatively small-scale site capable of accommodating a limited number of dwellings. Within the Cotswolds AONB.</p> <p>Some potential concerns regarding cumulative impact on the landscape character of the AONB taking account of other existing and proposed developments at Stonesfield.</p> <p>The site is being actively promoted with a current planning application for 16 homes (17/01403/FUL).</p>
Land south of Sheep Street, Burford	<p>Not allocated – sustainable location within walking distance of Burford – one of the Districts designated rural service centres.</p> <p>The site is located on the western side of Burford where landscape is relatively exposed and likely impact on AONB and historic character more pronounced.</p> <p>The site is also not currently being actively promoted for development suggesting some doubt about deliverability.</p>

<p>Adjacent to British Legion Club, Kingham</p>	<p>Not allocated - only a very small proportion of the site is considered suitable for development and therefore not suitable for allocation. Further work is required to determine the extent of the developable area of the site.</p> <p>The site is also not currently being actively promoted for development suggesting some doubt about deliverability.</p>
<p>Land to the east and south of Charity Farm, Stonesfield</p>	<p>Not allocated – potentially suitable for very limited development of around 15 dwellings taking account of adjoining scheme of 37 dwellings under construction at Charity Farm.</p> <p>Some potential concerns regarding cumulative impact on the landscape character of the AONB taking account of other existing and proposed developments at Stonesfield.</p> <p>Site is currently in agricultural use so there is a question over the deliverability of the site. It is not currently being actively promoted for residential development.</p>
<p>Freeland Site Parcels</p>	
<p>Freeland Nursery</p>	<p>Not allocated - this is a sensitive site, both in terms of its landscape setting (particularly the trees within and nearby) and its historical estate features. Therefore only potentially suitable for very small-scale development of 5 – 15 homes.</p> <p>Information submitted to the Local Plan examination on behalf of the owner has identified the potential for just 5 dwellings. The buildings are currently in active use.</p>
<p>Stable Buildings, Freeland</p>	<p>Not allocated - this is a sensitive site that is in active use for a variety uses, including a well-used veterinary surgery. There may be potential for very limited development of 5 – 10 dwellings only.</p> <p>Information submitted to the Local Plan examination on behalf of the owner has identified the potential for 50 dwellings although this is well in excess of what the Council has identified as potentially suitable /acceptable in the SHELAA (2016).</p>

Curbridge Site Parcels	
Land at Curbridge	<p>Not allocated – a large, sensitive site the development of which in full has the potential to significantly affect the linear form of the village. Potentially suitable for development on part of the site but Curbridge has very limited provision of services and facilities and no further enhancement of such infrastructure is planned.</p> <p>Although the site has been assessed through the SHELAA (2016) as suitable in principle therefore, further housing allocations are not considered appropriate at this time, given the position of Curbridge in the settlement hierarchy.</p> <p>There is active interest in the promotion of the site with pre-application discussions and consultation having taken place.</p>
Land at Well Lane, Curbridge	<p>Not allocated – a large, sensitive site the development of which in full has the potential to significantly affect the linear form of the village. Potentially suitable for development on part of the site but Curbridge has very limited provision of services and facilities and no further enhancement of such infrastructure is planned.</p> <p>Although the site has been assessed as suitable in principle therefore, further housing allocations are not considered appropriate at this time, given the position of Curbridge in the settlement hierarchy.</p> <p>There is active interest in the promotion of the site with pre-application discussions and consultation having taken place.</p> <p>This site already has permission for development of 14 dwellings 16/02657/FUL.</p>
Land south of Main Road, Curbridge	<p>Not allocated – a large, sensitive site the development of which in full has the potential to significantly affect the linear form of the village. Potentially suitable for development on part of the site but Curbridge has very limited provision of services and facilities and no further enhancement of such infrastructure is planned.</p> <p>Although the site has been assessed as suitable in principle therefore, further housing allocations are not considered appropriate at this time, given the position of Curbridge in the settlement hierarchy.</p>

	<p>There is active interest in the promotion of the site with pre-application discussions and consultation having taken place.</p>
<p>Land north of Bampton Road, Curbridge</p>	<p>Not allocated – a large, sensitive site the development of which in full has the potential to significantly affect the linear form of the village. Potentially suitable for development on part of the site but Curbridge has very limited provision of services and facilities and no further enhancement of such infrastructure is planned.</p> <p>Although the site has been assessed as suitable in principle therefore, further housing allocations are not considered appropriate at this time, given the position of Curbridge in the settlement hierarchy.</p> <p>There is active interest in the promotion of the site with pre-application discussions and consultation having taken place.</p>
<p>Land adjacent to Main Road, Curbridge</p>	<p>Not allocated – a large, sensitive site the development of which in full has the potential to significantly affect the linear form of the village. Potentially suitable for development on part of the site but Curbridge has very limited provision of services and facilities and no further enhancement of such infrastructure is planned.</p> <p>Although the site has been assessed as suitable in principle therefore, further housing allocations are not considered appropriate at this time, given the position of Curbridge in the settlement hierarchy.</p> <p>There is active interest in the promotion of the site with pre-application discussions and consultation having taken place.</p>

