

## URGENT BUSINESS AND SUPPLEMENTARY INFORMATION

### Executive

26 February 2018

Agenda Item Number	Page	Title	Officer Responsible	Reason Not Included with Original Agenda
7.	(Pages 1 - 1074)	<p>Submission of the Partial Review of the Cherwell Local Plan 2011-2031- Oxford's Unmet Housing Needs</p> <p>Appendix 5 Part 1 -Proposed Submission Sustainability Appraisal report June 2017</p> <p>Appendix 5 Part 2a -Proposed Submission Sustainability Appraisal Report June 2017</p> <p>Appendix 5 Part 2c -Proposed Submission Sustainability Appraisal Report June 2017</p> <p>Appendix 6 -Sustainability Appraisal Addendum February 2018</p> <p>Appendix 7 -Sustainability Appraisal Addendum February 2018</p> <p>Appendix 8 – Habitats regulations Assessment Screening Report June 2017</p> <p>Appendix 9 – Habitats Regulations Assessment Screening Report Addendum February 2018</p> <p>Appendix 10- Duty to Co-operate February 2018</p> <p>Appendix 11 – Outline Agreement for Oxfordshire Growth Deal</p> <p>Appendix 13 – List of Evidence</p>	Deputy Manager – Planning Policy and Growth Strategy	Due to the size of this document it has been published separately.

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## **Cherwell Local Plan Part 1 Partial Review**

### **Proposed Submission Sustainability Appraisal Report**

#### **Non-Technical Summary**

Prepared by LUC  
June 2017







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# Cherwell Local Plan Part 1 Partial Review

## Proposed Submission Sustainability Appraisal Report

Non-Technical Summary

Prepared by LUC  
June 2017

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## Introduction

- 1.1 Cherwell District Council commissioned LUC in October 2015 to carry out a Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of the Cherwell District Local Plan Part 1 Partial Review, as well as the Local Plan Part 2.
- 1.2 An initial SA Report relating to the Local Plan Part 1 Partial Review Options Paper was prepared and consulted upon with the Local Plan Part 1 Partial Review Options Paper in November 2016.
- 1.3 This Non-Technical Summary (NTS) SA Report summarises the full SA Report accompanying the Proposed Submission Partial Review of the Cherwell Local Plan (June 2017) including the potential significant sustainability effects of the options and the Council's reasons for selecting and discounting options. This SA report replaces the initial SA Report.

## Sustainability Appraisal and Strategic Environmental Assessment

- 1.4 Under the Planning and Compulsory Purchase Act 2004, SA is mandatory for Development Plan Documents. For these documents, it is also necessary to conduct an environmental assessment in accordance with the requirements of the Strategic Environmental Assessment (SEA) Directive (European Directive 2001/42/EC). Therefore, it is a legal requirement for the Cherwell Local Plan Part 1 Partial Review to be subject to SA and SEA throughout its preparation.
- 1.5 The requirements to carry out SA and SEA are distinct, although it is possible to satisfy both using a single appraisal process (as advocated in the National Planning Practice Guidance<sup>1</sup>), whereby users can comply with the requirements of the SEA Directive through a single integrated SA process. From here on, the term 'SA' should therefore be taken to mean 'SA incorporating the requirements of the SEA Directive'.
- 1.6 The SA for the Cherwell Local Plan Part 1 Partial Review focuses on the quantum and locational options for accommodating Cherwell's portion of Oxford's unmet housing need within Cherwell District only. The SA also assesses the Plan vision, objectives, and planning policies.
- 1.7 The SA considers how options for delivering additional housing development within Cherwell District's boundaries perform in sustainability terms, particularly in respect to their relationship with Oxford City, considering the requirement to meet Oxford's unmet housing needs.
- 1.8 The SA only informs the Council's decision-making process. The Council has also undertaken work including an assessment of options considering matters such as representations received, deliverability, and viability in order to help determine the most sustainable and suitable options for development. A summary is presented in **Chapter 9** in the Full SA Report.

## Habitats Regulations Assessment

- 1.9 Under Article 6 (3) and (4) of the Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) land-use plans, including Development Plan Documents, are also subject to Habitats Regulations Assessment (HRA). The purpose of HRA is to assess the impacts of a land-use plan against the conservation objectives of a European site and to ascertain whether it would adversely affect the integrity of that site.
- 1.10 The HRA for the Cherwell Local Plan Part 1 Partial Review has been undertaken separately to the SA. The HRA considers the potential for adverse effects on the integrity of the Oxford Meadows SAC alone and in combination with development proposed in the Local Plan Part 1 Review, the adopted Local Plan Part 1 and neighbouring authorities' Plans. The conclusions of the HRA have been taken into account in the SA where relevant.

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<sup>1</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/strategic-environmental-assessment-and-sustainability-appraisal-and-how-does-it-relate-to-strategic-environmental-assessment/>

## The Cherwell Local Plan Part 1 Partial Review & Policy Context

- 1.11 Cherwell District Council formally adopted the Cherwell Local Plan 2011-2031 Part 1 on 20<sup>th</sup> July 2015. The Local Plan Part 1 sets out the strategic planning policy framework and strategic site allocations for the District to 2031. It forms part of the statutory development plan and provides the basis for decisions on land use planning affecting Cherwell District.
- 1.12 In the Local Plan, the Council committed to work that seeks to address the unmet objectively assessed housing need from elsewhere in the Oxfordshire Housing Market Area (HMA), particularly from Oxford City. All of Oxfordshire's rural district Councils, together with the County Council, have accepted that Oxford cannot fully meet its own housing needs principally because the city is a compact, urban area surrounded by designated 'Green Belt'.
- 1.13 The Oxfordshire Councils collectively committed to consider the extent of Oxford's unmet need and how that need might be sustainably distributed to the neighbouring districts, so that this can be tested through their respective Local Plans. In order to achieve this joint working, the Oxfordshire Growth Board (comprising representatives of the County and District Councils of Oxfordshire, the Oxfordshire Local Enterprise Partnership, the Universities of Oxford and business leaders) was established and a strategic work programme developed. The programme comprises a number of inter-related projects and milestones relating to the preparation and appraisal of long-term strategic development options for the county and the identification of associated infrastructure requirements. This joint strategic work programme called the Post SHMA Strategic Work Programme, is informing local plan reviews (including Cherwell's) including by identifying and appraising strategic spatial options for accommodating Oxford City's unmet housing need.
- 1.14 The Post SHMA Strategic Work Programme has at a high level and using a common basis, identified each District's ability to absorb additional growth to meet a share of Oxford's unmet need. It will be for each of the districts through their normal Local Plan processes to explore how to accommodate their proposed share of Oxford's unmet need under the requirements of the Duty to Co-operate.
- 1.15 Cherwell District Council has been apportioned 4,400 dwellings by the Growth Board, which equates to just less than 30% of Oxford's unmet housing need up to 2031.
- 1.16 The Local Plan Part 1 Partial Review is a Development Plan Document that will effectively be an addendum to the Local Plan Part 1 – it will sit alongside it and form part of the statutory Development Plan for the District. The Partial Review has a specific focus and it is not a wholesale review of Local Plan Part 1. The vision, aims and objectives, spatial strategy and the policies of the Local Plan Part 1 will guide development to meet Cherwell's needs to 2031. The Partial Review focuses specifically on how to accommodate additional housing and associated supporting infrastructure within Cherwell in order to help meet Oxford's housing need.

### Other relevant policies, plans and programmes

- 1.17 Annex 1 of the SEA Directive requires:
- (a) *“an outline of the...relationship with other relevant plans or programmes”; and*
- (e) *“the environmental protection objectives established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation”*
- 1.18 **Chapter 2** and **Appendix 1** of the Full SA Report set out the environmental, social and economic objectives contained within international, national, regional and local policies, plans and strategies that are of relevance to the Cherwell Local Plan Part 1 Partial Review.

## Characteristics of the Plan Area Likely to be Affected

- 1.19 Annex 1 of the SEA Directive requires information to be provided on:
- (a) *the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;*

*(b) the environmental characteristics of areas likely to be significantly affected;*

*(c) any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC [the 'Birds Directive'] and 92/43/EEC [the 'Habitats Directive'].*

- 1.20 **Chapter 3** of the Full SA Report sets out a detailed environmental, social and economic baseline for Cherwell District and Oxford City.
- 1.21 Cherwell is situated in north Oxfordshire and lies between London and Birmingham, immediately north of Oxford and south of Warwick / Leamington Spa. Cherwell District has an area covering approximately 228 square miles. The M40 runs through the District and there are good rail connections to Birmingham, London and beyond.
- 1.22 The District's settlement hierarchy is dominated by the towns of Banbury and Bicester in the north and south respectively. Banbury is the administrative centre for the District and fulfils a role as a regional centre. The third largest settlement is Kidlington. Kidlington is both an urban centre and a village and is surrounded by the Oxfordshire Green Belt but is excluded from it. The District has over 90 smaller villages and hamlets.
- 1.23 The District shares boundaries with Oxford City, South Oxfordshire, Vale of White Horse, West Oxfordshire, Aylesbury Vale, South Northamptonshire and Stratford upon Avon Districts, but it is the relationship with Oxford City to the south that is of particular importance for this SA, as the Local Plan Part 1 Partial Review is focussing on meeting a proportion of Oxford City's unmet housing needs.

### Landscape

- 1.24 Cherwell is largely rural in character with much of the northern part of the District consisting largely of soft rolling hills. The southern half of the District particularly around Bicester has constraints but is much flatter. The northwest of the District lies at the northern edge of the Cotswolds. The river Cherwell passes through the District. While there are no National Parks within the District, the Cotswolds AONB lies within the north-west, as shown in **Figure 1.1: Landscape Designations**. Furthermore, approximately 14% of the District lies within the Oxford Green Belt to the south, which surrounds the urban area of Kidlington.

### Ecology and Geology

- 1.25 Cherwell District contains many areas of high ecological and geological value including sites of international and national importance, as shown in **Figures 1.2: Biodiversity Designations** and **1.3: Geological Designations**.
- 1.26 Cherwell contains one site of European importance; part of Oxford Meadows Special Area of Conservation (SAC) located in the south west corner of the District (the rest of the SAC lies within Oxford's boundary, approximately 1.5km to the north west of Oxford city). The SAC is also designated as a SSSI, one of 18 in the District.

### Historic Environment

- 1.27 There are many heritage designations within the District as shown in **Figure 1.4: Heritage Designations**, including 60 Conservation Areas, over 2,300 Listed Buildings, 36 Scheduled Monuments, ten Historic Parks and Gardens and one Historic Battlefield. **Figure 1.5** illustrates the **Historic Landscape Classifications** mapped across the District.
- 1.28 Southern areas of the District sit within the setting of historic Oxford, protected by the Oxford Green Belt. Blenheim Palace World Heritage Site lies directly to the west of the Cherwell District boundary within West Oxfordshire.

### Air Quality

- 1.29 Air quality throughout the District is generally good. However, the Council has designated four Air Quality Management Areas (AQMAs)<sup>2</sup>:
- AQMA 1 is an area around Hennef Way, Banbury.
  - AQMA 2 is an area between Southam Road and Oxford Road, Banbury, including some of High Street.
  - AQMA 3 is an area of Bicester Road, Kidlington.
  - AQMA 4 is an area around Kings End, Queens Avenue, Field Street and St Johns, Bicester.
- 1.30 Furthermore, all of Oxford City to the south sits within an AQMA.

### Water and Flood Risk

- 1.31 There are a number of water courses in Cherwell as shown in **Figure 1.6: Hydrology** and Cherwell District falls within four major river catchments being: The River Thames, The River Great Ouse, The River Cherwell and The Warwickshire Avon Catchment. The District's major urban and rural development areas are within the Upper Thames catchment. The predominant risk of flooding within Cherwell is due to flooding from rivers and watercourses<sup>3</sup>.
- 1.32 The latest Thames River Basin Management Plan<sup>4</sup> identifies the priority issues in the Cherwell catchment to be diffuse pollution from agricultural run-off, pollution from wastewater (including from sewage treatment works) and heavily modified channels.
- 1.33 The District is underlain by Principal, Secondary A and Secondary (undifferentiated) Aquifers. 23 river water bodies and one lake within the Cherwell catchment. Two are artificial or heavily modified. Over a half (58%) of the water bodies currently achieve moderate or better ecological status/potential. Only 10 water bodies in the Cherwell catchment currently achieve poor ecological status/potential. The main reasons for less than good status are due to pollution from wastewater, pollution from rural areas and physical modifications<sup>5</sup>.
- 1.34 Cherwell District Council's Water Cycle Study<sup>6</sup> assesses proposed future development with regards to water supply capacity, wastewater capacity and environmental capacity. The Study identifies three Waste Water Treatment Works (WwTW) at Cassington, Oxford and Bicester which do not currently have sufficient capacity to accept wastewater from all future development proposed within the plan period. Additionally, future discharges from a further six WwTWs (Banbury, Bloxham, Hook Norton, RAF Upper Heyford, Cassington and Woodstock) could potentially result in significant water quality impacts on receiving water if the treatment capacity is utilised due to the currently planned levels of growth. One WwTW was considered to have no capacity to accommodate any of the additional demand as a result of new development within its catchment: Oxford WwTW.

### Soils

- 1.35 The majority of land within Cherwell is Grade 3 Agricultural Land (good to moderate) and in the north of the District Grade 2 (very good) as shown in **Figure 1.7: Agricultural Land Classification**. The two urban centres of Banbury and Bicester are classified as non-agricultural land as they are in urban use. Additionally, there are four pockets of non-agricultural use that is classified as 'other land primarily in non-agricultural use'. The remaining areas of land within the District are classified as grade 4 (poor quality). There are no areas of grade 1 (excellent) or grade 5 (very poor) within Cherwell.
- 1.36 A local survey of agricultural land has been undertaken where six grades have been identified (the same as before, but grade 3 is split into grade 3a and grade 3b), however, only limited areas

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<sup>2</sup> See locations and monitoring reports at: <http://www.cherwell.gov.uk/airqualitymanagement>

<sup>3</sup> Sequential Test and Exception Test (Flooding): Strategic Sites. (2014). Cherwell District Local Plan. (<http://www.cherwell.gov.uk/index.cfm?articleid=9637>)

<sup>4</sup> Thames River Basin Management Plan 2009. Environment Agency. (Updated 2015) (<https://www.gov.uk/government/publications/thames-river-basin-district-river-basin-management-plan>)

<sup>5</sup> Cherwell. Catchment Data Explorer. (2015) (<http://environment.data.gov.uk/catchment-planning/OperationalCatchment/3079>) Accessed 14th February 2017

<sup>6</sup> Cherwell Water Cycle Study, AECOM, April 2017

have been surveyed in Cherwell as shown in **Figure 1.8: Local Agricultural Land Classification**.

### Population

- 1.37 In 2015, the population of Cherwell was approximately 145,600 and was almost evenly split between females (50.4%) and males (49.5%)<sup>7</sup>. The population is expected to increase to 166,000 by 2039<sup>8</sup>.
- 1.38 The 2011 Census data indicates that Cherwell's population is mainly concentrated in the three urban centres: Banbury which has a population of 46,853 representing 33% of the total population of Cherwell; Bicester which has a population of 30,854 (22%); and Kidlington with a population of 13,723 (10%). The remaining population of 50,438 live in rural villages of varying sizes and makes up around 35% of the total population of Cherwell.
- 1.39 The proportion of older people aged 65 and over in Cherwell was 15.3%. Banbury and Bicester had a below average proportion of older people and Kidlington was above average at 18.6%. ONS projections indicate that by 2033 the population of those aged over 65 in Cherwell will increase to 24%, which is likely to have planning and resources implications.

### Housing

- 1.40 In 2011, Cherwell had around 56,728 dwellings<sup>9</sup>. The Cherwell Strategic Housing Land Availability Assessment (SHLAA)<sup>10</sup> states that the market is seeking a more mixed delivery of houses and developers agree that the market in Cherwell is mostly for two, three and four bedroom units on two storeys as the market for flats is low.
- 1.41 The District is within the Oxfordshire housing market area, which is a high value market. In 2012, the median house price in Cherwell was £216,000; which, although higher than the England median (£190,000), is lower than in Oxford and the rural areas.
- 1.42 The Oxfordshire Strategic Housing Market Assessment<sup>11</sup> (SHMA), published in April 2014, identified a need of between 24,000 and 32,000 homes up to 2031. Oxford published a city-wide SHLAA and an unmet need assessment<sup>12</sup> in December 2014. The study concluded that the City had potential to accommodate 6,422 dwellings on sites deemed to be suitable, available and achievable, alongside an estimated 180 windfall dwellings per year, resulting in a total capacity between 2011 and 2031 of 10,212 dwellings and a shortfall of between 13,788 and 21,788.
- 1.43 Oxford has overtaken London as the least affordable housing location in the UK with the average cost of buying a house in Oxford being more than 11 times the average salary of an Oxford worker<sup>13</sup>. The average price of a home sold in Oxfordshire in January 2013 was £260,000, which was over 70% above the national average. As such, there is a high demand for affordable housing within Oxford and the Oxfordshire SHMA<sup>14</sup> projections indicate that 1,029 affordable homes are needed per year in the city. This is a key issue and could lead to more people living outside the City including the south of Cherwell District and working in either Cherwell or Oxford, but benefiting from more affordable residential accommodation in Cherwell.

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<sup>7</sup> Nomis Labour Market Profile: Cherwell (2015).

(<https://www.nomisweb.co.uk/reports/lmp/la/1946157323/report.aspx?town=cherwell#tabrespop>) Accessed 14<sup>th</sup> February 2017

<sup>8</sup> ONS 2014-based Subnational Population Projections with Components of Change (Births, Deaths and Migrations) for Regions and Local Authorities in England. (<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/componentschangebirthsdeathsandmigrationforregionsandlocalauthoritiesinenglandtable5>)

<sup>9</sup> ONS (2011) Table KS402EW Tenure, local authorities in England and Wales. (<https://www.ons.gov.uk/census/2011census/2011censusdata/2011censusdatacatalogue>)

<sup>10</sup> Cherwell Strategic Housing Land Availability Assessment (2014) Peter Brett Associates (<http://www.cherwell.gov.uk/index.cfm?articleid=10056>)

<sup>11</sup> Oxfordshire Strategic Housing Market Assessment (April 2014) GL Hearn Ltd (<https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/communityandliving/ourworkwithcommunities/oxfordshirepartnership/spatialplanninginfrastructure/SHMA%20Key%20Findings%20Summary.pdf>)

<sup>12</sup> Oxford's Housing Land availability and Unmet Need Assessment, URS, December 2014.

<sup>13</sup> Oxford Growth Strategy (2013) and strategic joint working to meet Oxford's housing needs. Oxford Strategic Partnership. (<http://www.oxford.gov.uk/PageRender/decP/OxfordGrowthStrategy.htm>)

<sup>14</sup> Oxfordshire Strategic Housing Market Assessment (2014) GL Hearn Limited.

([https://www.oxford.gov.uk/info/20201/oxford\\_growth\\_strategy/762/strategic\\_housing\\_market\\_assessment](https://www.oxford.gov.uk/info/20201/oxford_growth_strategy/762/strategic_housing_market_assessment))



## Health

- 1.44 The health of the population in Cherwell is generally the same or better than the England average. The main health priorities for Cherwell are reducing obesity in children and adults, increasing physical activity, and improving access to screening programmes.<sup>15</sup>
- 1.45 The Oxfordshire Joint Strategic Needs Assessment<sup>16</sup> estimates 60% of people aged 16 or over in Oxfordshire are classified as overweight or obese. Between 2007 and 2015, the number of deaths of older people (aged 75 and over) for circulatory diseases in Oxfordshire declined by 15%, while deaths from dementia more than doubled. Furthermore, the number and rate of people in Oxfordshire with depression or anxiety appears to have increased significantly in recent years. Oxfordshire has seen a significant increase in hospital admissions for alcohol related conditions in the 40-64 age group.

## Social Inclusion and Deprivation

- 1.46 For Local Authority areas, Cherwell is ranked 251<sup>st</sup> and Oxford is 166<sup>th</sup> for the multiple deprivation score (rank of average score) out of the 326 local authority areas in England (where 1 is most deprived and 326 is least deprived)<sup>17</sup>. This means that compared with the rest of the country, Cherwell and Oxford are in the 35% least deprived areas. There is however evidence of disparity between the different parts of Cherwell District when looking at the assessment at small area level. There are no LSOAs in Cherwell that are in the top 10% least deprived, however the highest ranking (therefore most deprived) in Cherwell ranks 4,701 (approximately 14%) in the Banbury Grimsbury & Castle ward (Cherwell 004A).
- 1.47 Similarly, Oxford has areas of deprivation with 10 of Oxford's 83 neighbourhood areas among the 20% most deprived areas in England. These areas include the Leys, Rose Hill and Barton areas of the city<sup>18</sup>.

## Education

- 1.48 The most recent statistics<sup>19</sup> show that Cherwell has a higher proportion of residents that have no qualifications (6.5%) than that of the South East region (6.3%), but below the national average (8.6%).
- 1.49 During 2015/16, 58.7% of key stage 4 pupils in Oxfordshire achieved 5 GCSEs grades A-C, down from 59.7% in 2014/15.<sup>20</sup> The proportion of adults in Cherwell who have attained qualification levels equivalent to NVQ level 4 (HND, Degree and Higher Degree level qualifications or equivalent) and above (36.0%) is slightly below the regional and national averages of 39.8% and 37.1% respectively<sup>21</sup>.

## Economy

- 1.50 The District's largest employment sectors are: distribution, manufacturing, office, retailing and other services, and public sector employment including in health, defence and education. The District has a clear social and economic relationship with Oxford and to a lesser extent with Northamptonshire.
- 1.51 Banbury is principally a manufacturing town and service centre while Bicester is a garrison town with a military logistics, storage and distribution and manufacturing base. Both towns are important economic locations for the District. Kidlington functions as a village service centre but

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<sup>15</sup> Public Health England. Health Profile 2016 – Cherwell. (<http://fingertipsreports.phe.org.uk/health-profiles/2016/e07000177.pdf>)

<sup>16</sup> Oxfordshire Joint Strategic Needs Assessment, Oxfordshire county Council, 2017.

<sup>17</sup> The English Indices of Deprivation (2015), DCLG: File 10: Local authority district summaries. (<https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>)

<sup>18</sup> Poverty and deprivation statistics. Oxford City Council.

[http://www.oxford.gov.uk/PageRender/decC/Poverty\\_and\\_deprivation\\_statistics\\_occw.htm](http://www.oxford.gov.uk/PageRender/decC/Poverty_and_deprivation_statistics_occw.htm) Accessed 15th February 2017.

<sup>19</sup> Nomis Labour Market Profile – Cherwell. (<https://www.nomisweb.co.uk/reports/lmp/la/1946157323/report.aspx?town=cherwell#>) Accessed 15<sup>th</sup> February 2017.

<sup>20</sup> GCSE and equivalent results: 2015 to 2016 (provisional). Department for Education. (<https://www.gov.uk/government/statistics/gcse-and-equivalent-results-2015-to-2016-provisional>)

<sup>21</sup> Nomis Labour Market Profile – Cherwell. (<https://www.nomisweb.co.uk/reports/lmp/la/1946157323/report.aspx?town=cherwell#>) Accessed 15<sup>th</sup> February 2017.



has a larger, varied employment base benefiting from its proximity to Oxford, its location next to the strategic road network, and the location of Oxford London Airport immediately to the north.

- 1.52 Oxford's economy is the primary economy within Oxfordshire with over 4,600 businesses providing 114,000 jobs and seven million tourists who visit the city each year<sup>22</sup>. Seven of the ten largest employers in Oxfordshire are based in Oxford. Almost 90% of employees work in services, including approximately a fifth in retail, hotel and catering. Oxford's economic profile is famous for academic (Oxford University and Oxford Brookes University), motor manufacturing and tourism sectors. Other key features of the local economy include the bioscience sector; IT, software and creative media businesses; and research and development businesses developed by Oxford's universities.