Other 'Grey Sites' not assessed through SA and reasons why

Site Option	SHELAA (2016) reference	Outline reason why site not considered to be a 'reasonable alternative' and therefore, not assessed through SA
Nurseries off Alvescot Road, Carterton	19	The site already has planning permission for 5 dwellings (13/1499/P/FP) and is therefore already included in the Council's housing land supply as an existing commitment.
Linden House, Kilkenny Lane, Carterton	239	The site already has planning permission for 10 dwellings (14/1339/P/OP) and is therefore already included in the Council's housing land supply as an existing commitment.
Bus Depot and Garage, Witney	25	<p>The northern part of the site already has planning permission for 10 dwellings (15/02099/FUL) and is therefore already included in the Council's housing land supply as an existing commitment.</p> <p>The remainder of the site is currently in active commercial use (bus depot and a home furnishing business) and is therefore not available.</p> <p>The site is also predominantly within Flood Zone 2 (medium-risk).</p> <p>Not a reasonable alternative.</p>
28	Scrap Yard, West End, Witney	<p>The site is currently in active use and is therefore not available. Access is also a significant constraint for this site.</p> <p>Not a reasonable alternative.</p>
31	Welch Way, Broad Area - civic buildings, Witney	<p>The site comprises a number of existing active uses including a health centre/pharmacy, library, further education, fire station and police station. It is therefore not available and is not being promoted for development. The site also falls predominantly within Flood Zone 2 (medium risk).</p> <p>Not a reasonable alternative.</p>
32	Welch Way, Broad Area - BT depot/offices and Joinery	<p>The site comprises a number of existing active uses including a BT depot, and multi-storey offices, joinery and related car parking.</p> <p>It is therefore not available and is not being promoted for development.</p> <p>Not a reasonable alternative.</p>

197	Thames Water Depot, Dark Lane	<p>The eastern half of the site already has planning permission for 13 apartments and is therefore already included in the Council's housing land supply as an existing commitment.</p> <p>The remainder of the site is in active use and is not being promoted for development.</p> <p>Not a reasonable alternative.</p>
202	Woolgate Centre and Car Park	<p>The site is currently in active use including retailing and associated surface level car parking. It is not being promoted for development.</p> <p>The northern part of the site is also within Flood Zone 2 and 3.</p> <p>Not a reasonable alternative.</p>
307	Bathing House Farm, Springfield Oval, Witney	<p>The site (together with 338 below) already has a resolution to grant planning permission for 73 dwellings (16/00602/FUL) and is therefore already included in the Council's housing land supply as an existing commitment.</p>
338	Land north of Springfield Oval, Witney	<p>The site (together with 307 above) already has a resolution to grant planning permission for 73 dwellings (16/00602/FUL) and is therefore already included in the Council's housing land supply as an existing commitment.</p>
331	Backhouse Farm, Bampton	<p>The site already has a resolution to grant outline planning permission for 160 dwellings (16/03415/OUT) and is therefore already included in the Council's housing land supply as an existing commitment.</p>
261	Westfield, Bampton Road, Aston	<p>The site already has planning permission for 4 flats through the conversion of the former nursery school building (16/01423/FUL) and for the erection of 3 dwellings on the remainder of the site (16/03910/FUL).</p> <p>Therefore, already included in the Council's housing land supply as existing commitments.</p>