### Transport

- 1.53 The M40 runs north-south through the District passing to the east of Banbury and to the west of Bicester providing good links to London and Birmingham. There are also a number of A-roads within the District as shown in **Figure 1.9: Transport Links**.
- 1.54 Cherwell residents travel further to work than people in the rest of the south east and nationally. It is estimated that 23,629 people commute from Cherwell with the majority (7,543) commuting into Oxford<sup>23</sup>. Evidence also suggests that 57,451 people commute into Oxford with significant flows deriving from the other Oxfordshire districts with the Vale of White Horse being the most prominent (16,563)<sup>24</sup>.
- 1.55 The District has high levels of car ownership and residents living in rural areas in particular are highly dependent on cars resulting in a number of congestion hotspots in the District including in the centres of Banbury, Bicester and to some extent Kidlington<sup>25</sup>.
- 1.56 There are five railway stations in Cherwell as illustrated in **Figure 1.9**. Banbury station is served by Chiltern Railways connecting Banbury with London Marylebone, Oxford and Birmingham, Cross Country linking the town with Manchester, Bournemouth, Newcastle and Reading. The station has four platforms and 795 car parking spaces.
- 1.57 Bicester has two train stations; Bicester North (the larger) and Bicester Village. Bicester North station is on the Chiltern Main Line running south to London Marylebone and north to Birmingham.
- 1.58 Oxford Parkway Station is also served by Chiltern Railways and is located between Kidlington and Oxford, near the A34. In October 2015, a new line was introduced to London Marylebone from this station and is now extended to Oxford, which is anticipated to bring significant economic benefits to those living along the route<sup>26</sup>. The proposed HS2 route passes through small sections of the District's eastern boundary. Cherwell District Council along with other councils in the South East and Midlands has opposed the Government's high-speed rail project<sup>27</sup>.
- 1.59 London Oxford Airport is situated north-west of Kidlington. The airport is home to the Oxford Aviation Academy training student commercial pilots. The airport is mainly used for private and recreational aviation activity as well as operating a small number of private and chartered flights. It is also one of Kidlington's main employment areas.
- 1.60 Cherwell District Council's Local Plan Part 1 Review Transport Assessment<sup>28</sup> acknowledges the necessity for the development of 4,400 homes in close proximity to Oxford to contribute to such transport improvements, particularly in light of the fragility of the existing highway network, which are already susceptible to high levels of traffic congestion and delay. The Study concludes

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<sup>22</sup> Economic Profile of Oxford (2016). Oxford City Council.

([https://www.oxford.gov.uk/downloads/file/2343/oxford\\_profile\\_2016\\_key\\_facts](https://www.oxford.gov.uk/downloads/file/2343/oxford_profile_2016_key_facts))

<sup>23</sup> Commuting flows from the Annual Population Survey, Great Britain, 2011.

([http://www.neighbourhood.statistics.gov.uk/HTMLDocs/Commute\\_APS\\_Map/Index.html](http://www.neighbourhood.statistics.gov.uk/HTMLDocs/Commute_APS_Map/Index.html)) Accessed 15<sup>th</sup> February 2017.

<sup>24</sup> Commuting flows from the Annual Population Survey, Great Britain, 2011.

([http://www.neighbourhood.statistics.gov.uk/HTMLDocs/Commute\\_APS\\_Map/Index.html](http://www.neighbourhood.statistics.gov.uk/HTMLDocs/Commute_APS_Map/Index.html)) Accessed 15<sup>th</sup> February 2017.

<sup>25</sup> 2014 Air Quality Progress Report for Cherwell District Council. (2014) (<http://www.cherwell.gov.uk/index.cfm?articleID=4080>)

<sup>26</sup> October 2015 Timetable (<http://www.chilternrailways.co.uk/october-timetable>) Accessed 15<sup>th</sup> February 2017.

<sup>27</sup> Cherwell District Council - High speed 2 rail link(<http://www.cherwell.gov.uk/index.cfm?articleid=8118>) Accessed 15<sup>th</sup> February 2017.

<sup>28</sup> Local Plan Part 1 Review Transport Assessment, ITP, 2017.

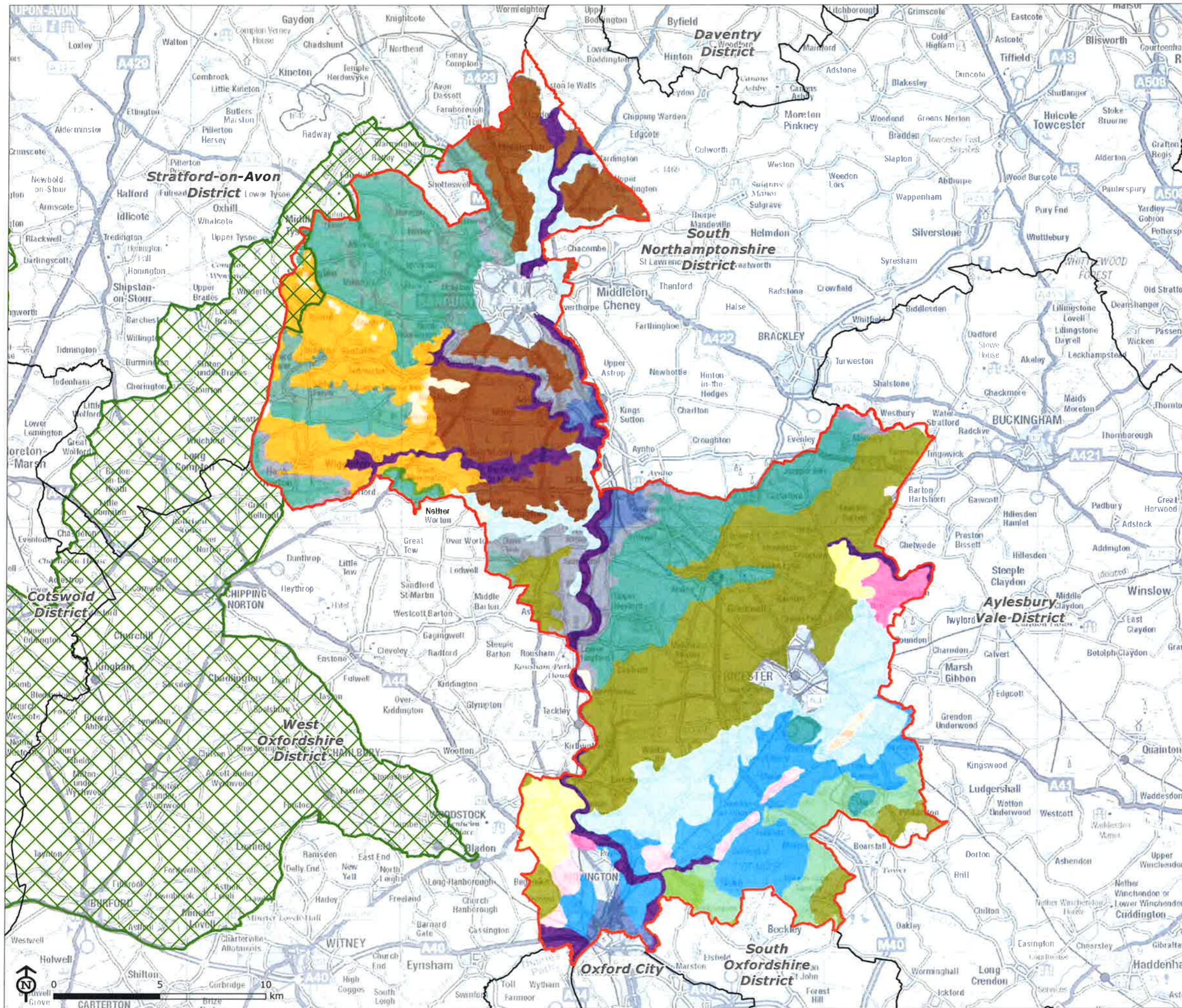
that the closer the additional 4,400 homes are located to Oxford the better, so as to minimise the impact of vehicle trips on the already congested highway network and increase the effectiveness of non-motorised (walk/cycle) and public transport travel options, safety measures, air quality measures and journey time reductions, particularly around the A34/A40/A44/A4260 interchanges. The Study raises the importance of effectively:

- Improving sustainable transport (walk, cycle, public transport) connectivity between Kidlington/Yarnton/Begbroke and employment sites north of Oxford (notably Langford Lane and the proposed Northern Gateway site), Oxford City centre jobs/retail/cultural facilities, and local shops and community facilities.
- Managing increases in commuter trips on the A44/A4144 and A4026 /Oxford Rd corridors – particularly where they cross the A34 and A44 – which will impact on existing trip demands along these corridors.
- Managing the increases in traffic along the A44 and A4026 as a result of development along the corridor west of Kidlington.

### Key Sustainability Issues

- 1.61 Drawing on the key characteristics of Cherwell District and Oxford City set-out above, **Table 1.1** sets out the key sustainability issues relevant to the Local Plan Part 1 Partial Review and considers the likely evolution of the environment if the Local Plan Part 1 Partial Review was not to be implemented. This analysis is also presented in **Table 1.1**, in relation to each of the key sustainability issues.
- 1.62 The information in **Table 1.1** shows that, in general, the current trends in relation to the various social, economic and environmental issues affecting Cherwell (and where relevant Oxford) would be more likely to continue without the implementation of the Local Plan Part 1 Partial Review although the policies in the adopted Local Plan Part 1 will go some way towards addressing many of the issues. In most cases, the emerging Local Plan Part 1 Partial Review offers opportunities to directly and strongly affect existing trends in a positive way, building on the adopted Local Plan Part 1 policies. These issues may also be addressed in Local Plan Part 2.





## Cherwell Local Plan

Figure 1.1

### Landscape Designations

- Cherwell District boundary
- Other district boundaries
- Area of Outstanding Natural Beauty (AONB)

### Oxfordshire Wildlife & Landscape Study

- Alluvial Lowlands
- Clay Vale
- Estate Farmlands
- Farmland Hills
- Farmland Plateau
- Farmland Slopes and Valley Sides
- Lowland Village Farmlands
- Pasture Hills
- Rive Meadowlands
- Rolling Clayland
- Rolling Farmland
- Rolling Village Pastures
- Uprstanding Village Farmlands
- Vale Farmland
- Wooded Estate Slopes and Valley Sides
- Wooded Estatelands
- Wooded Farmland
- Wooded Hills
- Wooded Pasture Valleys and Slopes







Map Scale @ A3: 1:175,000

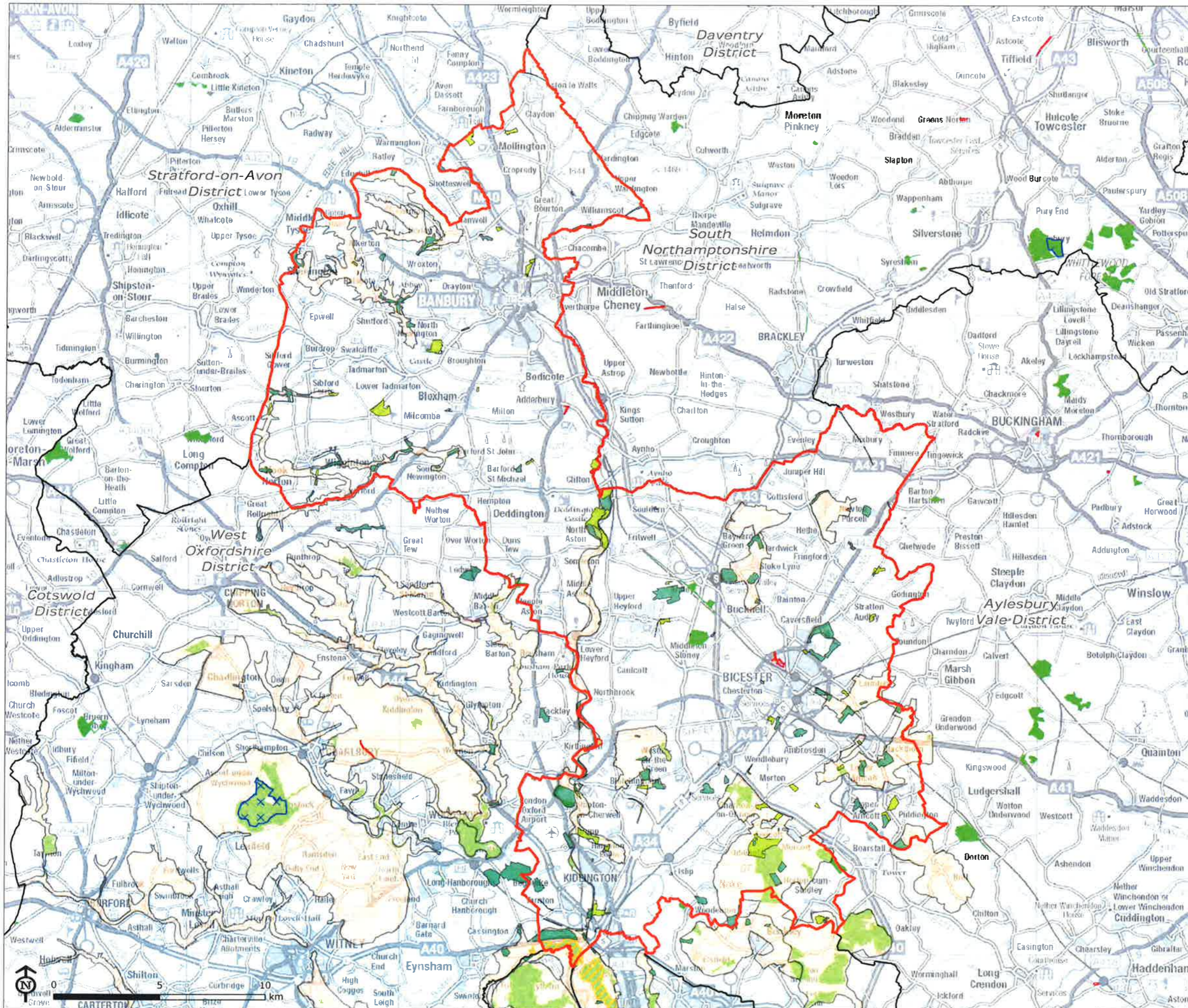




Figure 1.2

Biodiversity Designations

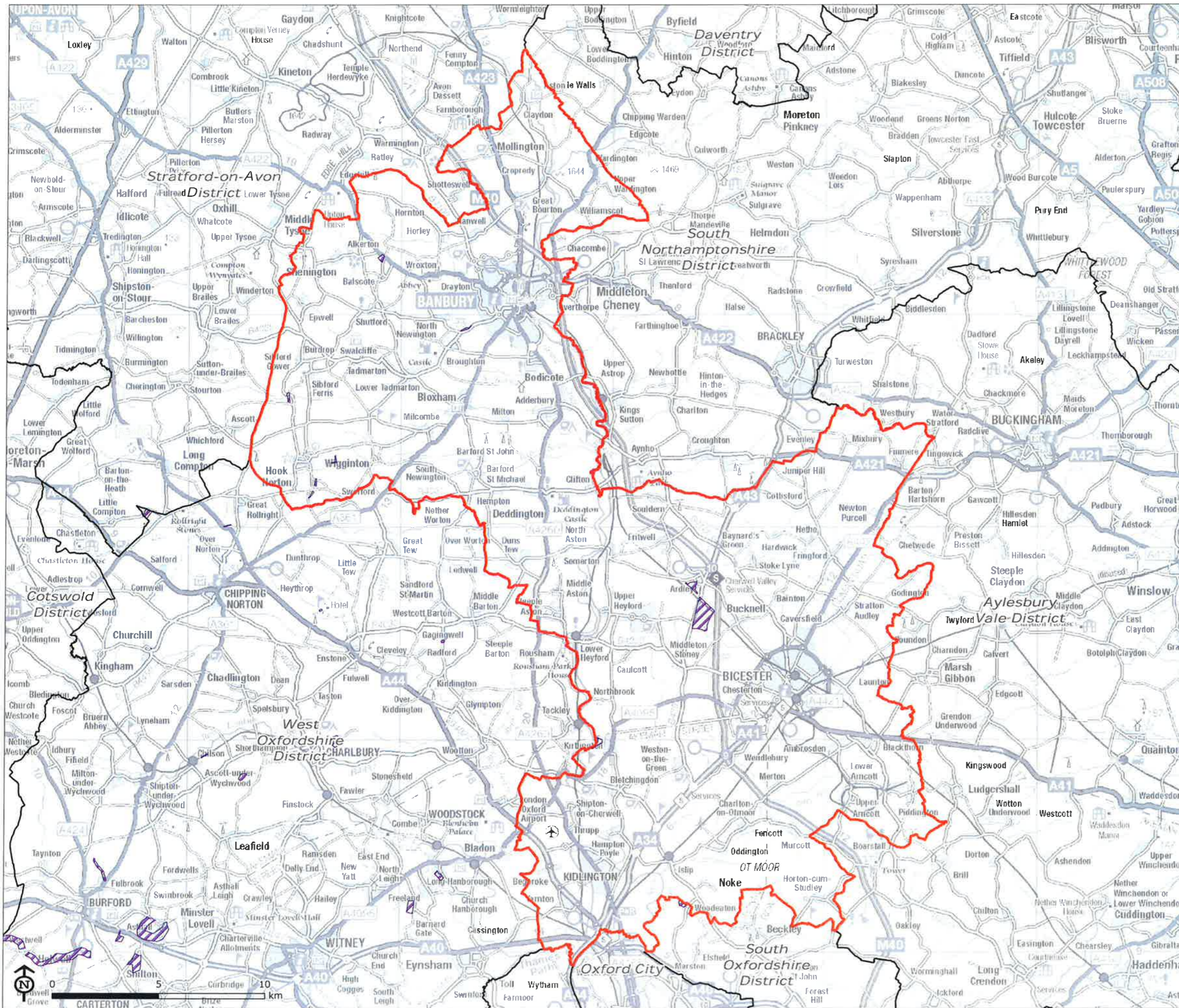
-  Cherwell District boundary
-  Other district boundaries
-  Special Area of Conservation (SAC)
-  Site of Special Scientific Interest (SSSI)
-  National Nature Reserve (NNR)
-  Local Nature Reserve (LNR)
- Local Designations**
-  Local Wildlife Site (LWS)
-  District Wildlife Site (DWS)
-  Conservation target areas



Map Scale @ A3: 1:175,000







# Cherwell Local Plan

Figure 1.3  
Geological Designations

- Cherwell District boundary
- Other district boundaries
- Local geological site

Map Scale @ A3: 1:175,000











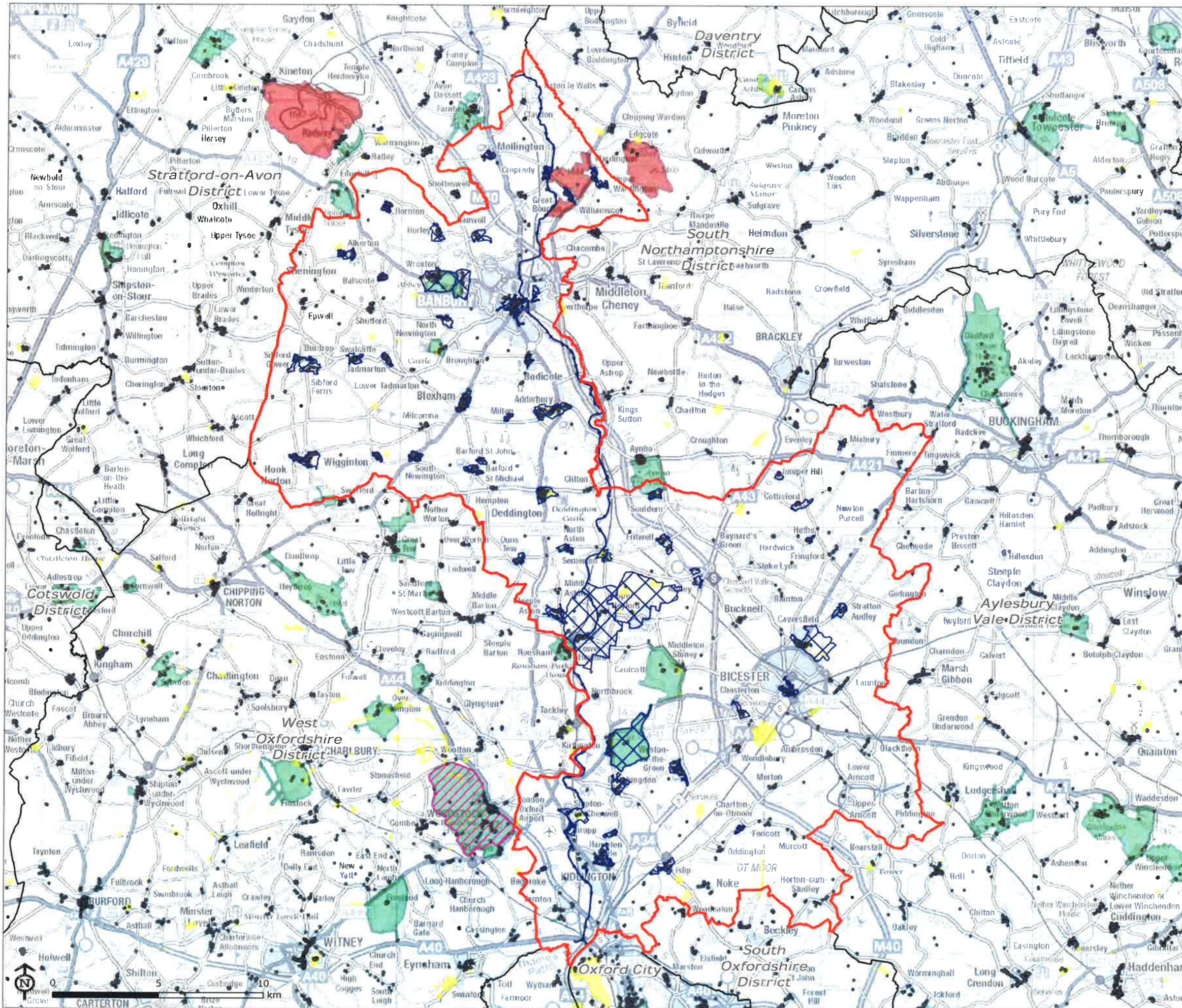


# Cherwell Local Plan

Figure 1.4

## Heritage Designations

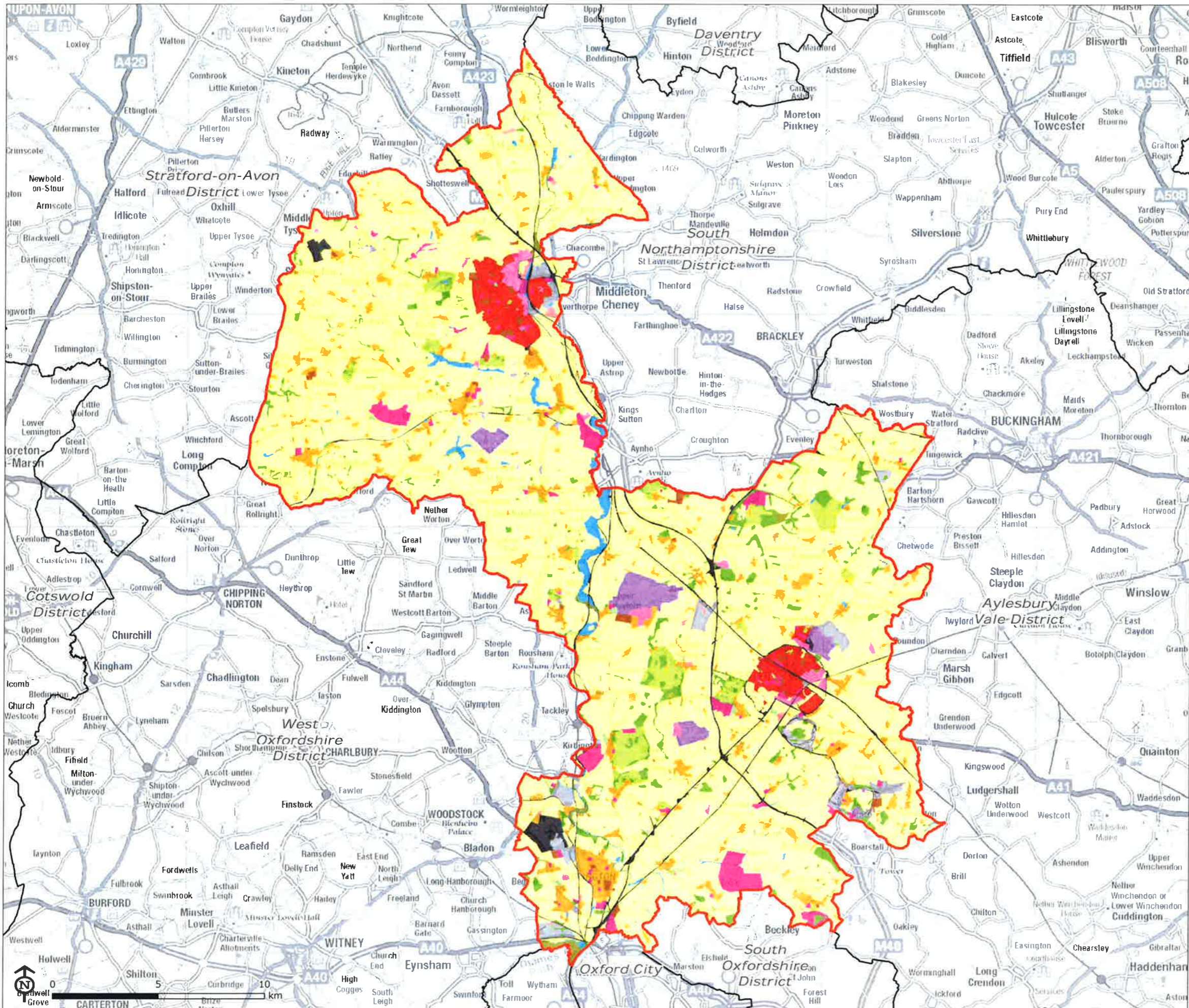
-  Cherwell District boundary
-  Other district boundaries
-  Listed buildings
-  World Heritage Site (WHS)
-  Scheduled monument
-  Registered park and garden
-  Registered battlefield
-  Conservation areas



Map Scale @ A3: 1:175,000







# Cherwell Local Plan

Figure 1.5

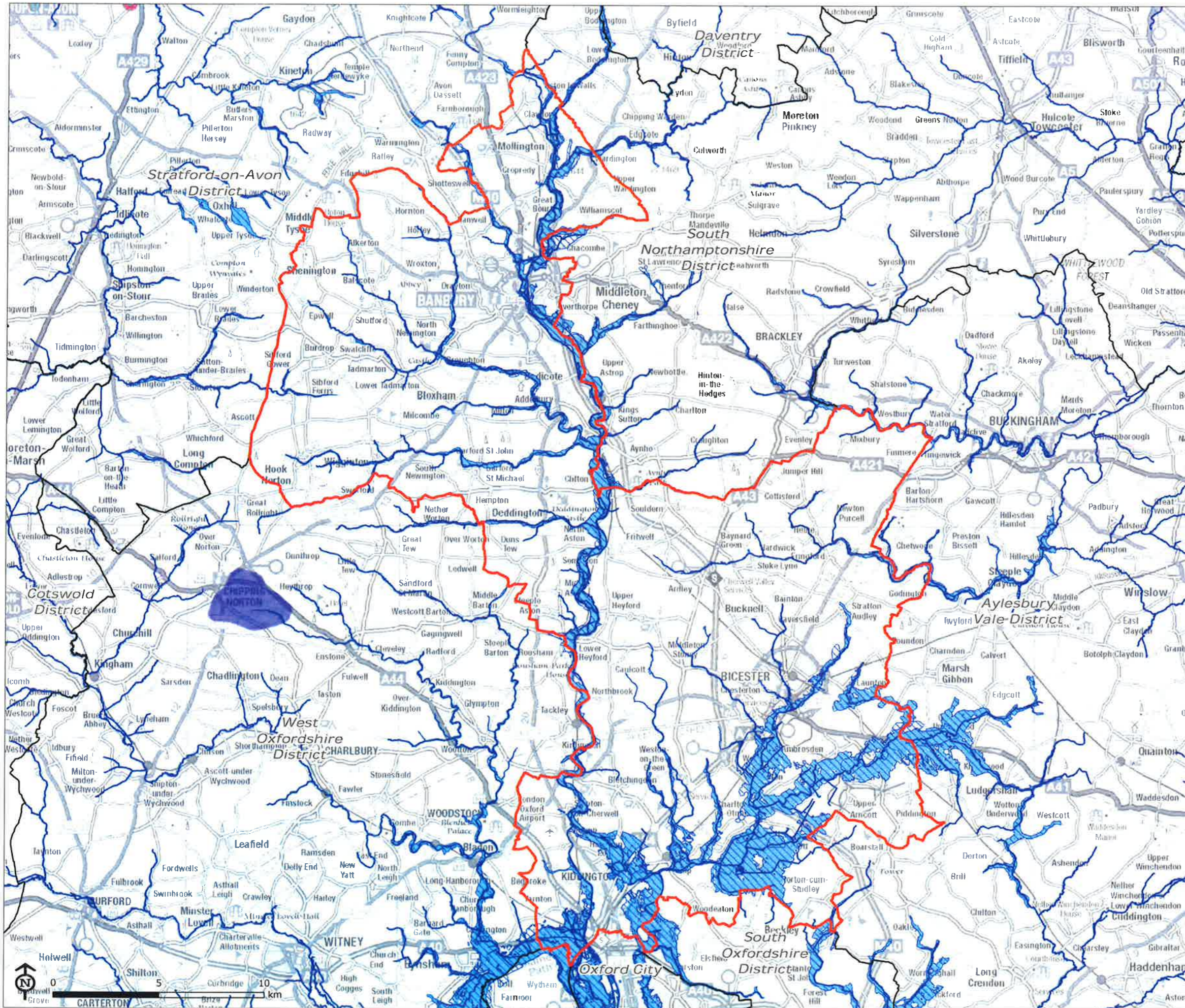
## Historic Landscape Classification (HLC)

- Cherwell District boundary
- Other district boundaries
- HLC broad type
- Civic Amenities
- Civil Provision
- Commercial
- Communication
- Enclosure
- Industry
- Military
- Orchards and Horticulture
- Ornamental
- Recreation
- Rural Settlement
- Unenclosed Land
- Urban Settlement
- Water and Valley Floor
- Woodland

Map Scale @ A3: 1:175,000







**Cherwell Local Plan**

**Figure 1.6**

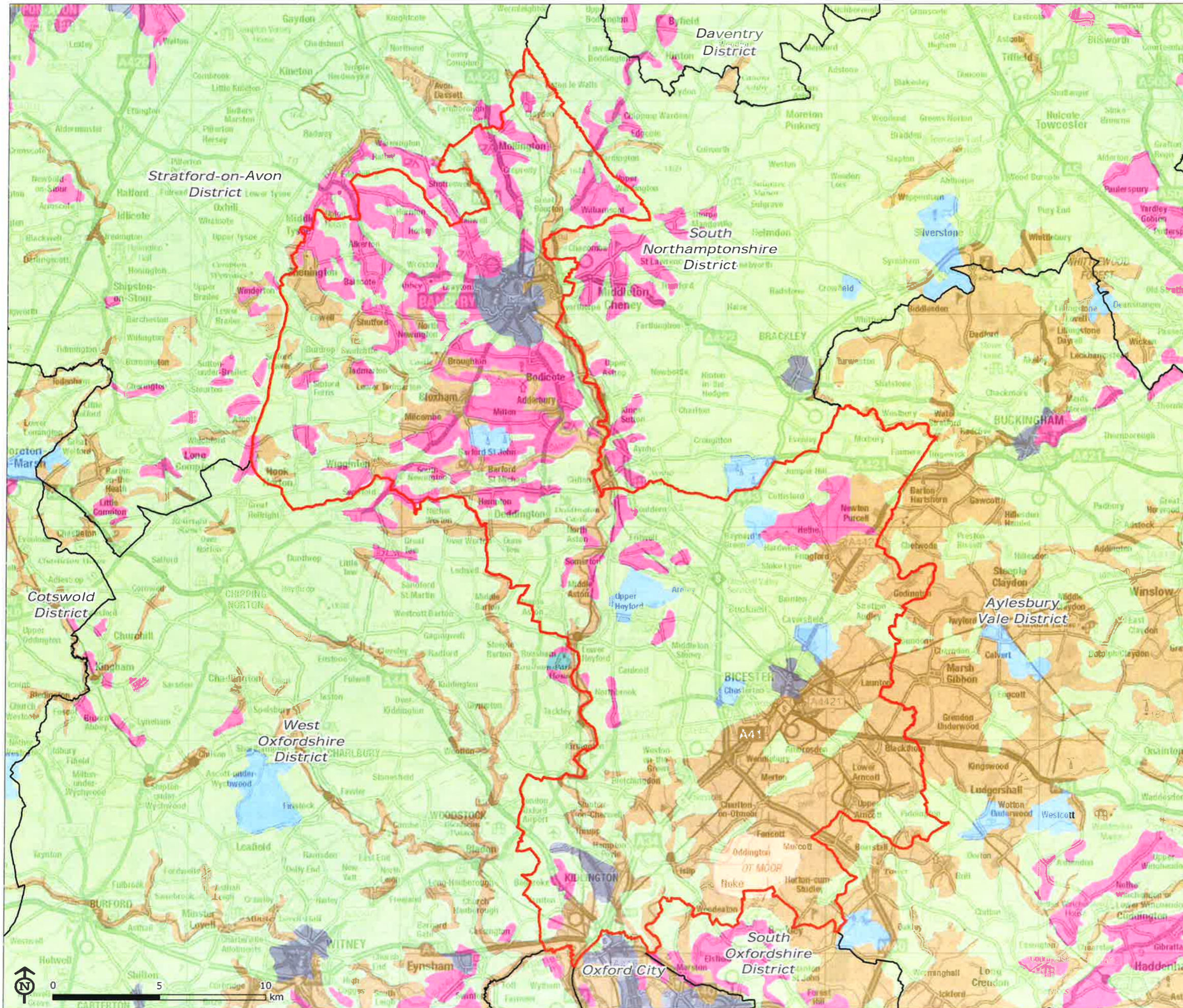
**Hydrology**

- Cherwell District boundary
- Other district boundaries
- River
- Flood zone 2
- Flood zone 3
- Ground Water Source Protection Zone (GWSPZ)**
- 1
- 1c
- 2c
- 3

Map Scale @ A3: 1:175,000







# Cherwell Local Plan

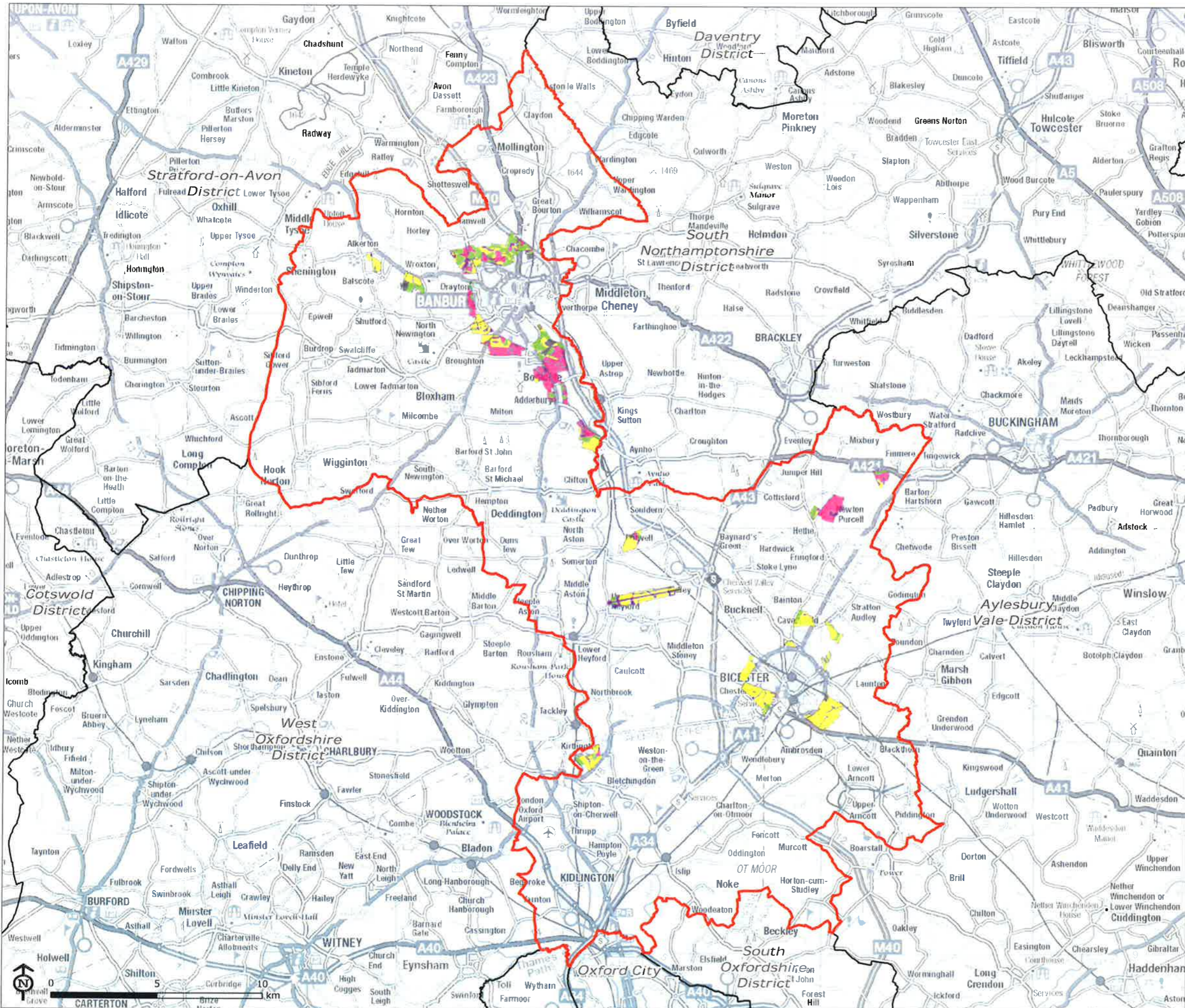
Figure 1.7  
Agricultural Land Classification

- Cherwell District boundary
- Other district boundaries
- National Agricultural Land Classification (ALC)
- Grade 1
- Grade 2
- Grade 3
- Grade 4
- Grade 5
- Non Agricultural
- Urban (Indicative)

Map Scale @ A3: 1:175,000







# Cherwell Local Plan

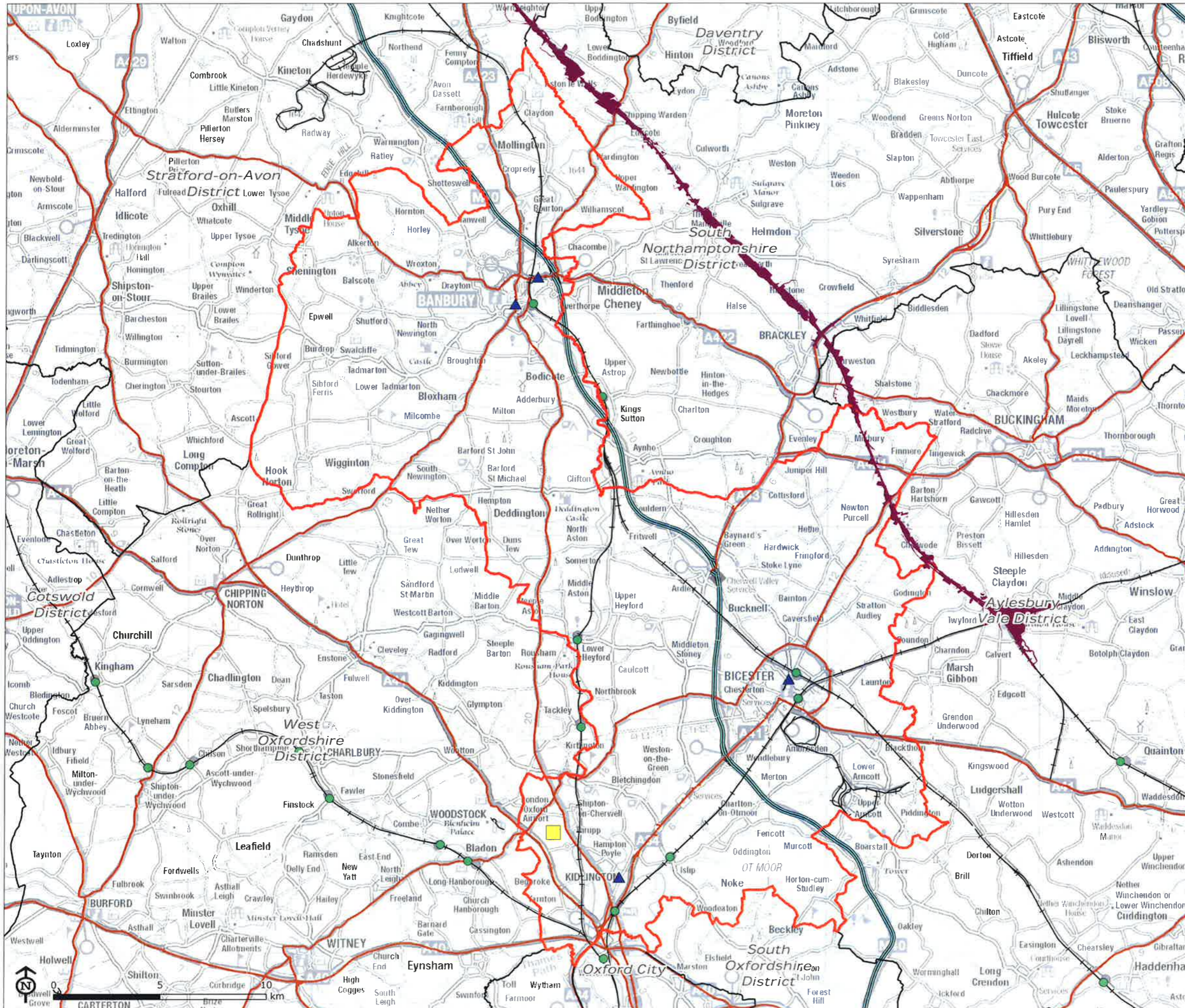
**Figure 1.8**  
Local Agricultural Land Classification

- Cherwell District boundary
- Other district boundaries
- Local Agricultural Land Classification (ALC)**
- Grade 1
- Grade 2
- Grade 3a
- Grade 3b
- Grade 4
- Grade 5
- Other
- Not Surveyed

Map Scale @ A3: 1:175,000







# Cherwell Local Plan

Figure 1.9

## Transport Links

- Cherwell District boundary
- Other district boundaries
- Motorway
- A Road
- Railway track
- Railway station
- London Oxford Airport
- ▲ Air Quality Management Area (AQMA)
- Proposed HS2 route and safeguarding zones

Map Scale @ A3: 1:175,000





**Table 1.1: Key Sustainability Issues for Cherwell (and Oxford where relevant) and Likely Evolution without the Local Plan Part 1 Review**

Key Sustainability Issues for Cherwell and Oxford	Likely Evolution without the Local Plan Part 1 Partial Review
<p><b>Climate change</b> is likely to affect biodiversity, increase hazards from fluvial flooding, increase the problem of low flow rivers during the summer and also affect the social and economic aspects of life.</p>	<p>Climate change is likely to have ongoing effects regardless of the adoption of the Local Plan Part 1 Partial Review, although the adopted Local Plan Part 1 already includes policies seeking to address this issue, and these could continue to apply in the absence of the Local Plan Part 1 Partial Review. These policies include ESD 1: Mitigating and Adapting to Climate Change, which requires development to be located in sustainable locations, maximise the use of sustainable modes of transport, be resilient to climate change, minimise the risk of flooding and reduce the effects on the microclimate; ESD 2: Energy Hierarchy and Allowable Solutions, which encourages reducing energy, supplying energy efficiently and making use of renewable energy; ESD 3: Sustainable Construction, which states that all new development must contain sustainable design and construction technology including high levels of water efficiency, meets or exceeds BREEAM 'Very Good' rating. The Local Plan Part 2 offers the opportunity to build on these policies through other development management policies.</p>
<p>Cherwell District contains many areas of <b>high ecological value</b> including sites of international and national importance (in particular Oxford Meadows SAC, which spans the border between Cherwell District and Oxford City). These are under threat from urban pressures, including disturbance and damage from recreational use.</p>	<p>Pressures on the natural environment in Cherwell are likely to continue regardless of the adoption of the Local Plan Part 1 Partial Review, although the adopted Local Plan Part 1 already includes policies seeking to address these pressures, including ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment, ESD 11: Conservation Target Areas which requires proposed development within or adjacent to a Conservation Target Area to provide biodiversity surveys and a report will be required to identify constraints and opportunities for biodiversity enhancement; and ESD 9: Protection of the Oxford Meadows SAC. Without the site allocations to be made in the Local Plan Part 1 Partial Review for meeting Oxford's housing needs, further development may not come forward in the most appropriate locations and impacts on biodiversity could be inappropriate.</p>
<p>The <b>countryside</b> is continuously under pressure from urban influences and the demand for new development is strong.</p>	<p>Pressures on the countryside are likely to continue regardless of the adoption of the Local Plan Part 1 Partial Review, although the adopted Local Plan Part 1 already allocates large scale development sites which will focus much of the new development in the District in those areas which have been subject to SA through the preparation of the Local Plan Part 1 and selected by the Council as the most appropriate locations for development at the time. Without the site allocations to be made in the Local Plan Part 1 Partial Review for meeting Oxford's housing needs, further development may not come forward in the most appropriate locations and impacts on the countryside could be inappropriate.</p>

Key Sustainability Issues for Cherwell and Oxford	Likely Evolution without the Local Plan Part 1 Partial Review
<p>The District has significant <b>areas of landscape importance</b>, including the Cotswolds AONB, and Oxfordshire Character Areas.</p>	<p>The adopted Local Plan Part 1 already includes policies seeking to protect and enhance the landscape, including ESD 12: Cotswolds Area of Outstanding Natural Beauty (AONB), which seeks to protect and enhance the AONB; and ESD 13: Local Landscape Protection and Enhancement, which aims to enhance the character and appearance of Cherwell's landscape.</p> <p>The Local Plan Part 1 Partial Review builds on these overarching policies through new strategic and site allocation policies selected following consideration of their impacts on the landscape through the SA. Without the site allocations to be made in the Local Plan Part 1 Review, further development may not come forward in the most appropriate locations and impacts on the landscape could be inappropriate.</p>
<p>Development in the south of Cherwell District and Oxford is constrained by the <b>Oxford Green Belt</b>.</p>	<p>The adopted Local Plan Part 1 already includes policies seeking to protect the Green Belt, specifically ESD 14: Oxford Green Belt, which requires development to maintain the boundaries of the Green Belt and to be within the character of the designation.</p> <p>As part of the Local Plan Part 1 Review, the findings of the countywide Green Belt Study (2015) and District-wide Green Belt Study (2017) will be taken into account, when considering locational options for meeting Oxford's unmet need within Cherwell District. Green Belt land is planned for removal from the Green Belt to accommodate development, but without the Local Plan Part 1 Partial Review unmet housing need would not be met. The Local Plan Part 1 Partial Review identifies strategic and site allocation policies following consideration of their impacts through the SA.</p>
<p><b>Conserving and enhancing designated and non-designated heritage assets, such as historic Oxford and the Blenheim Palace World Heritage Site</b>, and the contribution made by their settings and addressing heritage assets at risk from neglect, decay, or development pressures.</p>	<p>The adopted Local Plan Part 1 already includes policies seeking to protect and enhance the historic environment, including ESD 15: The Character of the Built and Historic Environment, which requires development in the vicinity of any distinctive natural or historic assets, to deliver high quality design that complements the asset.</p> <p>While that policy would continue to apply in the absence of the Local Plan Part 1 Partial Review, the Part 1 Partial Review builds on this overarching policy through new strategic and site allocation policies following consideration of their impacts on the historic environment through the SA.</p>
<p>There are a series of <b>rivers</b> that pass through the area that can cause serious <b>flooding</b>.</p>	<p>The adopted Local Plan Part 1 already includes policies seeking to reduce flood risk in the District including ESD 6: Sustainable Flood Risk Management, which seeks to reduce flood risk in the District and safeguarding floodplains and not increasing flood risk</p>

Key Sustainability Issues for Cherwell and Oxford	Likely Evolution without the Local Plan Part 1 Partial Review
	<p>elsewhere; ESD 7: Sustainable Drainage Systems (SuDS), which requires all development to use SuDS for the management of surface water run-off.</p> <p>The policy would continue to apply in the absence of the Local Plan Part 1 Partial Review. New development can increase the risk of flooding but the Part 1 Partial Review builds on this overarching policy through strategic and site allocation policies selected following consideration of their impacts on the risk of flooding through the SA.</p>
<p>The <b>amount of water</b> abstracted for Banbury and for agricultural purposes has resulted in low flows. This is adversely affecting the biological and ecological statuses of watercourses in the District.</p>	<p>As the Part 1 Review seeks to meet a portion of Oxford's unmet housing need within Cherwell, it is likely to increase demand for water resources. However, the adopted Local Plan Part 1 includes policies to protect water courses in the District including ESD 8: Water Resources, which will only permit development where adequate water resources exist and that do not adversely affect the water quality.</p> <p>The policy would continue to apply in the absence of the Local Plan Part 1 Partial Review. New development may contribute towards issues relating to water quantity and quality but the Local Plan Part 1 Partial Review builds on this overarching policy through strategic and site allocation policies selected following consideration of their impacts on the water environment through the SA.</p>
<p>The <b>water environment</b> suffers from degraded physical habitat, localised low flows and diffuse pollution. The Oxford Meadows SAC is potentially adversely affected by changes to water quality and quantity.</p>	<p>The adopted Local Plan Part 1 already includes policies seeking to protect and enhance water quality including ESD 8: Water Resources, which seeks to maintain water quality, ensure of adequate water resources and promote sustainability in water use; ESD 9: Protection of the Oxford Meadows SAC, which requires development to have no adverse effects on the water quality or quantity of any adjacent or nearby watercourses.</p> <p>The policy would continue to apply in the absence of the Local Plan Part 1 Partial Review. New development may contribute towards issues relating to the water environment but the Local Plan Part 1 Partial Review builds on this overarching policy through strategic and site allocation policies selected following consideration of their impacts on the water environment through the SA.</p>
<p>There are increasing demands for <b>energy</b> provision predicted for the future. Some parts of the community experience <b>fuel poverty</b>.</p>	<p>Although the District's energy consumption is decreasing, the 1,142 additional homes per annum or a total of 22,840 dwellings in the plan period could increase demand for and energy consumption in Cherwell. In addition, the Part 1 Partial Review seeks to meet a portion of Oxford's unmet housing need within Cherwell, therefore it is likely to further increase demand for energy.</p>