407b	Medlar Tree, Middle Barton	Very small site only capable of providing 3 – 5 new homes. Able to come forward through the development management process as a 'windfall' site. Not a reasonable alternative.
369	Land North of Little Lees, Charlbury	The site has a resolution to grant planning permission for the erection of 22 dwellings (15/00567/FUL) and is therefore already included in the Council's housing land supply as an existing commitment.
377	Land at Churchill Farm, Kingham Road, Churchill	The site has a resolution to grant planning permission for the erection of 10 dwellings (16/03533/FUL) and is therefore already included in the Council's housing land supply as an existing commitment.
214	Land at Fairspear Road, Leafield	Very small site only capable of providing around 5 new homes. Able to come forward through the development management process as a 'windfall' site. Not a reasonable alternative.
160	Land off Tanners Lane, Burford	The site has a resolution to grant outline planning permission for the erection of 6 dwellings (16/00667/OUT) and is therefore already included in the Council's housing land supply as an existing commitment.
23	Land at 23 Brize Norton Road, Carterton	The site includes an existing business use (Carterton breeding aviaries) and is therefore not available for development. It has not been promoted for residential development through the SHELAA or Local Plan process. Not a reasonable alternative.
173	Land at Hordley Farm, Wootton	Very small site only capable of providing around 5 new homes through conversion of older agricultural buildings. Able to come forward through the development management process as a 'windfall' site. Not a reasonable alternative.

251	Balliol Farm Buildings, Wootton	Very small site only capable of providing around 2-3 new homes through conversion of older agricultural buildings. Able to come forward through the development management process as a 'windfall' site. Not a reasonable alternative.
461	Burford Cottage Hospital, Burford	Former hospital building which is currently actively occupied by a charitable organisation specialising in dementia care and training. It has not been promoted for residential development through the SHELAA or Local Plan process. Not a reasonable alternative.
190	Pear Tree Farm, Filkins	Very small site only capable of providing around 5 new homes through low-density redevelopment of existing farm buildings. Able to come forward through the development management process as a 'windfall' site. Not a reasonable alternative.
439	Land at Station Road, Bampton	The site has a resolution to grant planning permission for the erection of 9 retirement dwellings (16/03626/FUL) and is therefore already included in the Council's housing land supply as an existing commitment.
152	Adj Marriott Close, Wootton	Considered to be suitable for very limited development only of around 5 dwellings. Able to come forward through the development management process as a 'windfall' site. Not a reasonable alternative.
C1	Quarry Court, Bell Lane, Cassington	Small site in existing employment use. Fully occupied and not being promoted for residential development. Also within the Oxford Green Belt. Not a reasonable alternative.
C2	Oxford Salvage, Bell Lane, Cassington	Small site in existing employment use. Fully occupied and not being promoted for residential development. Also within the Oxford Green Belt. Not a reasonable alternative.

367	Eynsham Road, Cassington	Small site suitable for very limited development only. Within Green Belt so 'exceptional circumstances' would need to be demonstrated. Not a reasonable alternative.
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SA of Housing Options: Uniform & Stepped

Key:

Categories of Significance		
Symbol	Meaning	Sustainability Effect
x	Absolute constraints	Absolute sustainability constraints to development, for example, internationally protected biodiversity
--	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect
-	+	SA Objectives 2, 6, 7, 10, 11, 13 and 14 consider more than one topic and as a result the plan could have different effects upon each topic considered, as follows: SA Objective 3: 1 st box relates to community facilities, 2 nd box is inclusive communities SA Objective 6: 1 st box relates to traffic and highway network, 2 nd box is about sustainable transport – public transport, cycling & walking SA Objective 10: 1 st box relates to Climate Change mitigation, 2 nd box is Climate Change adaptation SA Objective 11: 1 st box relates to water resources, 2 nd box is soil resources SA Objective 14: 1 st box relates to Landscape, 2 nd box relates to the Historic Environment
Housing Options Appraised		
Option	Description	
1	Uniform: At least 15,950 homes [13,200 for WODC & 2,750 for Oxford City] 2011-2031 at 798 dwellings per annum	
2	Stepped: West Oxfordshire requirement: Lower housing provision in 2011-2021 (approx. 600 dpa) & higher provision in 2021-2031 (approx. 720 dpa) Oxford City's unmet need: 2011-2021 (0 dpa) & 2021-2031 (275 dpa)	

SA Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	1	2
		Uniform dwellings per annum	Stepped dwellings per annum
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	Both of the options would meet the objectively assessed housing need for West Oxfordshire, as well as the unmet need for Oxford City, with long-term major positive effects. Both options are considered to have the same effects on sustainably constructed affordable homes, with no significant differences between either option in delivering the objectively assessed need for West Oxfordshire. However, there is also an element of uncertainty given that the proposed levels of growth are highly ambitious compared to past rates of housing delivery which may have implications for deliverability. With the longer lead-in time for a new village development, there is likely to be less uncertainty for delivery with the stepped approach and major positive effects confirmed for the stepped approach.	++?	++
2. Improve health and well-being and reduce inequalities	<p>Both options will have long-term positive effects through the provision of housing. Increased noise, light and air pollution during construction can have impacts on human health, although suitable mitigation measures are provided through Local Plan policies. Both options will provide improved access to healthcare and other services in rural areas as there will be more housing development and associated services/ facilities delivered across the District during the life of the Plan.</p> <p>The higher levels of growth will place greater pressure on Greenfield sites at the edge of settlements, which could potentially erode access to the countryside for edge of settlement locations. It is assumed that any development will be required to provide an appropriate level of open space for recreation and protect and enhance Green Infrastructure (GI). Policy EH3 (Public Realm and Green Infrastructure) seeks to protect and enhance green spaces and ensure that new development does not result in the loss of open space, sports and recreational buildings. At this stage, it is considered that there are no significant differences in the nature and significance of sustainability effects between the Options. Both of the Options have the potential for long-term minor positive effects.</p>	+	+