Key Sustainability Issues for Cherwell and Oxford	Likely Evolution without the Local Plan Part 1 Partial Review
	However, the Local Plan Part 1 Partial Review builds on this overarching policy through new strategic and site allocation policies selected following consideration of their impacts in the SA.
<p>Poor <b>air quality</b> is experienced in some parts of Cherwell due to high concentrations of Nitrogen Oxide. There are already three AQMAs designated in the District, with a fourth recommended for designation. The Oxford Meadows SAC has the potential to be adversely affected by air pollution.</p>	<p>Although Policy ESD10 requires air quality assessment for development proposals likely to have significant negative impacts on biodiversity, there are no dedicated policies in Local Plan Part 1 that address AQMAs (Air Quality Management Areas). The adoption of the emerging Local Plan Part 2 would offer an opportunity to include a policy that could help to reduce the degradation of air quality in the District, and the Local Plan Part 1 Partial Review identifies new strategic and site allocation policies selected following consideration of their impacts on air quality through the SA.</p>
<p>Increasing <b>urbanisation</b> and the demand for further travel has resulted in a <b>loss of tranquillity</b> and increased <b>light pollution</b>.</p>	<p>The adopted Local Plan Part 1 Partial Review seeks to meet a portion of Oxford's unmet housing need within Cherwell, therefore it could increase the need to travel and levels of light pollution and the trend could be exacerbated. However, the Local Plan Part 1 Partial Review identifies strategic and site allocation policies selected following consideration of their impacts on light pollution and tranquillity through the SA.</p>
<p>The <b>age</b> structure of the population currently shows a significantly below average representation of retired people, however this is predicted to increase significantly. This will have implications for the economy, service provision, accommodation and health.</p>	<p>The adopted Local Plan Part 1 (Policy BSC4) expects new development to provide for a mix of homes, which responds to both housing need and market conditions. It addresses specifically the need to respond to an aging population by requiring large housing sites to provide specialist housing for older people.</p> <p>While such policies would continue to apply in the absence of the Local Plan Part 1 Partial Review, the Review builds on this overarching policy through strategic and site allocation policies selected following consideration of their impacts through the SA.</p>
<p><b>House prices</b> in the area are higher than the national average and wages below the regional average. There is a shortfall in the <b>supply of new housing</b> in both Cherwell District and Oxford City and <b>a need for affordable homes</b>.</p>	<p>The proportion of new housing that will be affordable was determined through the adopted Local Plan Part 1 through policy BSC 3: Affordable Housing, which requires a minimum of 30% of housing to be affordable at Banbury and Bicester and 35% at Kidlington and elsewhere. Without the implementation of policies and proposals in the Local Plan Part 1 Partial Review there may be less certainty about the delivery of that affordable housing.</p> <p>The acute lack of affordable homes in Oxford will be more difficult to address especially as between 24,000 and 32,000 houses are needed in the city between 2011 and 2031 and the house prices are around 50% more than the national average and 11 times more</p>

Key Sustainability Issues for Cherwell and Oxford	Likely Evolution without the Local Plan Part 1 Partial Review
	than the average salary of an Oxford worker. It is estimated that 1,029 affordable homes are needed per year in Oxford. Student accommodation is also a consideration in Oxford's housing supply as between the two universities, over 6,000 students live outside of university accommodation.
The District's Strategic Economic Growth Study highlights that Cherwell benefits from <b>high economic activity</b> , driven by the presence of key high value sectors that have settled in this area, combined with an <b>ageing population</b> presents challenges to developing the local economy.	Local Plan Part 1 contains policies and proposals, including for employment development, which will help to consolidate and expand the growing high value economic activity in the District between Oxford and Milton Keynes.  The proportion of new housing that will be affordable was determined through the adopted Local Plan Part 1 through policy BSC 3: Affordable Housing, which requires a minimum of 30% of housing to be affordable at Banbury and Bicester and 35% at Kidlington and elsewhere. The increased provision of new and affordable homes within the District through the allocation of housing developments to meet Cherwell and Oxford's housing needs will make it easier for younger generations to live and work in the District, helping to feed the growing economy.
Cherwell and Oxford on average are not generally deprived. However, particular <b>pockets of deprivation</b> exist.	Both Cherwell and Oxford are in the 35% least deprived areas in England, however they both have parcels of deprivation. Oxford has 10 neighbourhood areas that are among the 20% most deprived areas in England.  The adopted Local Plan Part 1 contains policies and proposals, including for employment development, which will help to address deprivation. The Local Plan Part 1 Partial Review builds on this and enables opportunities to access employment.
The <b>health and well being</b> of the population in Cherwell is generally the same or better than the England average. However, as at the national-level, the main health priorities for Cherwell are reducing obesity in children and adults, increasing physical activity, and improving access to screening programmes.	New development may increase congestion and air pollution to the detriment of the local population's health and well being. However, the Local Plan Part 1 Partial Review allocates new housing sites in close proximity to existing centres of services and facilities as well as establishes new sustainable transport links and recreation areas to encourage physically active and healthier lifestyles. Without the Local Plan Part 1 Partial Review this issue may be less well addressed.
<b>Car ownership</b> in the area is high, and there are serious congestion problems in key locations, including around Kidlington and the approach into Oxford.	New development may increase congestion but the Local Plan Part 1 Partial Review allocates new housing sites that encourage the use of sustainable transport and are allocated following consideration of their impacts on transport patterns through the SA. Without the Local Plan Part 1 Partial Review this issue may be less well addressed.



## Sustainability Appraisal Framework for Assessment of Options

- 1.63 The SA framework that was developed for the Local Plan Part 1 has been used as the starting point for the SA framework for the Local Plan Part 1 Partial Review. It has been reviewed in light of the revised and updated review of plans, policies and programmes, baseline information and key sustainability issues for Cherwell (as presented above and in **Chapters 2, 3 and 4** of the Full SA Report) and amendments have been made to a number of the objectives to ensure that they are appropriate for the SA of the Local Plan Part 1 Partial Review. A small number of changes have been made to some of the sub-objectives in the SA framework in order to ensure that they provide a robust and appropriate basis for the SA and cover only those issues that a Local Plan Part 1 Partial Review can actually influence.
- 1.64 All of the topics specifically required by the SEA Regulations are clearly addressed by the headline SA objectives. The total number of SA objectives has decreased from 19 to 17, and they have been re-ordered to highlight the SA objectives, which relate directly to meeting Oxford's unmet needs and the SA objectives with a particular spatial relevance to Oxford.
- 1.65 The principal driver for the Part 1 Partial Review is to accommodate some of Oxford's unmet housing need. Part 1 of Cherwell's Local Plan already makes provision for Cherwell's housing and employment needs over the Plan period. Therefore, SA objectives relating to the provision of housing and economic growth development have been appraised mainly for effects on the City of Oxford. However, it is recognised that economic effects will be wider and/or consequential.
- SA Objective 1 – To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.
  - SA Objective 16 – To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.
  - SA Objective 17 – To sustain and develop economic growth and innovation, an educated/skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.
- 1.66 Furthermore, SA objectives considered to be of particular spatial relevance to Oxford as well as Cherwell have been appraised for effects in relation to both the City of Oxford and Cherwell District:
- SA Objective 3 – To reduce poverty and social exclusion.
  - SA Objective 6 – To improve accessibility to all services and facilities.
  - SA Objective 10 – To reduce air pollution (including greenhouse gas emissions) and road congestion.
- 1.67 The remaining SA objectives in Cherwell District's SA Framework relate to sustainability issues in Cherwell, which generally relate to the natural and historic environment in Cherwell, and have therefore only been appraised for effects on Cherwell District.
- 1.68 Following the consultation on the initial SA Report relating to the Local Plan Part 1 Partial Review Options Paper in November 2016, a few minor changes were made to the SA Framework. These changes largely represented clarifications and simplifications to wording in response to consultation responses (see **Appendix 4** in the Full SA Report).
- 1.69 The SA framework for the Local Plan Part 1 Partial Review is presented in **Table 1.2** below. The final column in the table demonstrates which SA objective addresses each of the topics that are required by the SEA Directive to be covered (set out in Schedule 2 of the SEA Regulations).

**Table 1.2: SA Framework for the Cherwell Local Plan Part 1 Review<sup>29</sup>**

SA Objective	Sub-Objective	SEA Topic
<b>SA Objectives related to meeting Oxford's Needs (Oxford Effects Recorded)</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<ol style="list-style-type: none"> <li>1. Will it contribute to meeting Oxford's unmet housing requirements?</li> <li>2. Will it increase the supply of affordable homes, including for the homeless?</li> <li>3. Will it encourage a mixed use and range of housing tenure, including meeting affordable housing needs?</li> </ol>	Population and Human Health
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<ol style="list-style-type: none"> <li>1. Will it promote accessible employment opportunities?</li> <li>2. Will it contribute to reducing short and long-term unemployment?</li> </ol>	Population and Human Health and Material Assets
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of Oxford and Oxfordshire.	<ol style="list-style-type: none"> <li>1. Will it encourage new business start-ups and opportunities for local people?</li> <li>2. Will it improve business development and enhance productivity?</li> <li>3. Will it enhance the image of Oxford as a business location?</li> <li>4. Will it encourage inward investment?</li> <li>5. Will it make land and property available for business development?</li> <li>6. Will it assist in increasing the viability of the rural and farming economy?</li> <li>7. Will it promote development in key sectors?</li> <li>8. Will it promote regeneration; reducing disparities with surrounding areas?</li> <li>9. Will it promote development in key clusters?</li> <li>10. Will it increase business opportunities in the tourism sector?</li> </ol>	Population and Human Health and Material Assets

<sup>29</sup> The SA Framework does not consider Green Belt. However, the effects of options on the openness of the countryside and the wider landscape are addressed through the consideration of effects on the landscape (SA objective 8), the effects of options on the setting and special character of historic Oxford are considered under the appraisal of effects on the historic environment (SA objective 9) and the efficient use of land through the consideration of effects on SA objective 13.

The principle of the loss or use of Green Belt as a policy designation is a matter considered by the Council independently from the SA process. However, it is recognised that exceptional circumstances will need to be demonstrated (in compliance with the NPPF) in order to release any land from the Green Belt.

SA Objective	Sub-Objective	SEA Topic
<b>SA objectives with particular spatial relevance to Oxford (Oxford and Cherwell Effects Recorded)</b>		
3. To reduce poverty and social exclusion.	<ol style="list-style-type: none"> <li>1. Will it assist in reducing poverty and social exclusion in Cherwell and Oxford?</li> <li>2. Does the spatial option provide opportunities to contribute towards the regeneration of more deprived neighbourhoods?</li> </ol>	Population, Human Health and Material Assets
6. To improve accessibility to all services and facilities.	<ol style="list-style-type: none"> <li>1. Will it promote compact, mixed-use development, with good accessibility to local facilities (e.g. employment, education, health services, shopping, leisure, green spaces and culture) that improves accessibility and decreases the need to travel?</li> <li>2. Will it provide convenient access to the cultural offer of Oxford via existing transport links?</li> </ol>	Population, Human Health and Material Assets
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	<ol style="list-style-type: none"> <li>1. Will it address any particular air quality impacts arising from specific operational and/or construction related development activities?</li> <li>2. Will it improve air quality particularly within identified AQMAs?</li> <li>3. Will it promote more sustainable transport patterns and reduce the need to travel, particularly in areas of high congestion, including public transport, walking and cycling?</li> <li>4. Will it promote more sustainable transport patterns in rural areas?</li> <li>5. Will it reduce journey times between key employment areas and key transport interchanges?</li> </ol>	Air, Climatic Factors, and Human Health
<b>Other Social and Economic SA Objectives (Cherwell Effects Recorded)</b>		
2. To improve the health and well-being of the population & reduce inequalities in health.	<ol style="list-style-type: none"> <li>1. Will it improve access to doctors' surgeries and health care facilities?</li> <li>2. Will it encourage healthy lifestyles and provide opportunities for sport and recreation?</li> </ol>	Population, Human Health and Material Assets
4. To reduce crime and disorder and the fear of crime.	<ol style="list-style-type: none"> <li>1. Are the principles of good urban design in reducing crime promoted as part of the proposal?</li> <li>2. Will it assist in reducing actual levels of crime?</li> <li>3. Will it assist in reducing the fear of crime?</li> </ol>	Population and Human Health
5. To create and sustain vibrant communities	<ol style="list-style-type: none"> <li>1. Will it improve residential amenity (including potential to reduce light, smell and noise pollution) and sense of place?</li> <li>2. Will it improve the satisfaction of people with their neighbourhoods as places to live and encourage ownership?</li> </ol>	Population, Human Health and Material Assets

SA Objective	Sub-Objective	SEA Topic
<b>Environmental SA Objectives (Cherwell Effects Recorded)</b>		
7. To conserve and enhance and create resources for biodiversity	<ol style="list-style-type: none"> <li>1. Will it, protect, enhance or restore a locally or nationally designated site of nature conservation importance (including those in Oxford that may be affected by new development in Cherwell)?</li> <li>2. Will it assist Cherwell District Council's Biodiversity Action Plan (BAP) and/or the Oxfordshire BAP achieves its targets?</li> <li>3. Will it conserve or enhance biodiversity assets or create new habitats?</li> <li>4. Will it minimise the fragmentation of existing habitats and enhance, restore or create networks of habitats?</li> <li>5. Will it conserve and enhance species diversity; and in particular avoid harm to protected species?</li> <li>6. Will it encourage protection of and increase the number of trees?</li> </ol>	Biodiversity, Fauna and Flora
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	<ol style="list-style-type: none"> <li>1. Will it protect, enhance and restore the District's natural environment assets (e.g. the countryside, parks and green spaces, common land, woodland and forest reserves, AONBs etc.)?</li> <li>2. Will it promote the accessibility of the District's countryside in a sustainable and well-managed manner?</li> <li>3. Will it improve the landscape, ecological quality and character of open spaces?</li> <li>4. Will it enhance the townscape and public realm?</li> <li>5. Will it prevent coalescence between settlements?</li> </ol>	Landscape, Biodiversity, Flora and Fauna
9. To protect, enhance and make accessible for enjoyment, the historic environment.	<ol style="list-style-type: none"> <li>1. Will it protect, enhance and restore Cherwell's cultural and heritage assets (e.g. World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Historic Parks and Gardens and Conservation Areas) and the setting of historic Oxford?</li> <li>2. Will it promote the accessibility of the District's historic environment in a sustainable and well-managed manner?</li> <li>3. Will it help preserve and record archaeological features?</li> </ol>	Cultural Heritage, including architectural and archaeological heritage
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	<ol style="list-style-type: none"> <li>1. Will it improve the water quality of the District's rivers and inland water?</li> <li>2. Will it enable recycled water to be used?</li> <li>3. Will it promote sustainable water resource management, provision of new facilities/ infrastructure or water efficient measures?</li> </ol>	Water, Biodiversity, Fauna and Flora

SA Objective	Sub-Objective	SEA Topic
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	<ol style="list-style-type: none"> <li>1. Will it reduce the risk of flooding from rivers, watercourses and sewer flooding to people and property?</li> <li>2. Will it result in inappropriate development in the flood plain?</li> <li>3. Will it increase the provision of sustainable drainage in new developments?</li> </ol>	Water, Soil, Climatic Factors and Human Health
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	<ol style="list-style-type: none"> <li>1. Will it maximise the provision of housing development on previously developed land as opposed to greenfield sites?</li> <li>2. Will it maximise the provision of employment development on previously developed land as opposed to greenfield sites?</li> <li>3. Will it maximise housing densities to make efficient use of land?</li> <li>4. Will it ensure land is remediated where appropriate?</li> <li>5. Will it reduce the loss of soil and high grade agricultural land to development?</li> </ol>	Soil, Climatic Factors
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	<ol style="list-style-type: none"> <li>1. Will it promote the adoption of sustainable design in construction practices and the use of recycled materials?</li> <li>2. Will it promote the use of locally and sustainably sourced, and recycling of materials in construction and renovation?</li> <li>3. Will it lead to an increase in the proportion of energy needs being met from renewable sources?</li> <li>4. Will it promote the incorporation of small-scale renewable in developments?</li> </ol>	Climatic Factors
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	<ol style="list-style-type: none"> <li>1. Will it promote sustainable waste management practices through a range of waste management facilities?</li> <li>2. Will it reduce hazardous waste?</li> <li>3. Will it increase waste recovery and recycling?</li> </ol>	Soil and Climatic Factors

- 1.70 The findings of the SA of the areas of search and potential site allocations for the Local Plan Part 1 Partial Review are presented in SA matrices, which include a colour coded symbol showing the score for the site against each of the SA objectives along with a concise justification for the score given. The detailed SA matrices are presented in **Appendices 4, 5, 6 and 7** of the full SA Report.
- 1.71 The use of colour coding in the matrices allows for likely significant effects (both positive and negative) to be easily identified, as shown in the key below.

### Key to SA scores

++	Significant positive effect likely
+	Minor positive effect likely
0	Negligible effect likely
-	Minor negative effect likely
--	Significant negative effect likely
?	Likely effect uncertain
+/-	Mixed effect likely
++/-	
+/--	
++/--	

1.72 In carrying out the SA use has been made of Geographical Information Systems (GIS) which provide mapped data of key factors of relevance to the identification of significant effects such as:

- Landscape, biodiversity and cultural heritage designations.
- Agricultural land classifications.
- Areas at risk of flooding.
- Mineral deposits.
- Areas of social deprivation.
- Location of employment, retail, community facilities (e.g. schools and hospitals), neighbourhood centres.
- Transport network including public transport (bus, rail).

1.73 It has also been informed by the most recent technical studies, such as the Transport Assessment and Landscape Capacity and Sensitivity Assessment.

### Assumptions, Limitations and Difficulties Encountered

1.74 SA involves the judging of the effects of a range of reasonable options. However, in order to ensure consistency in the appraisal of the areas of search and site options, detailed sets of assumptions have been developed, and were initially presented in the SA Scoping Report. For each of the SA objectives in the SA framework, a clear set of decision-making criteria and assumptions for determining significance of the effects are set out. These assumptions, which have largely been applied through the use of Geographical Information Systems (GIS) data, are presented in **Appendix 2** of the full SA Report.

1.75 It is recognised that in some cases site promoters have specified the location of development within promoted sites and this has been considered by the Council in selecting and or allocating land use distribution on sites. However, not all site options have detailed development plans; therefore, in order to ensure that all options have been appraised to the same level of detail in the SA, all options have been appraised at a high level based on the potential capacity of each site and the Council's most up-to-date objectively assessed evidence base.

- 1.76 A separate set of assumptions were devised for the appraisal of open space site options, reflecting the fact that new and improved open spaces could affect some of the SA objectives in different ways to the residential site options. The assumptions for the appraisal of open space options are also presented in **Appendix 2** of the full SA Report.
- 1.77 The assumptions presented in **Appendix 2** have been amended since they were proposed in the SA Scoping Report, in order to reflect the latest SA framework, to ensure that they are appropriate for the Local Plan Part 1 Review, and to take into account evidence and information that has become available since 2015, improving the robustness of the site appraisals. In particular, the assumptions were tailored for the appraisal of both the broad areas of search and site options.
- 1.78 Following the consultation on the initial SA Report relating to the Local Plan Part 1 Partial Review Options Paper in November 2016, four assumptions were rewritten to draw on Cherwell District Council's new Landscape Character Sensitivity and Capacity Assessment (2017) work. Three of the assumption revisions related to the assumptions used in the SA of residential site options:
- SA Objective 7 – To conserve and enhance and create resources for biodiversity.
  - SA Objective 8 – To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.
  - SA Objective 9 – To protect, enhance and make accessible for enjoyment, the historic environment.
- 1.79 The assumption used in the SA of the open space site options was also revised to draw on the Landscape work for SA Objective 8 – To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.
- 1.80 When applying the assumptions to inform the SA of areas of search and site options, distances were measured from the nearest point of a site to the nearest point of the feature(s) in question, which may not always accurately reflect the distance to features for the whole of a site, particularly large sites. This is to ensure a consistent approach for the SA. The Council has examined site options and the evidence to supplement the SA process in selecting preferred development locations and policies.
- 1.81 The sheer number of strategies, plans, programmes, policy documents, advice and guidance produced by a range of statutory and non-statutory bodies means that it has not been possible within the resources available to consider every potentially relevant document in detail (see **Chapter 2** and **Appendix 1** in the full SA Report). However, we have drawn out the key generic messages relevant to the preparation of the Local Plan and the SA.
- 1.82 Similarly, with regard to the evidence base set out in **Chapter 3** of the full SA Report upon which effects have been identified, every effort has been made to ensure that the SA Report reflects the latest baseline information.

## Vision and Strategic Objectives Appraisal

- 1.83 The Vision of the Local Plan Part 1 Partial Review is:
- “To provide new development that meets Oxford's agreed, identified housing needs, supports the city's world-class economy, universities and its local employment base, and ensures that people have convenient, affordable and sustainable travel opportunities to the city's places of work, study and recreation, and to its services and facilities. This development will be provided so that it:*
- i. creates balanced and sustainable communities*
  - ii. is well connected to Oxford*
  - iii. is of exemplar design which responds distinctively and sensitively to the local built, historic and environmental context*
  - iv. is supported by necessary infrastructure*
  - v. provides for a range of household types and incomes reflecting Oxford's diverse needs*

- vi. *contributes to improving health and well-being, and*
- vii. *seeks to conserve and enhance the natural environment.*"

- 1.84 The vision needs to be read in addition to the existing vision for Cherwell set out at paragraphs A.8 to A.27 of the adopted Cherwell Local Plan 2011-2031.
- 1.85 The council proposed four Strategic Objectives for the purposes of achieving the Vision:
- **SO16** – *To work with Oxford City Council and Oxfordshire County Council, and other neighbouring authorities as required, in delivering Cherwell's contribution to meeting Oxford's unmet housing needs with its required infrastructure by 2031.*
  - **SO17** – *To provide Cherwell's contribution to meeting Oxford's unmet housing needs so that it supports the projected economic growth which underpins the agreed Oxfordshire Strategic Housing Market Assessment 2014 and the local economies of Oxford and Cherwell.*
  - **SO18** – *To provide housing for Oxford so that it substantively provides affordable access to new homes for those requiring 'affordable' housing, new entrants to the housing market, key workers and those requiring access to Oxford's key employment areas, and to provide well designed development that responds to both needs and the local context.*
  - **SO19** – *To provide Cherwell's contribution to meeting Oxford's unmet housing needs in such a way that it complements the County Council's Local Transport Plan, including where applicable, its Oxford Transport Strategy and so that it facilitates demonstrable and deliverable improvements to the availability of sustainable transport for access to Oxford.*
- 1.86 During an initial stage of the Sustainability Appraisal process, a draft vision and strategic objectives were appraised. The proposed vision and strategic objectives were informed by the initial sustainability appraisal, other plan evidence and by the outcome of cooperation, consultation and engagement.
- 1.87 The existing Cherwell Local Plan 2011-2031 provides fifteen strategic objectives for Cherwell (SO1 to SO15) in the interest of developing a sustainable local economy, for building sustainable communities and for ensuring sustainable development. Although tailored to meeting Cherwell's needs, all of the objectives remain relevant in planning for the additional housing to meet Oxford's unmet needs. In shaping the vision the Council has been careful not to harm the adopted Cherwell Local Plan strategy.

### Summary of Significant Effects

- 1.88 The preferred Vision and four Strategic Objectives have been appraised against each SA Objective in the SA Framework. The effects are summarised in **Table 1.3** below.



**Table 1.3: Summary of effects of Vision and Strategic Objectives**

<b>Vision and Strategic Objectives</b>	<b>SA1: Building Sustainable and Affordable Homes</b>	<b>SA2: Improving Health and Social Inequality</b>	<b>SA3: Reducing Poverty and Social Exclusion</b>	<b>SA4: Reducing Crime</b>	<b>SA5: Creating Vibrant Communities</b>	<b>SA6: Accessibility to Services and Facilities</b>	<b>SA7: Conserving and Enhancing Biodiversity</b>	<b>SA8: Protecting and Enhancing the Landscape</b>	<b>SA9: Protecting and Enhancing the Historic Environment</b>	<b>SA10: Reducing Road Pollution and Congestion</b>	<b>SA11: Improving Water Quality</b>	<b>SA12: Reducing Flooding Risk</b>	<b>SA13: Efficient Use of Land</b>	<b>SA14: Sustainable Resource Consumption</b>	<b>SA15: Sustainable Waste Management</b>	<b>SA16: Creating Employment Opportunities</b>	<b>SA17: Creating Economic Growth</b>
Vision	++	+	+	0	+	++	+/-?	+/-?	+/-?	++/-?	0	+/-?	+/-?	0	0	+	++
SO16 – Contribute to meeting Oxford’s unmet need	++	+	+	0	+	+	-?	-?	-?	+/-?	0	-?	-?	0	0	+	+
SO17 – Support economic growth	++	+	+	0	+	+	-?	-?	-?	+/-?	0	-?	-?	0	0	+	++
SO18 – Provide affordable, well-designed dwellings	++	+	+	0	+	+	+/-?	+/-?	+/-?	+/-?	0	+/-?	+/-?	0	0	+	+
SO19 – Improve sustainable transport links	++	+	+	0	+	++	-?	-?	-?	++/-?	0	-?	-?	0	0	+	+

- 1.89 The Vision focusses on the delivery of affordable, well-designed and well-located (i.e. in close proximity to Oxford) homes to contribute towards fulfilling Oxford's unmet housing need. Therefore, a significant positive effect has been identified for SA Objective 1 which promotes the building of sustainable and affordable homes. Significant positive effects have also been identified for SA Objectives 6 and 17 because the Vision emphasises the importance of convenient and sustainable access to Oxford's places of work, study and recreation, as well as its services and facilities. The close proximity of new homes to Oxford, as well as convenient access via sustainable modes of transport has the potential to have a significant positive effect on reducing road congestion and air pollution from transport (SA Objective 10). However, overall, this effect is recorded as mixed and uncertain due to the potential for some minor adverse effects associated with increased construction rates in the short term and population growth in the medium and long term increasing the number of private vehicles on the road network.
- 1.90 Strategic Objectives 16 and 18 are broadly considered to have the same effects as the Vision, with the exception that more minor positive effects are recorded under SA Objectives 6, 10 and 17. This is because SO16 and SO18 focus on the delivery of affordable homes rather than their proximity and sustainable accessibility to Oxford.
- 1.91 Strategic Objective 17 is broadly considered to have the same effects as the Vision, with the exception that more minor positive effects are recorded under SA Objectives 6 and 10. This is because SO17 focuses on the delivery of affordable homes with express purpose of supporting the economic growth of Oxford and Cherwell, rather than convenient and sustainable access to Oxford. Consequently, the significant positive effect on SA Objective 17 is retained.
- 1.92 Strategic Objective 19 is broadly considered to have the same effects as the Vision, with the exception that a more minor positive effect is recorded under SA Objective 17. This is because SO19 focuses on the need for new residential developments to complement the County Council's Local Transport Plan and the Oxford Transport Strategy, so that the developments facilitate improvements sustainable transport network, particularly to and from Oxford, rather than economic growth. Consequently, the significant positive effects on SA Objectives 6 and 10 are retained.

## Areas of Search Appraisal

- 1.93 The identification of the areas of search enables the Council to consider potential development options at a broad area level before considering specific sites within the selected sustainable areas. It has sought to establish a strategic location for growth; one on which to pursue site identification and to identify the specific options that would sustainably deliver the Partial Review's vision and objectives.
- 1.94 The areas of search have been identified having regard to the location of urban areas, the potential opportunities to develop on previously developed land, received site submissions and 'focal points' or nodes that might be developable.
- 1.95 Nine areas of search covering the whole of Cherwell have been identified and appraised:
- Option A – Kidlington & Surrounding Area
  - Option B – North & East of Kidlington
  - Option C – Junction 9, M40
  - Option D – Arncott
  - Option E – Bicester and Surrounding Area
  - Option F – Former RAF Upper Heyford & Surrounding Area
  - Option G – Junction 10, M40
  - Option H – Banbury & Surrounding Area
  - Option I – Remainder of District / Rural Dispersal

- 1.96 The location of each area is shown in **Figure 1.10: Areas of Search**.
- 1.97 As the purpose of the Partial Review is to meet Oxford's unmet housing need, options close to Oxford, including within the Green Belt cannot be considered to be unreasonable.
- 1.98 The Council has consulted on the Areas of Search through formal consultation on an Options Paper and through stakeholder and parish engagement.
- 1.99 The feedback received is documented in the Council's Statement of Consultation and summarised in **Chapter 7** of the full SA Report.
- 1.100 Each area of search was appraised against the SA Framework on the assumption that housing growth could be located in any part of each the areas. However it is recognised that strategic development may not be appropriate in all locations within the areas of search. The detailed assumptions for appraising the effects of housing development within the areas of search are set out in **Appendix 2** of the full SA Report.

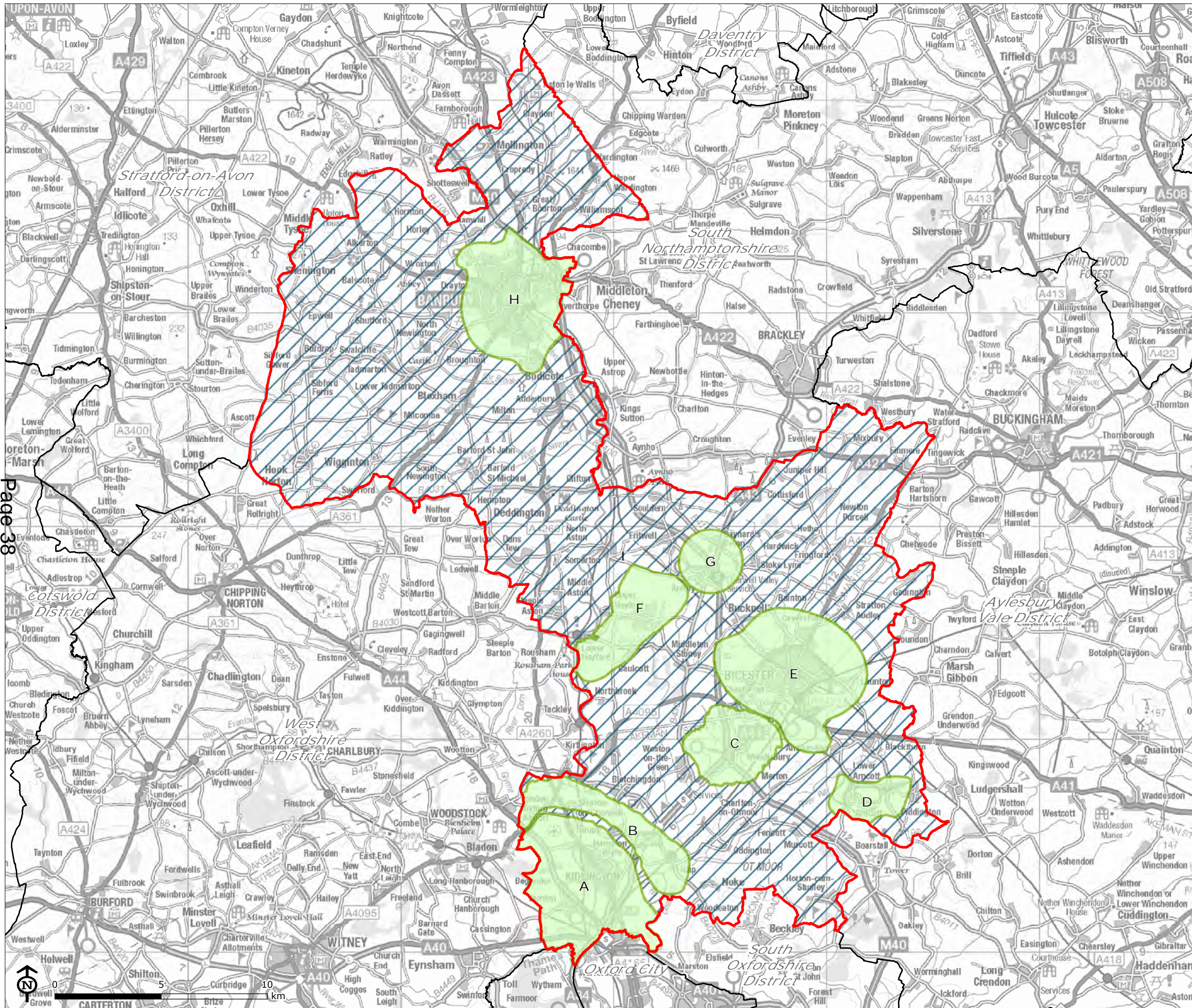
### Summary of Significant Effects on the City of Oxford and Cherwell District

- 1.101 **Table 1.4** presents the areas of search effects on the City of Oxford. **Table 1.5** presents the areas of search effects on Cherwell District. All the effects are summarised and outlined in more detail in **Chapter 7** and **Appendix 4** of the full SA Report.
- 1.102 The Council has considered the SA findings alongside the Plan's key issues, its vision and objectives, the evidence base and the outcome of cooperation, consultation and engagement to identify the most sustainable and suitable locations in which to accommodate Oxford's housing needs.
- 1.103 In summary, the likely significant effects of areas of search are:
- Areas of Search B and A score the most significant positive effects (++).
  - Areas of Search A and B score the most significant positive effects in relation to meeting Oxford's needs.
  - Areas of Search B, H, A and E score the most positive significant effects on Cherwell.
  - All Areas of Search record some significant negative effects (--) overall.
  - Areas of Search B, A, E, C and F score the least significant negative effects in relation to meeting Oxford's needs.
  - Areas of Search H, A, E and C score the least significant negative effects on Cherwell.
- 1.104 In terms of meeting Oxford's needs and meeting SA objectives of particular relevance to Oxford, Areas of Search A and B perform best in sustainability terms; that Options C, E, F, and H perform less well; and that Options D, G, I perform most poorly. SA objectives related to sustainable transport and access to Oxford's employment areas are most influential in the differences between options. Areas A and B benefit from sustainable transport factors and access to services and facilities and jobs.

### Reasons for not selecting Areas of Search C to I

- 1.105 The Council advises that having regard to the SA, the rest of its evidence base and the outcome of consultation, engagement and cooperation, Areas of Search C to I are not considered to be suitable for accommodating housing to help meet Oxford's unmet housing needs. This is for the following reasons:
1. They are less well situated to build communities associated with Oxford.
  2. They are less well situated to assist with the delivery of the Oxford Transport Strategy, in terms of existing sustainable travel connectivity and the opportunity for sustainable commuter travel behaviour.
  3. They are more likely to result in a higher level of commuting to Oxford by private motor vehicle.





# Cherwell Local Plan

Figure 1.10

## Areas of Search

- Cherwell District boundary
- Other district boundaries
- Areas of search
- A to H
- I

Map Scale @ A3: 1:175,000





**Table 1.4: Summary of areas of search effects on the City of Oxford**

<b>SA Objectives of Relevance to Oxford</b>	<b>B – North and East of Kidlington</b>	<b>A – Kidlington and surrounding area</b>	<b>E – Bicester and surrounding area</b>	<b>C – Junction 9, M40</b>	<b>F – Former RAF Upper Heyford and surrounding area</b>	<b>H – Banbury and surrounding area</b>	<b>D – Arncott</b>	<b>G – Junction 10, M40</b>	<b>I – Remainder of District / Rural dispersal</b>
<b>SA Objectives related to meeting Oxford’s Needs</b>									
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	++	++	++	++	++	++	++	++
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire	++	++	+/-	+	+/-	--	+/-	+/-	-?
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire	+	+	+	+	+	+	+	+	+
<b>SA objectives with particular spatial relevance to Oxford (only Oxford effects recorded here)</b>									
3. To reduce poverty and social exclusion	0	0	0	0	0	0	0	0	0
6. To improve accessibility to all services and facilities	++	++	++	+	+	+	--	--	--
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	++	++/-	++	+	+	+	--	--	--

Table 1.5: Summary of areas of search effects on Cherwell District

SA Objectives	B – North and East of Kidlington	H – Banbury and surrounding area	A – Kidlington and surrounding area	E – Bicester and surrounding area	F – Former RAF Upper Heyford and surrounding area	C – Junction 9, M40	D – Arncott	G – Junction 10, M40	I – Remainder of District / Rural dispersal
<b>SA objectives with particular spatial relevance to Oxford</b> ( <i>Cherwell effects recorded here</i> )									
3. To reduce poverty and social exclusion	0	+	0	0	0	0	0	0	0
6. To improve accessibility to all services and facilities	++	++	++	++	++?	++	+	--	--?
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	++	++/-	++/-	++/-	+	+	+	-	-
<b>Other Social and Economic SA objectives</b> ( <i>effects only relate to Cherwell District</i> )									
2. To improve the health and well-being of the population & reduce inequalities in health.	++	++	++	++	++	+	+	+	+
4. To reduce crime and disorder and the fear of crime.	0	0	0	0	0	0	0	0	0
5. To create and sustain vibrant communities	-	-	-	-	-	-	-	-	-
<b>Environmental SA objectives</b> ( <i>effects only relate to Cherwell District</i> )									
7. To conserve and enhance and create resources for biodiversity	--?	--?	--?	--?	--?	--?	--?	--?	--?

SA Objectives	B – North and East of Kidlington	H – Banbury and surrounding area	A – Kidlington and surrounding area	E – Bicester and surrounding area	F – Former RAF Upper Heyford and surrounding area	C – Junction 9, M40	D – Arncott	G – Junction 10, M40	I – Remainder of District / Rural dispersal
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	-?	-?	-?	--?	-?	--?	-?	--?
9. To protect, enhance and make accessible for enjoyment, the historic environment.	--?	--?	--?	--?	--?	--?	--?	--?	--?
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	0	0	0	0	0	0	0	0
12. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment	-	-	-	-	-	-	-	-	-
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	--?	--?	--?	--?	--?	-?	--?	--?
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	-?	-	-?	0	0	0	-?	-?
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	-	+?	-	+?	-	-

4. they are likely to result in less affordable transport options for accessing Oxford for potential occupiers of affordable and low cost housing.
  5. More dispersed options provide less opportunity for strategic infrastructure investment (e.g. transport and education).
  6. It is likely that significant additional development could not be built at Bicester, Banbury and RAF Upper Heyford by 2031, in addition to that in the existing Local Plan.
- 1.106 For these reasons, the Council considers that Areas of Search C to I, or a combination of any options including C to I, would not sufficiently deliver the Partial Review's vision and objectives.
- 1.107 The Council also considers that a development strategy focused on any of Areas of Search C to I, or any combination of those areas, would have a greater detrimental impact on the existing development strategy for Cherwell set out in the existing Local Plan.

### Reasons for selecting Areas of Search A and B

- 1.108 The Council considers that only Option A (Kidlington & Surrounding Area) and Option B (North & East of Kidlington) are suitable for meeting Oxford's unmet needs.
- 1.109 It advises that this is due to the:
1. Proximity to Oxford, the existing availability of public transport and the opportunity to maximise the use of sustainable and affordable transport in accessing Oxford's key employment areas and services and facilities.
  2. Opportunity to achieve an overall, proportionate reduction in reliance on the private motor vehicle in accessing Oxford's key employment areas and services and facilities and to achieve further investment in sustainable transport infrastructure.
  3. Deliverability of sustainable transport improvements in comparison to other Areas of Search.
  4. Relationship of existing communities to Oxford.
  5. Existing economic relationship between the Areas of Search and Oxford
  6. Opportunity to provide affordable homes to meet Oxford's identified need close to the source of that need.
- 1.110 The Council notes that Areas of Search A and B would be inconsistent with the existing Local Plan strategy of mostly avoiding development in the Green Belt. However, it considers that development in the Green Belt does not in itself interfere with the delivery of growth at Bicester, Banbury and Former RAF Upper Heyford or the management of sustainable levels of growth in the rural areas. It notes that the Green Belt in Cherwell has not previously been considered for additional development. The Council also considers that the remit of the Partial Review is such that the Green Belt could not be ruled out as a location for additional development to meet Oxford's needs and that this was recognised by the Planning Inspector who endorsed the Partial Review commitment.
- 1.111 The Council is of the view Options A and B could deliver the vision and objectives which underpin the Partial Review without significantly undermining the delivery of the development strategy for meeting Cherwell's needs set out in the existing Local Plan.
- 1.112 The Council considers that the unsuitability of other options and the lack of urban capacity within the administrative boundary of Oxford, means that there are exceptional circumstances to consider options that affect the Green Belt. In the absence of other suitable options, Areas A and B were taken forward.

### Quantum of Additional Development

- 1.113 On the 26<sup>th</sup> September 2016, the Growth Board decided on an apportionment of 14,850 homes to the district and city councils.



**Table 1.6: Oxfordshire Growth Board apportionment of Oxford’s Unmet Housing Needs**

District	Apportionment – Number of Homes (Net)
Cherwell	4,400
Oxford	550
South Oxfordshire <sup>30</sup>	4,950
Vale of White Horse	2,200
West Oxfordshire	2,750
Total	14,850

- 1.114 It is for each of the Oxfordshire districts through their statutory Local Plan processes to explore how to accommodate their apportioned share of Oxford’s unmet need under the requirements of the Duty to Co-operate.
- 1.115 Cherwell’s apportionment of 4,400 dwellings equates to just under 30% of Oxford’s agreed unmet housing need up to 2031. The SA is testing this figure in the interest of ensuring it is a sustainable requirement in the context of alternatives.
- 1.116 The District Council has advised that there is no evidence for a justified, specific alternative to 4,400 homes. However, a significantly lower or higher figure are reasonable alternatives in the context of the high level of development already committed in Cherwell and the high level of housing need faced by Oxford.
- 1.117 Three options are therefore appraised for quantities of additional housing growth:
- 4,400 homes (the Growth Board figure).
  - Significantly less than 4,400 homes.
  - Significantly more than 4,400 homes.
- 1.118 An initial high-level appraisal was undertaken of each growth option against the SA Framework on the assumption that the growth could be located anywhere within Cherwell District.
- 1.119 Following this high-level appraisal, each quantum option was appraised against the SA Framework on the assumption that the growth would all be located within areas of search A and B. This was because, following consideration of the potential effects of accommodating the quantum options within and across all areas of search on Cherwell District and the City of Oxford, areas of search A and B are identified by the Council as the most sustainable locations for accommodating additional housing growth. Therefore, the detailed assumptions for appraising the effects of housing development within the areas of search (see **Appendix 2** in the full SA Report) were applied for the appraisal of the three quantum options in areas of search A and B.

### Summary of Significant Effects

- 1.120 **Table 1.7** presents the effects of the initial high-level appraisal of quantum options across the whole district, which are summarised in more detail in **Chapter 8** of the full SA Report. **Table 1.8** presents the effects of the appraisal of the quantum options within areas of search A and B, which are also summarised in **Chapter 8** and outlined in more detailed in **Appendix 5** in the full SA Report.
- 1.121 The SA acknowledges that 4,400 is not an insignificant number of homes, which generates significant effects against several SA objectives, notably significant positive effects against SA objectives 1 (housing) and 16 (employment) and significant negative effects against SA objectives 10 (air pollution and road congestion), 7 (biodiversity), 9 (heritage), 12 (flood risk) and 13 (efficient use of land). However, as a set figure, it is considered that the delivery of 4,400 homes will generate more

<sup>30</sup> South Oxfordshire District Council did not agree to the apportionment.

significant effects than the less than 4,400 homes option and less significant effects than the more than 4,400 homes option.

- 1.122 The SA shows that providing fewer than 4,400 homes has the least potential for significant environmental effects but, with the exception of SA objective 1 (housing) also does not provide any distinguishable significant positive effects. Providing more than 4,400 homes provides significant positive economic and social effects but also significant potential negative effects on SA objectives relating to the environment. Providing 4,400 homes also provides the same significant positive effects but with less significant negative effects on the environmental SA objectives.
- 1.123 The appraisal of quantum options with areas of search A and B generate more significant positive effects against SA objective 2 (health and well-being), 6 (access to local services and facilities) and 10 (air quality and road congestion) for quantum options '4,400 homes' and 'less than 4,400 homes'. This is due to the fact that compared to the other areas of search, areas of search A and B are closest to the city of Oxford, generating greater opportunities for travel into and out of Oxford on foot and by bicycle.

### **Reasons for Selecting the Quantum of 4,400 homes**

- 1.124 Having regard to the outcome of the SA and the Oxfordshire Growth Board apportionment figure, it is considered that 4,400 homes is the appropriate option to take forward.

**Table 1.7: High-level appraisal of accommodating each growth option anywhere within Cherwell District**

Quantum Options Sustainability Effects	4,400 Homes	>4,400 Homes	<4,400 Homes
<b>SA objectives which relate to meeting Oxford's needs</b> (scores only relate to Oxford City)			
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	++	++/--?
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of Oxford and Oxfordshire	++	++	+/--
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of Oxford and Oxfordshire	+/?	+/?	+/-?
<b>SA objectives with particular spatial relevance to Oxford</b> (scores relate to Oxford City and Cherwell District)			
3. To reduce poverty and social exclusion	+/?	+/?	+/?
6. To improve accessibility to all services and facilities	?	?	?
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	--/?	--/?	-/?
<b>Other Social and Economic SA objectives</b> (scores only relate to Cherwell District)			
2. To improve the health and well-being of the population & reduce inequalities in health	?	?	?
4. To reduce crime and disorder and the fear of crime	0	0	0
5. To create and sustain vibrant communities	-/?	-/?	-/?
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)			
7. To conserve and enhance and create resources for biodiversity	--?	--?	-?
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside	-?	--?	-?

<b>Quantum Options Sustainability Effects</b>	<b>4,400 Homes</b>	<b>&gt;4,400 Homes</b>	<b>&lt;4,400 Homes</b>
9. To protect, enhance and make accessible for enjoyment, the historic environment	--?	--?	-?
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	0	0
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	--?	--?	-?
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance	--?	--?	-?
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products	?	?	?
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-

**Table 1.8: Summary of quantum effects in Areas of Search A and B**

Quantum Options Sustainability Effects	4,400 Homes	>4,400 Homes	<4,400 Homes
<b>SA objectives which relate to meeting Oxford's needs</b> (scores only relate to Oxford City)			
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	++	++/--?
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of Oxford and Oxfordshire	++	++	+/--?
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of Oxford and Oxfordshire	+	+	+/-?
<b>SA objectives with particular spatial relevance to Oxford</b> (scores relate to Oxford City and Cherwell District)			
3. To reduce poverty and social exclusion	0	0	0
6. To improve accessibility to all services and facilities	++	++	+/-?
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	++/-	++/-	+/-?
<b>Other Social and Economic SA objectives</b> (scores only relate to Cherwell District)			
2. To improve the health and well-being of the population & reduce inequalities in health	++	++	+/-?
4. To reduce crime and disorder and the fear of crime	0	0	0
5. To create and sustain vibrant communities	-	-	-
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)			
7. To conserve and enhance and create resources for biodiversity	--?	--?	-?
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside	-?	--?	-?