<p>3. Promote thriving and inclusive communities</p>	<p>Both Options have the potential for a positive effect on this SA Objective as the provision of housing and associated services/ facilities are likely to help reduce social exclusion and support the existing town centres. Both Options are considered to have the potential for major long-term positive effects as they will meet the housing and economic needs of the District as identified in the SHMA. However, there is also an element of uncertainty given that the proposed levels of growth are highly ambitious compared to past rates of housing delivery which may have implications for deliverability. With the longer lead-in time for a new village development, there is likely to be less uncertainty for delivery with the stepped approach and major positive effects confirmed for the stepped approach.</p>	<p>++?</p>	<p>++</p>
<p>4. Improve education and training</p>	<p>Both of the options have the potential to both increase pressure on and support existing social infrastructure, which includes education and training. Overall, both options are likely to have minor long-term positive effects as they will support the provision of new education facilities. Option 2 provides more lead-in time for the provision of new educational facilities, however there is uncertainty for both options as the levels of growth could result in capacity issues in local educational facilities.</p>	<p>+?</p>	<p>+?</p>
<p>5. Maintain a low level of crime and fear of crime</p>	<p>Neither of the Options are likely to have a significant effect against this SA Objective. Policy OS4 requires new development 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. Mitigation provided through Local Plan policies and available at the project level should ensure no significant negative effects. Residual neutral effect against this SA Objective</p>	<p>0</p>	<p>0</p>
<p>6. Improve accessibility to all services and facilities</p>	<p>Both of the Options would increase traffic on the existing road network with the potential for negative effects against this SA Objective. Transport assessments indicate that negative effects as a result of development are most likely to occur in Witney. Both of the Options have the potential for long-term negative effects on traffic, the significance of which increases as the proposed level of growth increases. However, the high levels of development proposed in the two Options means that supporting transport infrastructure is likely to be provided to mitigate against the increase in traffic on the local road network. Furthermore, Option 5 provides a higher dwelling per annum for the second 10 years of the plan, by which time there is the potential for relevant improvements to the road network to have been made, and therefore effects on traffic will be reduced.</p> <p>New residential development will contribute towards the funding for new facilities and services as well as transport infrastructure improvements. Both of the Options therefore have</p>	<p>+</p>	<p>+</p>

	<p>the potential for a minor long-term positive effect. The higher the proposed level of housing growth the more likely they are to support improved accessibility to facilities and services, with enhanced positive effects against this SA Objective. However, at this stage there is no evidence to indicate that there would be a substantial difference in the significance of the effect between the Options. With the longer lead-in time for a new village development, there is likely to be less uncertainty for delivery of supporting services/facilities with the stepped approach and major positive effects confirmed for the stepped approach.</p> <p>Local Plan policies will seek to minimise the impacts of new development on existing road networks and enhance sustainable transport modes, which includes walking and cycling routes. The levels of development proposed in both Options makes increase the probability of significant improvements to the local sustainable transport network, with long-term positive effects.</p>		
<p>7. Improve the efficiency of land use</p>	<p>The SA Scoping identified that many of the larger previously developed sites suitable for redevelopment have already been developed; therefore, the opportunities to use Brownfield land are limited in a rural District. Both Options are therefore likely to lead to the loss of Greenfield land with negative effects against this SA Objective. The high proposed level of housing growth in the Options means a greater amount of Greenfield land that is likely to be required to accommodate development, with the potential for a greater significance of negative effect against this SA Objective.</p>	<p>--</p>	<p>--</p>
<p>8. Reduce waste generation and disposal</p>	<p>Both options are likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective.</p>	<p>0</p>	<p>0</p>
<p>9. Reduce air pollution and improve air quality</p>	<p>In the short to medium term there is the potential for negative effects on air quality through increased traffic and therefore atmospheric pollution for both of the options. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Draft Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short-term with a residual neutral effect against this SA Objective.</p>	<p>0?</p>	<p>0?</p>