<b>Quantum Options Sustainability Effects</b>	<b>4,400 Homes</b>	<b>&gt;4,400 Homes</b>	<b>&lt;4,400 Homes</b>
9. To protect, enhance and make accessible for enjoyment, the historic environment	--?	--?	-?
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	0	0
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	--?	--?	-?
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance	--?	--?	-?
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products	-	-	-
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-

## Site options within Areas of Search A and B Appraisal

- 1.125 Potential development sites have been submitted to the Council on an ongoing basis including as part of the Strategic Housing Land Availability Assessment (SHLAA). The nine areas of search have been appraised to identify the broad areas of the District most sustainable (both for Cherwell and Oxford) for accommodating a portion of Oxford’s unmet housing need and associated infrastructure.
- 1.126 Areas of search A and B have been identified by Cherwell District Council to be the most sustainable and suitable options within which to identify specific sites for meeting Oxford’s unmet housing need within the District. Therefore, only proposed development sites within areas of search A and B were taken forward for appraisal.
- 1.127 Promoted sites under 2 hectares in size were discounted from further consideration in the SA. Suitable non-strategic sites for all potential uses will be considered for Local Plan Part 2 and assessed through the SA for Local Plan Part 2.
- 1.128 42 potential development sites 2 hectares and over in size and located within areas of search A and B were assessed in the SA as residential site options. Each residential site option was appraised using the detailed assumptions outlined in **Table A2.1** in **Appendix 2** in the full SA Report.
- 1.129 The same 42 sites have been appraised as potential open space site options. Each open space option was appraised using the detailed assumptions outlined in **Table A2.2** in **Appendix 2** in the full SA Report.
- 1.130 The location of each residential and open space options is shown in **Figure 1.11: Residential and Open Space Site Options within Areas of Search A and B.**<sup>31</sup>
- 1.131 Of the 42 site options appraised, 11 site options have been taken forward (either fully or partially) for allocation<sup>32</sup> within the Local Plan Part 1 Partial Review. These site options are highlighted in bold in **Tables 1.9** to **1.11** so that their scores can be easily compared with the alternative options. The detailed reasoning behind the selection of the 11 site options for allocation in the Local Plan Part 1 Partial Review is outlined at the beginning of **Chapter 10** in the full SA Report.

### Summary of Significant Effects of Residential Site Options on Oxford City

- 1.132 **Table 1.9** presents the effects of the 42 residential site options with Areas of Search A and B on the City of Oxford.

**Table 1.9: Summary of effects of residential site options on Oxford**

Area of Search	Site	SA Objectives related to meeting Oxford’s Needs			SA objectives with particular spatial relevance to Oxford			Number of Significant Negative Effects	Number of Significant Positive Effects
		SA1: Building Sustainable and Affordable Homes	SA16: Creating Employment Opportunities and Oxford	SA17: Creating Economic Growth	SA3: Reducing Poverty and Social Exclusion	SA6: Accessibility to Services and Facilities	SA10: Reducing Road Pollution and Congestion		
A	Site 14	++	+/-	+	0	+	+/-	0	1
	Site 20	++	+/-	+	0	++	++/-	0	3

<sup>31</sup> Note: the coloured site options in Figure 1.11 are only illustrated to provide clarity on individual site option boundaries, specifically where site options overlap.

<sup>32</sup> While the entire area of a site option may have been allocated within the Local Plan Part 1 Partial Review, the development area within each area is restricted to a smaller area within each site allocation policy.

Area of Search	Site	SA Objectives related to meeting Oxford's Needs			SA objectives with particular spatial relevance to Oxford			Number of Significant Negative Effects	Number of Significant Positive Effects
		SA1: Building Sustainable and Affordable Homes	SA16: Creating Employment Opportunities and Oxford	SA17: Creating Economic Growth	SA3: Reducing Poverty and Social Exclusion	SA6: Accessibility to Services and Facilities	SA10: Reducing Road Pollution and Congestion		
	<b>Site 20A</b>	++	+/-	+	0	++	++/-	0	3
	Site 23	++	+/-	+	0	++	++/-	0	3
	Site 24	++	+/-	+	0	+	+/-	0	1
	Site 27	++	+/-	+	0	+	+/-	0	1
	Site 32	++	+/-	+	0	+	+/-	0	1
	Site 34	++	+/-	+	0	+	+/-	0	1
	<b>Site 38</b>	++	++	+	0	++	++/--	1	4
	<b>Site 39A</b>	++	+/-	+	0	+	++/--	1	2
	Site 41	++	++	+	0	++	++/--	1	4
	Site 48	++	+/-	+	0	++	++/-	0	3
	<b>Site 49</b>	++	+/-	+	0	++	++/--	1	3
	Site 50	++	++	+	0	++	++/--	1	4
	<b>Site 51</b>	++	--	+	0	+	+/-	1	1
	Site 74	++	+/-	+	0	++	++/-	0	3
	Site 75	++	+/-	+	0	+	+/-	0	1
	Site 91	++	+/-	+	0	+	+/-	0	1
	Site 92	++	+/-	+	0	++	++/--	1	3
	Site 118	++	--	+	0	+	+	1	1
	Site 122	++	++	+	0	+	+/--	1	2
	<b>Site 123</b>	++	++	+	0	+	+/--	1	2
	Site 124	++	++	+	0	++	++/--	1	4
	Site 125	++	++	+	0	+	+/--	1	2
	<b>Site 126</b>	++	+/-	+	0	++	++/-	0	3

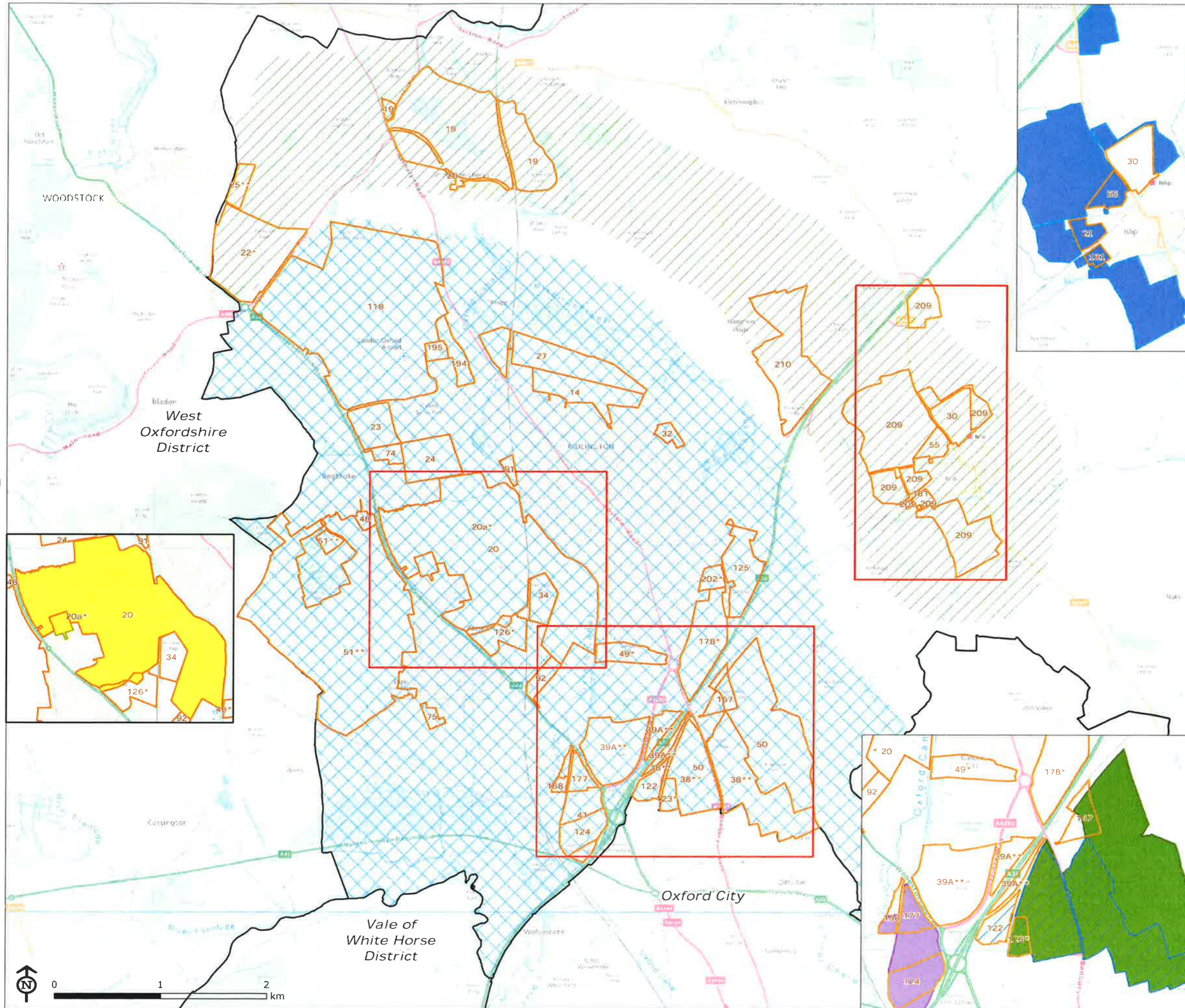


Area of Search	Site	SA Objectives related to meeting Oxford's Needs			SA objectives with particular spatial relevance to Oxford			Number of Significant Negative Effects	Number of Significant Positive Effects
		SA1: Building Sustainable and Affordable Homes	SA16: Creating Employment Opportunities and Oxford	SA17: Creating Economic Growth	SA3: Reducing Poverty and Social Exclusion	SA6: Accessibility to Services and Facilities	SA10: Reducing Road Pollution and Congestion		
	Site 167	++	++	+	0	++	++/--	1	4
	Site 168	++	+/-	+	0	++	++/--	1	3
	Site 177	++	++	+	0	++	++/--	1	4
	<b>Site 178</b>	++	++	+	0	++	++/--	1	4
	Site 194	++	+/-	+	0	+	+	0	1
	Site 195	++	+/-	+	0	+	+	0	1
<b>B</b>	<b>Site 202</b>	++	++	+	0	+	+/-	1	2
	Site 19	++	--	+	0	--	--	3	1
	Site 21	++	+/-	+	0	--	--	2	1
	Site 22	++	--	+	0	+	+	1	1
	Site 25	++	--	+	0	+	+	1	1
	Site 29	++	+/-	+	0	--	--	2	1
	Site 30	++	+/-	+	0	--	--	2	1
	Site 55	++	+/-	+	0	--	--	2	1
	Site 181	++	+/-	+	0	--	--	2	1
	Site 209	++	++	+	0	+	+/-	0	2
	Site 210	++	+/-	+	0	+	++/-	0	2

1.133 10 of the residential site options have the potential to generate significant negative effects on Oxford. These significant negative effects relate to SA objectives 16 (employment), 6 (access to the local services and facilities) and 10 (air quality and road congestion). These significant negative effects are generally recorded because these site options do not have easy access to Oxford City's employment opportunities, services and facilities making it harder to travel by more sustainable transport modes to the private car.

1.134 All 42 site options score significant positive effects against SA objective 1 (housing) due to their ability to accommodate a significant proportion of Oxford's unmet housing need. Significant positive effects are also recorded for SA objectives 16 (employment), 6 (access to the local services and facilities) and 10 (air quality and road congestion). These significant positive effects are generally recorded because





# Cherwell Local Plan

**Figure 1.11**  
Residential and Open Space Site Options within Areas A and B

- Cherwell District boundary
  - Other district boundaries
  - Residential site options
  - Site 20a
  - Site 38
  - Site 41
  - Site 50
  - Site 209
- Area of search
- A
  - B
- \* Fully allocated site  
\*\* Partially allocated site

Map Scale @ A3: 1:35,000





these site options have good access to Oxford City's employment opportunities, services and facilities making it easier to travel by more sustainable transport modes to the private car.

- 1.135 The 11 preferred site allocations score significant effects against the following SA objectives:
- SA objective 1 (housing) – all 11 sites score significant positive effects against this objective.
  - SA objective 16 (employment) – three sites score significant negative effects (sites 22, 25 and 51) against this objective; three sites score significant positive effects (sites 38, 123, 178 and 202) against this objective.
  - SA objective 6 (accessibility to services and facilities) – five sites (sites 20a, 38, 49, 126 and 178) are considered to have significant positive effects against this objective.
  - SA objective 10 (air quality and road congestion) – six of the sites score mixed significant positive/minor negative effects against this SA Objective (sites 20a, 38, 39a, 49, 126 and 178); and site options 123 and 202 score mixed significant negative/minor positive effects against this objective.

### Summary of Significant Effects of Residential Site Options on Cherwell District

- 1.136 **Table 1.10** presents the effects of the 42 residential site options with Areas of Search A and B on Cherwell District.
- 1.137 All but one of the residential site options have the potential to generate significant negative effects on Cherwell. These significant negative effects relate to SA objectives 6 (access to the local services and facilities), 7 (biodiversity), 8 (landscape), 9 (historic environment), 10 (air quality and road congestion), 12 (flood risk) and 13 (efficient use of land). Significant negative effects against SA objectives 6 and 10 are generally recorded because these site options do not have easy access to Cherwell's services and facilities making it harder to travel by more sustainable transport modes to the private car. Three site options have the potential to generate significant negative effects against SA objective 7 due the presence of sensitive ecological assets within or in close proximity to the site. Over half (22) of the site options have the potential to generate significant negative effects against SA objective 8 due to the fact that these sites are recognised as being located in landscape that are particularly sensitive to residential development. Four site options have the potential to generate significant negative effects against SA objective 9 due the presence of sensitive heritages assets within or in close proximity to the site. Two site options score significant negative effects against SA objective 12 due to the fact that these sites contain areas of land designated as flood zone 2 and 3. Almost all of the site options score significant negative effects against SA objective 13 due to the fact that the vast majority of the site options are located on greenfield land, most of which has value as agricultural land.
- 1.138 Significant positive effects are recorded for SA objectives 2 (health and well-being), 6 (access to the local services and facilities) and 10 (air quality and road congestion). These significant positive effects are generally recorded because these site options have good access to Cherwell's existing services and facilities, including health care facilities, open spaces and Public rights of Way, making it easier to travel by more sustainable transport modes to the private car.
- 1.139 The 11 preferred site allocations score significant effects against the following SA objectives:
- SA objective 2 (health and well-being) - six sites (20a, 49, 51, 126, 178 and 202) score significant positive effects against this SA objective.
  - SA objective 6 (accessibility to services and facilities) – all eleven sites are considered to have significant positive effects against this objective.
  - SA objective 8 (landscape) – three sites (39a, 51 and 126) score uncertain significant negative effects against this objective.
  - SA objective 9 (historic environment) – three sites (38, 51 and 22) score uncertain significant negative effects against this objective.
  - SA objective 10 (air quality and road congestion) – four of the sites score mixed significant positive/minor negative effects against this objective (sites 38, 39a, 49 and 178); site options 123 and 202 score mixed significant negative/minor positive effects against this objective; and site options 20a and 126 score mixed significant positive/minor negative effects against this objective.

**Table 1.10: Summary of effects of residential site options on Cherwell District**

Areas of Search	Sites	SA objectives with particular spatial relevance to Oxford (Cherwell effects recorded here)			Other Social and Economic SA objectives (scores only relate to Cherwell District)			Environmental SA objectives (scores only relate to Cherwell District)								Number of Significant Negative Effects	Number of Significant Positive Effects
		SA3: Reducing Poverty and Social Exclusion	SA6: Accessibility to Services	SA10: Reducing Road Pollution and Congestion	SA2: Improving Health and Well Being	SA4: To reduce crime and disorder and the fear of crime.	SA5: To create and sustain vibrant communities	SA7: Conserving and Enhancing Biodiversity	SA8: Protecting and Enhancing the Landscape	SA9: Protecting and Enhancing the Historic Environment	SA11: Improving Water Quality	SA12: Reducing Flood Risk	SA13: Efficient Use of Land	SA14: Sustainable Resource Consumption	SA15: Sustainable Waste Management		
A	Site 14	0	++	+/-	++	0	-	-?	-?	-?	0	-	--?	-	-	1	2
	Site 20	0	++	++/-	++	0	-	0?	-?	-?	0	-	--	-	-	1	3
	<b>Site 20A</b>	<b>0</b>	<b>++</b>	<b>++/-</b>	<b>++</b>	<b>0</b>	<b>-</b>	<b>-?</b>	<b>-?</b>	<b>-?</b>	<b>0</b>	<b>-</b>	<b>--</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>3</b>
	Site 23	0	++	++/-	+	0	-	0?	--?	-?	0	-	--?	-	-	2	2
	Site 24	0	++	+/-	+	0	-	0?	-?	-?	0	-	--	-	-	1	1
	Site 27	0	++	+/-	+	0	-	-?	--?	-?	0	-	--?	-	-	2	1
	Site 32	0	++	+/-	+	0	-	-?	-?	-?	0	-	--?	-	-	1	1
	Site 34	0	++	+/-	+	0	-	-?	--?	-?	0	-	--	-	-	2	1
	<b>Site 38</b>	<b>0</b>	<b>++</b>	<b>++/--</b>	<b>+</b>	<b>0</b>	<b>-</b>	<b>-?</b>	<b>-?</b>	<b>--?</b>	<b>0</b>	<b>-</b>	<b>--?</b>	<b>-</b>	<b>-</b>	<b>3</b>	<b>2</b>
	<b>Site 39A</b>	<b>0</b>	<b>++</b>	<b>++/--</b>	<b>+</b>	<b>0</b>	<b>-</b>	<b>-?</b>	<b>--?</b>	<b>-?</b>	<b>0</b>	<b>-</b>	<b>--?</b>	<b>-</b>	<b>-</b>	<b>3</b>	<b>2</b>
	Site 41	0	+	++/--	+	0	-	-?	--?	-?	0	-	--?	-	-	3	1
	Site 48	0	++	++/-	+	0	-	0?	-?	-?	0	-	--?	-	-	1	2
	<b>Site 49</b>	<b>0</b>	<b>++</b>	<b>++/--</b>	<b>++</b>	<b>0</b>	<b>-</b>	<b>-?</b>	<b>-?</b>	<b>-?</b>	<b>0</b>	<b>-</b>	<b>--?</b>	<b>-</b>	<b>-</b>	<b>2</b>	<b>3</b>
	Site 50	0	++	++/--	+	0	-	-?	-?	--?	0	-	--?	-	-	3	2
	<b>Site 51</b>	<b>0</b>	<b>++</b>	<b>+/-</b>	<b>++</b>	<b>0</b>	<b>-</b>	<b>-?</b>	<b>--?</b>	<b>--?</b>	<b>0</b>	<b>-</b>	<b>--?</b>	<b>-</b>	<b>-</b>	<b>3</b>	<b>2</b>



Areas of Search	Sites	SA objectives with particular spatial relevance to Oxford (Cherwell effects recorded here)			Other Social and Economic SA objectives (scores only relate to Cherwell District)			Environmental SA objectives (scores only relate to Cherwell District)								Number of Significant Negative Effects	Number of Significant Positive Effects
		SA3: Reducing Poverty and Social Exclusion	SA6: Accessibility to Services	SA10: Reducing Road Pollution and Congestion	SA2: Improving Health and Well Being	SA4: To reduce crime and disorder and the fear of crime.	SA5: To create and sustain vibrant communities	SA7: Conserving and Enhancing Biodiversity	SA8: Protecting and Enhancing the Landscape	SA9: Protecting and Enhancing the Historic Environment	SA11: Improving Water Quality	SA12: Reducing Flood Risk	SA13: Efficient Use of Land	SA14: Sustainable Resource Consumption	SA15: Sustainable Waste Management		
	Site 74	0	++	++/-	+	0	-	0?	-?	0?	0	-	--?	-	-	1	2
	Site 75	0	++	+/-	+	0	-	-?	-?	-?	0	-	-	-	-	0	1
	Site 91	0	++	+/-	++	0	-	-?	--?	-?	0	-	--?	-	-	2	2
	Site 92	0	++	++/--	+	0	-	-?	--?	-?	0	-	-	-	-	2	2
	Site 118	0	++	+	+	0	-	0?	--?	-?	0	-	--?	-	-	2	1
	Site 122	0	+	+/--	+	0	-	-?	-?	-?	0	-	--?	0	-	2	0
	<b>Site 123</b>	<b>0</b>	<b>++</b>	<b>+/--</b>	<b>+</b>	<b>0</b>	<b>-</b>	<b>-?</b>	<b>0?</b>	<b>-?</b>	<b>0</b>	<b>-</b>	<b>--?</b>	<b>0</b>	<b>-</b>	<b>2</b>	<b>1</b>
	Site 124	0	+	++/--	+	0	-	-?	--?	-?	0	-	--?	-	-	3	1
	Site 125	0	++	+/--	++	0	-	-?	-?	-?	0	--?	-	-	-	2	2
	<b>Site 126</b>	<b>0</b>	<b>++</b>	<b>++/-</b>	<b>++</b>	<b>0</b>	<b>-</b>	<b>-?</b>	<b>--?</b>	<b>0?</b>	<b>0</b>	<b>-</b>	<b>--?</b>	<b>-</b>	<b>-</b>	<b>2</b>	<b>3</b>
	Site 167	0	++	++/--	+	0	-	0?	--?	-?	0	-	-	-	-	2	2
	Site 168	0	+	++/--	+	0	-	-?	--?	-?	0	-	-	-	-	2	1
	Site 177	0	+	++/--	+	0	-	-?	--?	-?	0	-	--?	-	-	3	1
	<b>Site 178</b>	<b>0</b>	<b>++</b>	<b>++/--</b>	<b>++</b>	<b>0</b>	<b>-</b>	<b>-?</b>	<b>-?</b>	<b>-?</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>3</b>
	Site 194	0	++	+	+	0	-	0?	--?	0?	0	-	--?	-	-	2	1
	Site 195	0	++	+	+	0	-	0?	--?	0?	0	0	+	0	+	1	1

Areas of Search	Sites	SA objectives with particular spatial relevance to Oxford (Cherwell effects recorded here)			Other Social and Economic SA objectives (scores only relate to Cherwell District)			Environmental SA objectives (scores only relate to Cherwell District)								Number of Significant Negative Effects	Number of Significant Positive Effects
		SA3: Reducing Poverty and Social Exclusion	SA6: Accessibility to Services	SA10: Reducing Road Pollution and Congestion	SA2: Improving Health and Well Being	SA4: To reduce crime and disorder and the fear of crime.	SA5: To create and sustain vibrant communities	SA7: Conserving and Enhancing Biodiversity	SA8: Protecting and Enhancing the Landscape	SA9: Protecting and Enhancing the Historic Environment	SA11: Improving Water Quality	SA12: Reducing Flood Risk	SA13: Efficient Use of Land	SA14: Sustainable Resource Consumption	SA15: Sustainable Waste Management		
	<b>Site 202</b>	<b>0</b>	<b>++</b>	<b>+/--</b>	<b>++</b>	<b>0</b>	<b>-</b>	<b>-?</b>	<b>0?</b>	<b>-?</b>	<b>0</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>2</b>
<b>B</b>	Site 19	0	--	--	+	0	-	--?	--?	-?	0	-	+	-	+	<b>4</b>	0
	Site 21	0	-	--	++	0	-	-?	-?	-?	0	-	--?	-	-	2	1
	<b>Site 22</b>	<b>0</b>	<b>++</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>-</b>	<b>-?</b>	<b>-?</b>	<b>--?</b>	<b>0</b>	<b>-</b>	<b>--?</b>	<b>0</b>	<b>-</b>	<b>2</b>	<b>1</b>
	<b>Site 25</b>	<b>0</b>	<b>++</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>-</b>	<b>-?</b>	<b>--?</b>	<b>0?</b>	<b>0</b>	<b>-</b>	<b>--?</b>	<b>0</b>	<b>-</b>	<b>2</b>	<b>1</b>
	Site 29	0	--	--	+	0	-	-?	--?	-?	0	-	+	-	+	3	0
	Site 30	0	-	--	++	0	-	-?	-?	-?	0	-	++/--	-	-	2	2
	Site 55	0	-	--	++	0	-	-?	-?	-?	0	-	--?	0	-	2	1
	Site 181	0	-	--	++	0	-	-?	--?	-?	0	-	--?	-	-	<b>3</b>	1
	Site 209	0	-	+/-	++	0	-	--?	--?	-?	0	-	--?	-	-	3	1
	Site 210	0	-	++/-	+	0	-	--?	--?	-?	0	--?	--?	-	-	<b>4</b>	1

- SA objective 13 (efficient use of land) – seven sites (38, 39a, 49, 51, 126, 22 and 25) score uncertain significant negative effect against this objective; and site 20a scored a significant negative effect against this objective.

### Summary of Significant Effects of Open Space Site Options

- 1.140 **Table 1.11** presents the effects of the 42 open space site options with Areas of Search A and B on Cherwell District and Oxford City. These effects are summarised in **Chapter 9** and outlined in more detail in **Appendix 6** in the full SA Report. There are no detailed SA matrices for the open space options, as only eight of the SA objectives are likely to be affected by the development of land for open space, and the potential effects are generally very similar irrespective of the location of the potential open space site.
- 1.141 Due to the nature of open space options (which are unlikely to include much development, if any), negligible effects are expected for the following SA objectives:
- SA objective 1 - Building Sustainable and Affordable Homes
  - SA objective 2 - Improving Health and Social Inequality<sup>33</sup>
  - SA objective 3 – Reducing Poverty and Social Exclusion
  - SA objective 4 – Reducing Crime
  - SA objective 10 – Reducing Road Congestion
  - SA objective 11 – Improving Water Quality
  - SA objective 15 – Sustainable Waste Management
  - SA objective 16 – Creating Employment Opportunities; and
  - SA objective 17 – Creating Economic Growth
- 1.142 18 of the open space options have the potential to generate significant negative effects on the landscape due to the sensitivity of these sites to formal and informal recreational development. Over 90% of the sites are likely to have at least one significant positive effect. The significant positive effects are generally all in relation to environmental SA objectives 7 (biodiversity), 9 (historic environment), 12 (flood risk) and 13 (efficient use of land).
- 1.143 The 11 preferred site allocations score significant effects against the following SA objectives:
- SA objective 7 (biodiversity) – all 11 sites score significant positive effects against this objective.
  - SA objective 8 (landscape) – three sites (38, 51 and 25) score uncertain significant negative effects against this objective.
  - SA objective 9 (historic environment) – four of the selected site options (20a, 39a, 49 and 22) score uncertain significant positive effects against this objective.
  - SA objective 12 (flood risk) – three of the selected site options (39a, 49 and 202) score significant positive effects against this objective.
  - SA objective 13 (efficient use of lane) – two sites (20a and 126) score significant positive effects against this objective.

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<sup>33</sup> Note that proximity of new open spaces to residential areas, and therefore how easily people will be able to make use of sites for active outdoor recreation, is assessed under SA objective 6.

Table 1.11: Summary of open space options effects

Area of Search	Sites	SA1: Building Sustainable and Affordable Homes	SA2: Improving Health and Social Inequality	SA3: Reducing Poverty and Social Exclusion	SA4: Reducing Crime	SA5: Creating Vibrant Communities	SA6: Accessibility to Services and Facilities	SA7: Conserving and Enhancing Biodiversity	SA8: Protecting and Enhancing the Landscape	SA9: Protecting and Enhancing the Historic Environment	SA10: Reducing Road Pollution and Congestion	SA11: Improving Water Quality	SA12: Reducing Flooding Risk	SA13: Efficient Use of Land	SA14: Sustainable Resource Consumption	SA15: Sustainable Waste Management	SA16: Creating Employment Opportunities	SA17: Creating Economic Growth	Number of Significant Negative Effects	Number of Significant Positive Effects
A	Site 14	0	0	0	0	+	+	++	--?	+?	0	0	+	+	-	0	0	0	1	1
	Site 20	0	0	0	0	+	+	++	-?	+++?	0	0	+	++	-	0	0	0	0	3
	<b>Site 20a</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	+	+	++	-?	+++?	<b>0</b>	<b>0</b>	+	++	-	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>
	Site 23	0	0	0	0	+	+	++	-?	0	0	0	0	+	-	0	0	0	0	1
	Site 24	0	0	0	0	+	+	++	-?	0	0	0	0	++	-	0	0	0	0	2
	Site 27	0	0	0	0	+	+	++	--?	+++?	0	0	+	+	-	0	0	0	1	2
	Site 32	0	0	0	0	+	+	++	--?	+++?	0	0	++	+	-	0	0	0	1	3
	Site 34	0	0	0	0	+	+	++	--?	+?	0	0	++	+	-	0	0	0	1	2
	<b>Site 38</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	+	+	++	--?	+?	<b>0</b>	<b>0</b>	+	+	-	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>
	<b>Site 39A</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	+	+	++	-?	+++?	<b>0</b>	<b>0</b>	++	+	-	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>
	Site 41	0	0	0	0	+	+	++	--?	+++?	0	0	+	+	-	0	0	0	1	2
	Site 48	0	0	0	0	+	+	+	0?	+?	0	0	0	+	-	0	0	0	0	0



Area of Search	Sites	SA1: Building Sustainable and Affordable Homes	SA2: Improving Health and Social Inequality	SA3: Reducing Poverty and Social Exclusion	SA4: Reducing Crime	SA5: Creating Vibrant Communities	SA6: Accessibility to Services and Facilities	SA7: Conserving and Enhancing Biodiversity	SA8: Protecting and Enhancing the Landscape	SA9: Protecting and Enhancing the Historic Environment	SA10: Reducing Road Pollution and Congestion	SA11: Improving Water Quality	SA12: Reducing Flooding Risk	SA13: Efficient Use of Land	SA14: Sustainable Resource Consumption	SA15: Sustainable Waste Management	SA16: Creating Employment Opportunities	SA17: Creating Economic Growth	Number of Significant Negative Effects	Number of Significant Positive Effects
	<b>Site 49</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>++</b>	<b>0?</b>	<b>++?</b>	<b>0</b>	<b>0</b>	<b>++</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>
	Site 50	0	0	0	0	+	+	++	-?	++?	0	0	+	+	-	0	0	0	0	2
	<b>Site 51</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>++</b>	<b>-?</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>
	Site 74	0	0	0	0	+	+	++	-?	+	0	0	+	+	-	0	0	0	0	1
	Site 75	0	0	0	0	+	+	+	-?	+	0	0	0	0	-	0	0	0	0	0
	Site 91	0	0	0	0	+	+	+	--?	+	0	0	+	+	-	0	0	0	1	0
	Site 92	0	0	0	0	+	+	++	--?	+	0	0	++	0	-	0	0	0	1	2
	Site 118	0	0	0	0	+	+	++	--?	+	0	0	0	+	-	0	0	0	1	1
	Site 122	0	0	0	0	+	-	++	-?	+	0	0	+	+	0	0	0	0	0	1
	<b>Site 123</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>-</b>	<b>++</b>	<b>-?</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
	Site 124	0	0	0	0	+	-	++	--?	+	0	0	+	+	-	0	0	0	1	1
	Site 125	0	0	0	0	+	+	++	-?	+	0	0	+	0	-	0	0	0	0	1
	<b>Site 126</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>++</b>	<b>-?</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>

Area of Search	Sites	SA1: Building Sustainable and Affordable Homes	SA2: Improving Health and Social Inequality	SA3: Reducing Poverty and Social Exclusion	SA4: Reducing Crime	SA5: Creating Vibrant Communities	SA6: Accessibility to Services and Facilities	SA7: Conserving and Enhancing Biodiversity	SA8: Protecting and Enhancing the Landscape	SA9: Protecting and Enhancing the Historic Environment	SA10: Reducing Road Pollution and Congestion	SA11: Improving Water Quality	SA12: Reducing Flooding Risk	SA13: Efficient Use of Land	SA14: Sustainable Resource Consumption	SA15: Sustainable Waste Management	SA16: Creating Employment Opportunities	SA17: Creating Economic Growth	Number of Significant Negative Effects	Number of Significant Positive Effects
	Site 167	0	0	0	0	+	+	++	-?	0	0	0	+	0	-	0	0	0	0	1
	Site 168	0	0	0	0	+	+	++	--?	+?	0	0	++	0	-	0	0	0	1	2
	Site 177	0	0	0	0	+	+	++	-?	+?	0	0	++	+	-	0	0	0	0	2
	<b>Site 178</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>++</b>	<b>-?</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
	Site 194	0	0	0	0	+	+	++	--?	+?	0	0	+	+	-	0	0	0	1	1
	Site 195	0	0	0	0	+	+	++	--?	0	0	0	+	+	-	0	0	0	1	1
	<b>Site 202</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>++</b>	<b>-?</b>	<b>+?</b>	<b>0</b>	<b>0</b>	<b>++</b>	<b>0</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
<b>B</b>	Site 19	0	0	0	0	+	+	++	--?	+?	0	0	+	+	-	0	0	0	1	1
	Site 21	0	0	0	0	+	+	++	-?	+?	0	0	+	+	-	0	0	0	0	1
	<b>Site 22</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>-</b>	<b>++</b>	<b>-?</b>	<b>+++?</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>
	<b>Site 25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>-</b>	<b>++</b>	<b>--?</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>+</b>	<b>+</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>
	Site 29	0	0	0	0	+	+	+	--?	+?	0	0	+	+	-	0	0	0	1	0
	Site 30	0	0	0	0	+	+	++	-?	+?	0	0	0	0	-	0	0	0	0	1

Area of Search	Sites	SA1: Building Sustainable and Affordable Homes	SA2: Improving Health and Social Inequality	SA3: Reducing Poverty and Social Exclusion	SA4: Reducing Crime	SA5: Creating Vibrant Communities	SA6: Accessibility to Services and Facilities	SA7: Conserving and Enhancing Biodiversity	SA8: Protecting and Enhancing the Landscape	SA9: Protecting and Enhancing the Historic Environment	SA10: Reducing Road Pollution and Congestion	SA11: Improving Water Quality	SA12: Reducing Flooding Risk	SA13: Efficient Use of Land	SA14: Sustainable Resource Consumption	SA15: Sustainable Waste Management	SA16: Creating Employment Opportunities	SA17: Creating Economic Growth	Number of Significant Negative Effects	Number of Significant Positive Effects
	Site 55	0	0	0	0	+	+	++	-?	+?	0	0	+	+	0	0	0	0	0	1
	Site 181	0	0	0	0	+	+	+	-?	++?	0	0	0	+	-	0	0	0	0	1
	Site 209	0	0	0	0	+	+	++	-?	++?	0	0	++	+	-	0	0	0	1	3
	Site 210	0	0	0	0	+	+	++	-?	+?	0	0	++	+	-	0	0	0	0	2

## Preferred Site Allocations and Strategic Policies Appraisal

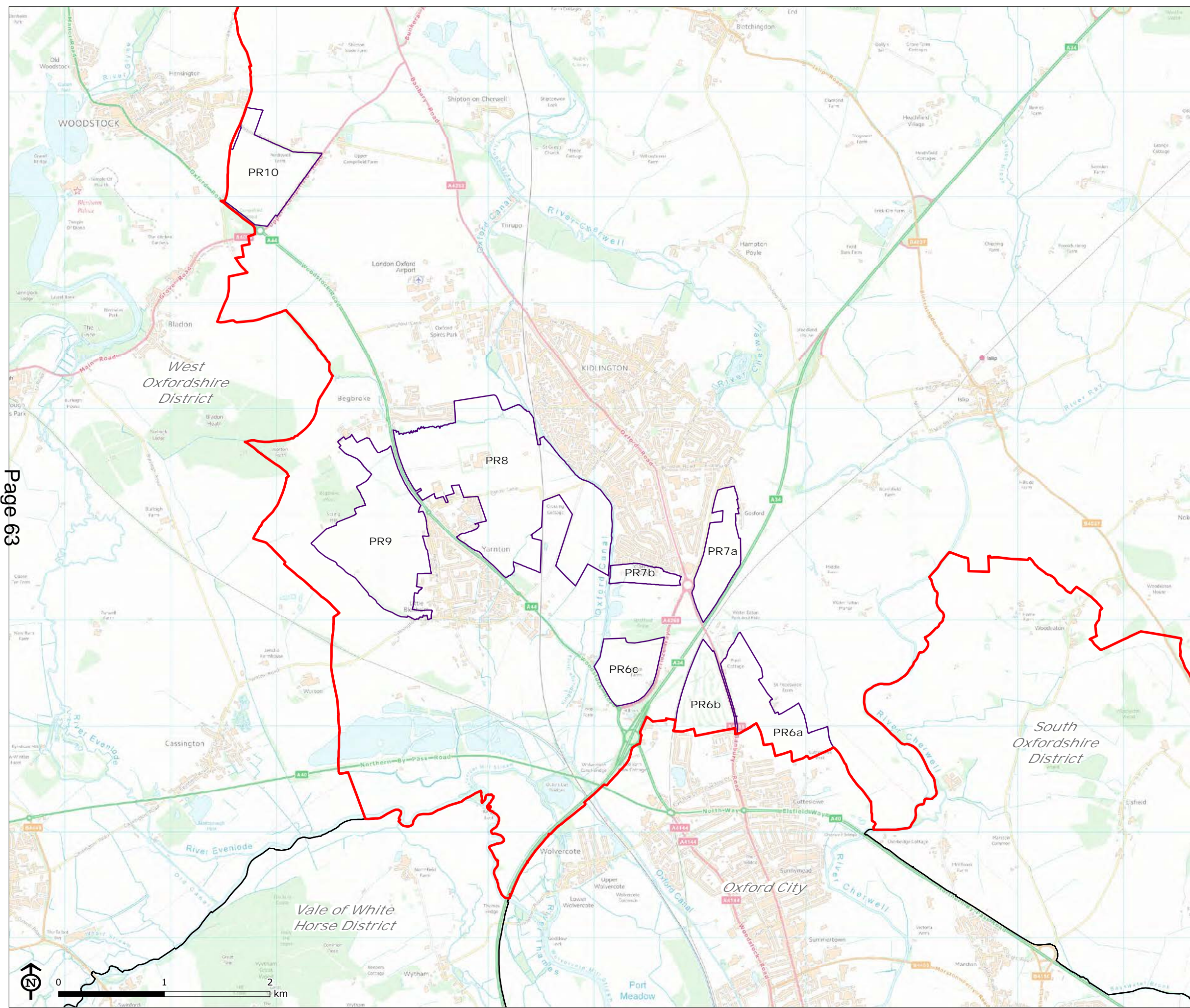
- 1.144 The 18 policies within the Local Plan Part 1 Review can be broadly categorised into two groups: strategic planning policies and site allocation policies.
- 1.145 There are ten strategic planning policies within the Local Plan Part 1 Partial Review:
- Policy PR1 – Achieving Sustainable Development for Oxford
  - Policy PR2 – Housing Mix, Tenure and Size
  - Policy PR3 – The Oxford Green Belt
  - Policy PR4a – Sustainable Transport
  - Policy PR4b – Kidlington Centre
  - Policy PR5 – Green Infrastructure
  - Policy PR11 – Infrastructure Delivery
  - Policy PR12a – Delivering Sites and Maintaining Housing Supply
  - Policy PR12b – Applications for Planning Permission for the Development of Sites Not Allocated in the Partial Review
  - Policy PR13 – Monitoring and Securing Delivery
- 1.146 There are eight site allocation policies within the Local Plan Part 1 Partial Review:
- Policy PR6a – Land East of Oxford Road
  - Policy PR6b – Land West of Oxford Road
  - Policy PR6c – Land at Frieze Farm
  - Policy PR7a – Land South East of Kidlington
  - Policy PR7b – Land at Stratfield Farm
  - Policy PR8 – Land East of the A44
  - Policy PR9 – Land West of Yarnton
  - Policy PR10 – Land South East of Woodstock
- 1.147 The locations of the eight site allocations set out within the Local Plan Part 1 Partial Review are shown in **Figure 1.12: Preferred Site Allocation Policies**.
- 1.148 Site allocation policies have been appraised using the site assumptions outlined in **Table A2.1 in Appendix 2** of the full SA Report. In addition, consideration has been given to the implications of measures outlined within each policy, specifically the likelihood of these measures contributing to the mitigation of adverse effects and the enhancement of positive effects. These mitigation measures have been informed by the SA of the site options appraised in **Appendix 6** of the full SA Report.
- 1.149 The strategic policies have been appraised more generally against the SA Framework outlined in **Chapter 5** of the full SA Report.
- 1.150 The Council has identified some areas of land in the Green Belt (see policy PR3) which it considers should be removed from the Green Belt or safeguarded in addition to the land covered by the site allocation policies. Although unlikely, as the removal of the Green Belt designation could lead to development, this has been assessed in the SA.
- 1.151 The Council considered various approaches and policy requirements for its policies and based on evidence and other information it has determined its policy wording. It was considered that there were no reasonable alternatives to these policies as drafted which would result in significant effects that were differential in the context of the SA.



Figure 1.12

Preferred Site Allocation Policies

- Cherwell District boundary
  - Other district boundaries
  - Preferred site allocation policies
- PR6a: Land East of Oxford Road  
 PR6b: Land West of Oxford Road  
 PR6c: Land at Frieze Farm  
 PR7a: Land South East of Kidlington  
 PR7b: Land at Stratfield Farm  
 PR8: Land East of the A44  
 PR9: Land West of Yarnton  
 PR10: Land South East of Woodstock



Map Scale @ A3: 1:35,000





### Reasons for selecting the preferred site allocations

- 1.152 All 42 site options in Areas of Search A and B have been assessed in the SA. In determining which sites should be taken forward, the Council has considered the results of the SA, other Local Plan evidence and the results of consultation and engagement. The Council has concluded that the sites illustrated in **Figure 1.12** would be suitable and would provide the best way of meeting the Plan's vision and objectives and achieving sustainable development.
- 1.153 In considering the suitability of sites, the Council has taken account of the need to meet the Plan's objectives and to achieve its vision.
- 1.154 The vision seeks to:
- support Oxford's world class economy, its universities and employment base;
  - ensure that people have convenient, affordable and sustainable travel opportunities to the city's places of work, study and recreation and to its services and facilities;
  - deliver development that is well connected to Oxford; and
  - provide for a range of household types and incomes reflecting Oxford's diverse needs.
- 1.155 In doing so it seeks to:
- create balanced and sustainable communities;
  - provide for exemplar design which responds distinctively and sensitively to the local built, historic and environmental context;
  - ensure development is supported by necessary infrastructure;
  - contribute to improving health and well-being; and
  - conserve and enhance the natural environment.
- 1.156 The objectives relate to:
- partnership working to meet needs and required infrastructure by 2031 (objective SO16);
  - providing development so it supports the projected economic growth which underpins the housing needs and local Oxford and Cherwell economies (objective SO17);
  - substantively providing affordable access to new homes for those requiring affordable housing, new entrants to the housing market, key workers and those requiring access to Oxford's key employment areas, and providing well designed development that responds to the local context (objective SO18); and
  - providing development so that it complements the County Council's Local Transport Plan (including the Oxford Transport Strategy) and facilitates demonstrable and deliverable improvements to the availability of sustainable transport for access to Oxford (objective SO19).
- 1.157 Oxford's importance as a key economic driver directly influences the rest of Oxfordshire; particularly where, as in Cherwell's case, there are significant, shared economic interests at the interface between the city and the district or along main transportation corridors. This includes the University of Oxford's Begbroke Science Park, London-Oxford Airport, the commercial area at Langford Lane, Kidlington and the allocated Northern Gateway site within Oxford.
- 1.158 The Council advises that it is seeking to benefit from and to help deliver the County Council's rapid transit (Local Transport Plan) proposals, to take advantage of the new Oxford Parkway Railway Station, to complement the proposal for a new Oxford Park and Ride facility off the Woodstock / Bladon / A44 roundabout, to capitalise on the provision of improved cycle routes into Oxford and help deliver a significant increase in the proportion of people accessing Oxford by alternative modes of transport to the private car.
- 1.159 Specific issues from its evidence studies including on transport, landscape, Green Belt, ecology (including the Oxford Meadows Special Area of Conservation), flooding and land availability have also been considered. The Council considers the need for sites to be deliverable and viable to be of high importance in view of the need to maintain a five year supply of sites and ensure that the required homes are delivered by 2031. The relationship between individual sites and the potential to revise the boundaries of sites has been taken into account.

- 1.160 The Council also advises that it has taken into account the potential impact of specific sites on the strategy of the adopted Local Plan and the guidance contained within the adopted Kidlington Framework Masterplan Supplementary Planning Document (SPD). It has also considered other strategies and plans of relevance including the Local Transport Plan, the Oxfordshire Strategic Economic Plan, the adopted Oxford Core Strategy, the City Council's Housing Strategy and the existing and emerging West Oxfordshire plans.
- 1.161 The Council has considered public opinion – the main responses received to two formal periods of consultation on Issues and Options Papers and associated workshops. It has considered the outcome of engagement with service providers such as the County Council and the view of prescribed and statutory bodies such as the Environment Agency, Natural England, Historic England and Highways England. The view of individual site promoters and their site submissions have also been considered.
- 1.162 The Council's detailed reasoning for selecting sites and not taking forward other sites is set out in **Chapter 10** of the full SA Report.

### Summary of Significant Effects of Strategic Policies on Oxford

- 1.163 **Table 1.12** presents the effects of the strategic policies within the Local Plan Part 1 Review on Oxford City. These effects are summarised in **Chapter 10** and outlined in more detailed in **Appendix 7** in the full SA Report.

**Table 1.12: Summary of effects of strategic policies on Oxford**

Site Allocation Policy	SA Objectives related to meeting Oxford's Needs			SA objectives with particular spatial relevance to Oxford		
	SA1: Building Sustainable and Affordable Homes	SA16: Creating Employment Opportunities and Oxford	SA17: Creating Economic Growth	SA3: Reducing Poverty and Social Exclusion	SA6: Accessibility to Services and Facilities	SA10: Reducing Road Pollution and Congestion
PR1	++	++	++	0	++	++/--
PR2	++	++	+	+	0	0
PR3	++?	++?	+	0	+	+/--?
No PR3 Policy	0	0	0	0	0	0
PR4a	0	+	+	+	+	+
PR4b	0	+	+	+	+	+
PR5	+	0	0	0	0	+
PR11	+	+	+	+	+	+
PR12a	++	+	+	+	0	0
PR12b	++?	0	0	+	+	+
PR13	++	+	+	+	+	0

- 1.164 Policy PR1 (Achieving Sustainable Development for Oxford) scores significant positive effects against SA objectives 1 (housing), 16 (employment), 17 (economic growth), 6 (accessibility to services and facilities), 10 (air quality and road congestion). This is because it aspires to accommodate Cherwell's apportionment of Oxford's unmet housing need (4,400 homes) in close proximity to Oxford. However,

significant negative effects are also recorded against SA objective 10 due to the fact that a significant number of new homes will be developed in close proximity to Oxford's Air Quality Management Area. Policy PR3 (Green Belt) scores similarly due to the fact that it sets out plans for the removal of areas of Green Belt for development and safeguarding.

- 1.165 Policy PR2 scores significant positive effects against SA objectives 1 (housing and 16 (employment) due to the fact that it sets out plans for the delivery of a diverse range of housing types, tenures and sizes to meet the needs of Oxford and its working population.
- 1.166 Policies PR12a (Delivering Sites and Maintaining Housing Supply), PR12b (Applications for Planning Permission for the Development of Sites Not Allocated in the Partial Review) and PR13 (Monitoring and Securing Delivery) score significant positive effects against SA objective 1 (housing) due to the fact that these policies seek to ensure Oxford's housing need is met as planned.

### Summary of Significant Effects of Strategic Policies on Cherwell

- 1.167 **Table 1.13** presents the effects of the strategic policies within the Local Plan Part 1 Review on Cherwell. These effects are summarised in **Chapter 10** and outlined in more detailed in **Appendix 7** in the full SA Report.
- 1.168 Policy PR1 (Achieving Sustainable Development for Oxford) scores significant positive effects against SA objectives 6 (accessibility to services and facilities), 10 (air quality and road congestion) and 2 (health and well-being). This is because it aspires to accommodate Cherwell's apportionment of Oxford's unmet housing need (4,400 homes) in close proximity to Kidlington which has good access to existing services and facilities in Cherwell, including medical facilities, open spaces and public rights of way and sustainable transport links into Oxford to the south and Bicester to the north. However, a significant negative effect is recorded against SA objective 13 (efficient use of land) due to the fact that a significant number of new homes will be developed on greenfield land which is also recognised for its agricultural quality.
- 1.169 Policy PR3 (Green Belt) scores the same effects against SA objectives 10 and 13 for the same reasons. However significant negative effects are also recorded against SA objective 10 and 9 (historic environment). The significant negative effect against SA objective 10 is attributed to the fact that a pocket of land south of the A34 and west of the railway line is located in close proximity to the Oxford City Air Quality Management Area (AQMA) where release and development of the Green Belt is likely to generate road traffic which would load directly on to roads covered by the AQMA. A significant negative effect is recorded against SA objective 9 because the land east of the A44 and north of the railway line (to the south of the strategic development site allocated under Policy PR8) earmarked for development beyond the plan period, i.e. safeguarded contains two Grade II listed buildings. New development in close proximity to these heritage assets has the potential to have significant adverse effects on this objective.
- 1.170 A significant positive effect is recorded against SA objective 7 (biodiversity) for Policy PR5 (Green Infrastructure). This is because the policy requires habitats to be restored or re-created within developments and connected to a wider network of maintained and managed green infrastructure.