	<p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards. In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>		
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	<p>As set out above for air quality, it is likely that both Options will have negative effects on greenhouse gas emissions in the short-term through increased traffic. However, this is unlikely to be significant given the mitigation measures provided by Local Plan policies and available at the project level. In the longer-term it is likely that greenhouse gas emissions from vehicles will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Both Options are likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; this is uncertain at this stage. However, both Options have the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency.</p> <p>The Options are likely to have a neutral effect against this SA Objective; however, it is recognised that there is still an element of uncertainty which is dependent on implementation. It is considered that there are no significant differences in the nature and significance of sustainability effects between the Options.</p>	0?	0?
11. Protect and improve soil and water resources	<p>Both options have the potential for negative effects against this SA Objective as the provision of housing can lead to the loss of best and most versatile agricultural land, increase pressure on water resources as well as reduce water quality. Local Plan Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address the negative effects on water resources and quality with residual neutral effects. However, there is the potential for the Options to result in the loss of best and most versatile agricultural land with negative</p>	0	0

	effects, however Policy mitigation should prevent the loss of key soil resources and ensure development is appropriately located to avoid best and most versatile agricultural land. Likely neutral effect.		
12. Reduce the risk from all sources of flooding	It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to ensure that there are no significant negative effects against this SA Objective. In accordance with the NPPF, Local Plan Policy EH5 (Flood Risk) ensures that proposed development avoids areas of high flood risk and does not contribute to increased flood risk elsewhere. Therefore, neutral effect against this SA Objective. No significant difference between the options.	0	0
13. Conserve and enhance biodiversity and geodiversity	Both of the options have the potential for major long-term negative effects on biodiversity and geodiversity. The spatial strategy focuses housing development primarily within and around the main service centres, which will help to reduce the significance of the effect to some extent; however, this is dependent on the precise location of development and sensitivity of receptors. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant effects. Both Options propose a relatively high level of growth, however, the effects on biodiversity will be dependent on the location of growth and sensitivity of receptors. It is difficult to conclude/identify with any certainty, at a high level of appraisal such as this, that there would be significant differences between the options given the mitigation available. Therefore, the Options are likely to have neutral effects.	0	0
14. Conserve and enhance landscape character and the historic environment	Both options have the potential for major long-term negative effects on the landscape. The current spatial strategy focuses housing development primarily within and around the main service centres of Witney, Carterton and Chipping Norton, which will help to reduce the significance of the effect to some extent; however, this is dependent on the precise location of development and sensitivity of receptors. While Local Plan policies are likely to provide suitable mitigation to address significant negative effects this assumption is uncertain with these high levels of growth. The District has high landscape value with over a third of its area designated as an AONB. It is assumed that the higher levels of growth proposed in both Options could result in a greater amount of development potentially needing to be accommodated on fringe greenfield sites including	--?	--?

	<p>land within the Cotswolds AONB. Taking a precautionary approach, it is therefore considered that the levels of growth proposed in both Options have the potential for cumulative major long-term negative effect against this SA Objective.</p> <p>While it is recognised that impacts on landscape could have negative effects on the setting of heritage assets, at the strategic stage of assessment it is considered uncertain. The distribution of development at the local centres and proposed high level of development or both options has the potential for negative effects on heritage assets. For each of the Options there is still an element of uncertainty, as the nature and significance of the effect on landscape and heritage will be dependent on the location and design/layout of development as well as the sensitivity of receptors.</p>		
<p>15. Maintain high and stable levels of employment</p>	<p>All of the Options have the potential for a positive effect on this SA Objective through the provision of housing during the life of the Plan, which will help to retain a working age population. Both options would support the committed economic growth scenario and are therefore considered likely to have major long-term positive effects against this SA Objective.</p> <p>It should be noted that the SHMA acknowledges that the demographic projections and to a lesser extent the economic forecasts for West Oxfordshire have been influenced by high rates of growth in the past. Recent guidance published by the Planning Advisory Service after the SHMA was completed, highlights a number of limitations with such models which often result in significant population outputs compared to inputs. In recognition of this, it is considered that while there is the potential for both Options have major positive effects there is also an element of uncertainty. With the longer lead-in time for a new village development, there is likely to be less uncertainty for delivery with the stepped approach and major positive effects confirmed for the stepped approach.</p>	<p>+++</p>	<p>++</p>
<p>16. Promote sustainable economic growth and competitiveness</p>	<p>Please see commentary against the previous SA Objective 15 - Maintain high and stable levels of employment.</p>	<p>+++</p>	<p>++</p>