**Table 1.13: Summary of effects of strategic policies on Cherwell District**

Site Allocation Policy	SA objectives with particular spatial relevance to Oxford (Cherwell effects recorded here)			Other Social and Economic SA objectives (scores only relate to Cherwell District)			Environmental SA objectives (scores only relate to Cherwell District)							
	SA3: Reducing Poverty and Social Exclusion	SA6: Accessibility to Services	SA10: Reducing Road Pollution and Congestion	SA2: Improving Health and Well Being	SA4: To reduce crime and disorder and the fear of crime.	SA5: To create and sustain vibrant communities	SA7: Conserving and Enhancing Biodiversity	SA8: Protecting and Enhancing the Landscape	SA9: Protecting and Enhancing the Historic Environment	SA11: Improving Water Quality	SA12: Reducing Flood Risk	SA13: Efficient Use of Land	SA14: Sustainable Resource Consumption	SA15: Sustainable Waste Management
PR1	0	++	++/-	++	0	+/-	+/-	+/-	-	0	-	--	0	0
PR2	+	0	0	+	0	+	0	0	0	0	0	0	+?	0
PR3	0	+?	++/--?	+?	0	-?	0?	-/+?	--?	0	-?	--?	0	0
No PR3 Policy	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PR4a	+	+	+	+	0	+	0	0	0	0	0	0	0	0
PR4b	+	+	+	+	0	+	0	0	0	0	0	0	0	0
PR5	0	0	+	+	0	+	++	+	0	+	+	0	0	0
PR11	+	+	+	+	0	+	+	+	+	+	+	0	0	0
PR12a	+	0	0	0	0	+	0	0	0	0	0	0	0	0
PR12b	+?	+?	+?	+?	0	+?	+?	0	+?	0	+?	0	0	0
PR13	+	+	0	0	0	+	+	0	0	+	+	0	0	0

## Summary of Significant Effects of Site Allocation Policies on Oxford City

1.171 **Table 1.14** presents the effects of the strategic policies within the Local Plan Part 1 Review on Oxford City. These effects are summarised in **Chapter 10** and outlined in more detailed in **Appendix 7** in the full SA Report.

**Table 1.14: Summary of effects of site allocation policies on Oxford City**

Area of Search	Site Allocation Policy	SA Objectives related to meeting Oxford's Needs			SA objectives with particular spatial relevance to Oxford		
		SA1: Building Sustainable and Affordable Homes	SA16: Creating Employment Opportunities and Oxford	SA17: Creating Economic Growth	SA3: Reducing Poverty and Social Exclusion	SA6: Accessibility to Services and Facilities	SA10: Reducing Road Pollution and Congestion
<b>A</b>	PR6a	++	++	++	0	++	++/--
	PR6b	++	++	+	0	+	+/--
	PR6c	0	0	0	0	+	0
	PR7a	++	++	+	0	+	+/--
	PR7b	++	+	+	0	+	+/--
	PR8	++	++	++	0	++	++/--
	PR9	++	+	+	0	+	+/-
<b>B</b>	PR10	++	+	+	0	+	+

- 1.172 With the exception of site allocation policy PR6c which allocates land for the replacement of a golf course, all site allocation policies score a significant positive effect against SA objective 1 (housing) due to the significant contribution each will make to meeting a proportion of Oxford's unmet housing need.
- 1.173 Site allocation policies PR6a, PR6b, PR7a and PR8 score significant positive effects against SA objective 16 (employment) due to their close proximity and easy access to existing job opportunities within and near to Oxford.
- 1.174 Site allocation policies PR6a and PR8 score significant positive effects against SA objective 17 (economic growth) due to the fact that these policies set out plans for the provision of new local centres, services and facilities within these large strategic allocations, creating new long term employment opportunities.
- 1.175 Site allocation policies PR6a and PR8 score significant positive effects against SA objectives 6 (accessibility to local services and facilities) and 10 (air quality and road congestion) due to their provision of new local services and facilities, reducing the need to travel to Oxford via private car.
- 1.176 Significant negative effects are recorded against SA objective 10 for site allocation policies PR6a, PR6b, PR7a, PR7b, PR8 and PR9 due to the fact that these allocations have good access to the strategic road network into Oxford and the significant number of new homes developed within these sites will increase the number of vehicles loading on to roads in Oxford's Air Quality Management Area.

## Summary of Significant Effects of Site Allocation Policies on Cherwell

1.177 **Table 1.15** presents the effects of the strategic policies within the Local Plan Part 1 Review on Oxford City. These effects are summarised in **Chapter 10** and outlined in more detailed in **Appendix 7** in the full SA Report.

**Table 1.15: Summary of effects of site allocation policies on Cherwell District**

Areas of Search	Site Allocation Policy	SA objectives with particular spatial relevance to Oxford (Cherwell effects recorded here)			Other Social and Economic SA objectives (scores only relate to Cherwell District)			Environmental SA objectives (scores only relate to Cherwell District)							
		SA3: Reducing Poverty and Social Exclusion	SA6: Accessibility to Services	SA10: Reducing Road Pollution and Congestion	SA2: Improving Health and Well Being	SA4: To reduce crime and disorder and the fear of crime.	SA5: To create and sustain vibrant communities	SA7: Conserving and Enhancing Biodiversity	SA8: Protecting and Enhancing the Landscape	SA9: Protecting and Enhancing the Historic Environment	SA11: Improving Water Quality	SA12: Reducing Flood Risk	SA13: Efficient Use of Land	SA14: Sustainable Resource Consumption	SA15: Sustainable Waste Management
<b>A</b>	PR6a	0	++	++/- -	++	0?	+	+/-?	+/-?	+/-?	0	0	-	-	+
	PR6b	0	+	+/-	+	0?	+	+/-?	+/-?	+/-?	0	0	-	-	+
	PR6c	0	++	0	0	0?	0	+++	+/-?	+/-?	0	+	--	-	+
	PR7a	0	+	+/-	+	0?	+	+/-?	+/-?	+/-?	0	0	-	-	-
	PR7b	0	+	+/-	+	0?	+	+/-?	+/-?	+/-?	0	0	-	-	-
	PR8	0	++	++/- -	++	0?	+	+/-?	+/-?	-?	0	0	--	-	+
	PR9	0	++	+/-	+	0?	+	+/-?	+/-?	-?	0	0	--	-	+
<b>B</b>	PR10	0	++	+	+	0?	+	+/-?	+/-?	+/-?	0	0	--?	-	+

1.178 Site allocation policies PR6a, PR6b, PR8, PR9 and PR10 score significant positive effects against SA objectives 6 (accessibility to local services and facilities) due to their close proximity and general good access to existing local services and facilities in Cherwell, notably Kidlington and Woodstock, reducing the need to travel further afield. Site allocation policies PR6a and PR8 also score significant positive effects against SA objectives 2 (health and well-being) and 10 (air quality and road congestion) due to their provision of new local services and facilities, including medical facilities and open spaces, reducing the need to travel to Oxford via private car.

1.179 Significant negative effects are also recorded against SA objective 10 for site allocation policies PR6a, PR6b, PR7a, PR7b and PR8 due to the fact that these allocations have good access to the strategic road network into Oxford and the significant number of new homes developed within these sites will increase the number of vehicles loading on to roads into Oxford, including its Air Quality Management Area.

- 1.180 Site allocation policy PR6c reserves the site for the potential construction of a golf course which, in places will help to safeguard the site's ecological assets and promote habitat connectivity. Therefore a significant positive effect is likely on SA objective 7 (biodiversity).
- 1.181 Site allocation policies PR6c, PR8, PR9 and PR10 are all likely to generate significant negative effects against SA objective 13 (efficient use of land) due to the fact that these policies plan for significant areas of development on greenfield land recognised as Grade 2 and 3 Agricultural Land, leading to a net loss of some of the district's best and most versatile agricultural land. While the other site allocation policies are also largely located on greenfield land, the developed areas of these allocations generally contain agricultural land of lower quality (Grade 4).

## Cumulative Effects

- 1.182 **Table 1.12 to 1.15** above present a summary of the scores for all the policies set out in the Local Plan Part 1 Partial Review. This enabled an assessment to be made of the likely significant effects of the Local Plan Part 1 Partial Review as a whole on each of the SA objectives, i.e. an assessment of cumulative effects as required by the SEA Regulations. In addition, consideration has been given to the cumulative effects of adopting the Local Plan Part 1 Review alongside the cumulative effects of the adopted Local Plan Part 1 Plan (2011-2031) (as described in the Cherwell Local Plan Part 1 SA Addendum Report for Main Modifications published in October 2014) and the other significant projects, plans and programmes planned within the local planning authorities that border Cherwell District.<sup>34</sup>
- 1.183 In combination, the adopted Local Plan Part 1 and the Local Plan Part 1 Partial Review are likely to have a **significant negative** effects against the following SA objectives for both Oxford and Cherwell:
- **SA objective 10 (air quality and road congestion)** – due to the fact that the Local Plan Part 1 Partial Review sets out plans for the delivery of 4,400 homes within Cherwell, increasing greenhouse gases from the construction and operation of the new communities as well as air pollution from increases in the number of vehicles on the road in and around the site allocations, particularly on roads into and out of north Oxford which is registered as an Air Quality Management Area (AQMA). The adopted Local Plan Part 1 plans for the delivery of 21,734 new homes between 2014 and 2031 within the District, generating similar effects within and around the District's urban centres and Air Quality Management Areas.
  - **SA objective 7 (biodiversity)** – due to the fact that the Local Plan Part 1 Partial Review sets out plans for the delivery of 4,400 homes within Cherwell, generally of greenfield land of varied ecological value, including habitats for protected species. This conclusion is supported by ecological advice provided by WYG on the potential cumulative impacts of the site allocations.<sup>35</sup> This study highlights the potential for adverse impacts on the Rushy Meadows SSSI from site allocation policy PR8 which includes 1,950 dwellings (approximately 42% of the total for the seven development areas) along with schools, an employment area and retail outlets. The potential for pollution run-off, dust, noise, light spillage and changes to water levels during the construction of the development noted. The study also identifies the potential cumulative effects on biodiversity in general arising from the proposed strategic sites, noting the potential for habitat fragmentation and loss of connectivity, habitat and species loss, habitat disturbance and degradation, and species population. Similarly, the scale of growth planned for with the adopted Local Plan Part 1, particularly around Bicester, has the potential to generate the same adverse effects. The HRA accompanying the Local Plan Part 1 Review highlights the potential for effects<sup>36</sup> on European biodiversity sites within and in the vicinity of Cherwell District. However, the in-combination assessment with other projects and plans identified no significant effects on Oxford Meadows SAC in combination with the proposals contained in the Partial Review Proposed Submission Plan, provided that any mitigation measures identified for other projects and plans are put in place. The HRA Stage 1 (Screening) assessment has determined that the Partial Review of the Cherwell Local

<sup>34</sup> Cherwell Local Plan Part 1 SA Addendum for Main Modifications, LUC, October 2017.

<sup>35</sup> Cherwell Local Plan Part 1 Review Ecological Advice Report, WYG, 2017.

<sup>36</sup> Cherwell Local Plan 2011-2031 (Part 1) Partial Review, Oxford's Unmet Housing Need – Habitat Regulations Assessment Report on Options Consultation and Additional Sites, Atkins, June 2017.



Plan 2011-2031 (Part 1): Oxford's Unmet Housing Need Proposed Submission Plan will not lead to likely significant effects, either alone or in combination, on the qualifying features of Oxford Meadows SAC.<sup>37</sup>

- **SA objective 8 (landscape)** – due to the fact that the Local Plan Part 1 Partial Review and the adopted Local Plan Part 1 set out plans for the delivery of 4,400 and 21,734 homes respectively. Most of these homes are to be provided on greenfield land of varied landscape character and sensitivity. In combination, the loss of such a significant area of countryside has the potential to generate significant negative effects against this objective. However, there is also potential for some positive effects driven by the strong wording of the site allocation policies which require the design and layout of the developments to reflect the local landscape and setting. In certain locations this could result in enhancements to the existing rural-urban edges of settlements and improve accessibility to the surrounding countryside.
- **SA objective 9 (historic environment)** – due to the fact that the Local Plan Part 1 Partial Review and the adopted Local Plan Part 1 set out plans for the delivery of 4,400 and 21,734 homes respectively. Most of these homes are to be provided on greenfield land of varied historic value and sensitivity. In combination, a significant area of development has the potential to generate significant negative effects on heritage assets within and in close proximity to development, including the setting of historic Oxford. However, there is also potential for some positive effects driven by site allocation policies that incorporate measures to protect and enhance the setting of historic assets. In certain locations this could result in enhancements to the existing setting of historic assets and improve accessibility to the surrounding historic landscape.
- **SA objective 13 (efficient use of land)** – due to the fact that the Local Plan Part 1 Partial Review and the adopted Local Plan Part 1 set out plans for the delivery of 4,400 and 21,734 homes respectively. Most of these homes are to be provided on greenfield land of varied agricultural value, including some of the District's best and most versatile agricultural land.

1.184 In combination, the adopted Local Plan Part 1 and the Local Plan Part 1 Partial Review are likely to have a **significant positive** effects against the following SA objectives for both Oxford and Cherwell:

- **SA objective 1 (housing)** – due to the fact that the Local Plan Part 1 Partial Review sets out plans for the delivery of 4,400 homes within Cherwell to meet an agreed proportion of Oxford's housing shortfall over the plan period. The adopted Local Plan Part 1 plans for the delivery of 21,734 new homes between 2014 and 2031 within the District.
- **SA objective 16 (employment)** – due to the fact that the Local Plan Part 1 Partial Review sets out plans for the delivery of 4,400 homes within Cherwell, which help to house Oxford's workforce as the city's diverse economy grows, helping to facilitate high and stable levels of employment. Furthermore, the strategic site allocations within the adopted Local Plan Part 1 generate new opportunities for employment in the District, improve the District's town centres and transport accessibility helping to reduce commuting times.
- **SA objective 17 (economic growth)** – due to the fact that the Local Plan Part 1 Partial Review sets out plans for the delivery of 4,400 homes within Cherwell, which help to house Oxford's student population as well as those that work for the city's universities and other education establishments. Furthermore, the strategic site allocations within the adopted Local Plan Part 1 generate new opportunities for employment in the District, improve the District's town centres and transport accessibility helping to reduce commuting times.
- **SA objective 10 (air quality and road congestion)** – due to the fact that both the Local Plan Part 1 Partial Review and the adopted Local Plan Part 1 set out plans for the provision of new and improved sustainable transport links into Oxford and Cherwell's urban centres, helping to limit the need for new residents to travel by private car and reducing road congestion and air pollution.
- **SA objective 7 (biodiversity)** – due to the fact that both the Local Plan Part 1 Partial Review and the adopted Local Plan Part 1 require measures to mitigate any adverse effects on ecological assets and where possible generate ecological enhancements.

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<sup>37</sup> Cherwell Local Plan 2011-2031 (Part 1) Partial Review, Oxford's Unmet Housing Need – Proposed Submission Plan Habitat Regulations Assessment Screening Report, Atkins, June 2017.

- 1.185 Cherwell District Council is bordered by six other local planning authorities each with their own Local Plans setting out strategic development in the area over the next few decades. **Chapter 10** of the full SA Report sets out details of the strategic development planned within the districts that neighbour Cherwell.
- 1.186 Housing and employment growth is planned in the districts immediately surrounding Cherwell. With the exception of Oxford directly to the south, the main focus of growth in Cherwell, at Bicester, Banbury and Upper Heyford and proposed around Kidlington is remote from the majority of the centres of growth in neighbouring districts limiting the potential for significant cumulative effects.
- 1.187 Brackley in South Northamptonshire is closest to Banbury and Bicester, but is of relatively small size and is only due to receive relatively modest growth. This is also the case for Witney, Carterton and Chipping Norton in West Oxfordshire, and Stratford-upon-Avon to the north. The main towns in Aylesbury Vale, South Oxfordshire and the Vale of White Horse, including Aylesbury and Thame, are some distance away from the main growth in Cherwell and therefore are unlikely to have negative cumulative effects.
- 1.188 The main relationship between Cherwell is with Oxford, particularly with Kidlington and Bicester. The Cherwell Local Plan Part 1 aims to reduce out commuting from the District for work and create more self-sufficient towns in Bicester and Banbury, whereas the Local Plan Part 1 Review allocates land to meet a proportion of Oxford's housing shortfall making links with the City important.
- 1.189 As a regional centre, Oxford attracts visitors and workers from Cherwell and all of the local planning authorities neighbouring Cherwell. Sustained growth within all of these areas is like to result in a significant increase in traffic along the strategic road network in and around Cherwell and Oxford, notably along the M40, A34, A40, A41, A43 and A44. This has the potential to exacerbate existing congestion and air quality issues in and around Cherwell and Oxford with **significant negative** effects against **SA objective 10 (air pollution and road congestion)**.
- 1.190 Furthermore, Cherwell District shares a housing market area with Oxford City and the adjoining Oxfordshire authorities, notably, South Oxfordshire, Vale of White Horse and West Oxfordshire. Together, the significant growth planned within these local authorities is likely to make a significant contribution to meeting their respective and collectively Oxford's housing needs with **significant positive** effects against **SA objective 1 (housing)**.
- 1.191 The preferred route of the High Speed Rail 2 passes through Cherwell District, through Fringford ward to the north of Bicester and is likely to have negative impacts on the environment and local communities in that area. Policy SLE5: High Speed Rail 2 – London to Birmingham has been included in the adopted Local Plan Part 1 in order to minimise the adverse impacts on the environment in Cherwell and maximise the benefits that could arise from the proposal, particularly in terms of improving rail services on the West Coast mainline and economic impacts. There is a potential for residents of the communities within the Fringford ward to be adversely affected by construction traffic and activities, however, policy SLE5 seeks to address such potential effects. Bicester is also close by.
- 1.192 The first stage of East-West Rail (Oxford to Bicester and Marylebone) has been completed and includes the construction of the Oxford Parkway Railway Station to the south of Kidlington next to the long-established Water Eaton Park and Ride and more frequent services in and out of Oxford. The final route is expected to open new links from Oxford and Oxford Parkway to Milton Keynes and Bedford by 2019 and onto Cambridge in due course.
- 1.193 In 2016, in the Autumn Budget Statement, the Government announced a commitment and support to deliver a new Oxford to Cambridge 'Expressway' including development funding for the evaluation of route options.
- 1.194 The Department for Transport (DfT) published a study on the proposed scheme, which set out three shortlisted route options for an Expressway, as well as sub-options to route around Oxford. Regardless of the option chosen, it is expected that an Oxford to Cambridge Expressway would help address constraints along the A34, a key strategic route connecting Oxfordshire with the south of the country and the wider Strategic Road Network.
- 1.195 It is unlikely that the development proposed in Cherwell could combine with the potential adverse effects of the High Speed Rail 2 and the development in neighbouring districts to create cumulative



impacts, such as in relation to landscape and visual effects, urbanisation, and noise impacts due to the distances involved.

## Recommendations

- 1.196 During the development of the Local Plan Part 1 policies, LUC appraised draft versions of the policies, highlighted their potential for significant effects and made recommendations on how the policies could be improved. Details of the recommendations made on the draft versions of the policies and the subsequent changes made are set out in **Chapter 10** of the full SA Report.
- 1.197 **Tables 1.12 to 1.15** above present a summary of the effects of the final versions of the policies set out in the Local Plan Part 1 Partial Review which includes the amendments made to the draft policies as a result of the SA recommendations set out in **Chapter 10** of the full SA Report. These effects have been used to assess the cumulative effects of the Local Plan Part 1 Review as a whole.

## Mitigation

- 1.198 It is a requirement of the SEA Regulations that consideration is given to “*the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme*”. For many of the potential negative effects identified in relation to the Local Plan Part 1 Partial Review, mitigation will be provided through the implementation of other policies in the Local Plan, specifically those in the adopted Local Plan Part 1.
- 1.199 **Table 1.16** below identifies the policies within the adopted Local Plan Part 1 that are expected to provide mitigation for the potential negative effects of the policies within the Local Plan Part 1 Partial review. No residual negative effects are recorded for the following SA Objectives, therefore additional mitigation is not outlined for these objectives in the table below:
- SA Objective 1 – To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.
  - SA Objective 2 – To improve the health and well-being of the population & reduce inequalities in health.
  - SA Objective 3 – To reduce poverty and social exclusion.
  - SA Objective 4 – To reduce crime and disorder and the fear of crime.
  - SA Objective 6 – To improve accessibility to all services and facilities.
  - SA Objective 11 – To maintain and improve the water quality of rivers and to achieve sustainable water resources management.
  - SA Objective 16 – To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district and Oxford and Oxfordshire.
  - SA Objective 17 – To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.

**Table 1.16: Mitigation for potential residual negative effects identified**

SA objectives for which potential significant negative effects have been identified	Other Local Plan policies providing possible mitigation
5. To create and sustain vibrant communities.	<b>BSC 5: Area Renewal</b> supports area renewal proposals that direct investment to improve the physical and community fabric of the District to improve social outcomes, improve health and well-being.
7. To conserve and	<b>ESD 9: Protection of the Oxford Meadows SAC</b> requires that the construction and operational phases of the development are not to have

SA objectives for which potential significant negative effects have been identified	Other Local Plan policies providing possible mitigation
enhance and create resources for biodiversity.	<p>any adverse effects on the water quality or quantity of any adjacent or nearby watercourses or alter the hydrological regime of the Oxford Meadows SAC. This policy also states that construction and operation of developments must conform to Environmental Quality Standards and all run off rates are to be maintained at greenfield run of rates.</p> <p><b>ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment</b> promotes biodiversity net gain and the maintenance of existing ecological networks. The policy seeks to avoid development that will result in adverse effects on international, national, regional and local important sites.</p> <p><b>ESD 11: Conservation Target Areas</b> outlines that where a development lies within close proximity to a Conservation Target Area, surveys and a report are to be undertaken if and development will not be permitted if it compromises the aims of the Conservation Target Area.</p> <p><b>ESD 16: The Oxford Canal</b> aims to protect and enhance the biodiversity value of the Oxford Canal corridor.</p> <p><b>ESD 17: Green Infrastructure seeks</b> to maintain and improve the green infrastructure network while also protecting sites of nature importance. The policy requires all developments to provide green infrastructure within their proposals.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	<p><b>ESD 12: Cotswolds Area of Outstanding Natural Beauty (AONB)</b> seeks to protect and enhance the Cotswolds AONB and its setting.</p> <p><b>ESD 13: Local Landscape Protection and Enhancement</b> aims to protect and enhance the landscape especially in urban fringe locations.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	<p><b>Policy ESD 15: The Character of the Built and Historic Environment</b> aims to ensure that new development to complement and enhance the character of its context through sensitive siting, layout and high quality design.</p> <p><b>ESD 16: The Oxford Canal</b> will not permit proposals that will have a detrimental impact to the Conservation Area.</p>
10. To reduce air pollution (including greenhouse gas emissions) and road congestion.	<p><b>SLE 4: Improved Transport and Connections</b> seeks to deliver key connections to support modal shift and to support more sustainable locations for employment and housing growth. This policy also requires new development to make the fullest possible use of public transport, walking and cycling.</p> <p><b>ESD 1: Mitigating and Adapting to Climate Change</b> aims to distribute developments in the most sustainable locations and deliver development that seeks to reduce the need to travel and promote the use of sustainable modes of transport.</p> <p><b>ESD 2: Energy Hierarchy and Allowable Solutions</b> promotes the use of the energy hierarchy: Reducing energy use; supplying energy efficiently and giving priority to decentralised energy supply; Making use of renewable energy; Making use of allowable solutions.</p> <p><b>ESD 5: Renewable Energy</b> supports the renewable and low carbon energy provision wherever any adverse impacts can be addressed satisfactorily and the provision can be proven viable.</p>
12. To reduce the risk of flooding and resulting detriment to public well-	<p><b>ESD 1: Mitigating and Adapting to Climate Change</b> seeks to minimise the risk of flooding and making use of sustainable drainage methods.</p> <p><b>ESD 3: Sustainable Construction</b> notes that the District is in an area of</p>

SA objectives for which potential significant negative effects have been identified	Other Local Plan policies providing possible mitigation
being, the economy and the environment.	water stress and so a higher level of water efficiency than required in the Building Regulations is required with developments achieving a limit of 110 litres/person/day. <b>ESD 9: Protection of the Oxford Meadows SAC</b> requires that the construction and operational phases of the development are not to have any adverse effects on the water quality or quantity of any adjacent or nearby watercourses or alter the hydrological regime of the Oxford Meadows SAC. This policy also states that and all run off rates are to be maintained at greenfield run of rates.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	<b>BSC 2: The Effective and Efficient Use of Land -Brownfield land and Housing Density</b> supports housing development that will effectively and efficiently use land and will encourage the re-use of previously developed land in sustainable locations.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	<b>ESD 3: Sustainable Construction</b> expects development to incorporate sustainable design and construction technology to achieve zero carbon development and maximise resource efficiency.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste.	<b>ESD 3: Sustainable Construction</b> supports development proposals that reduce waste and pollution and make adequate provision for the recycling of waste.

## Conclusions

- 1.200 The Cherwell Local Plan Part 1 Partial Review Vision, Strategic Objectives (**Chapter 6** in the full SA Report), nine areas of search (**Chapter 7** in the full SA Report), three quantum options (**Chapter 8** in the full SA Report), 41 site options (**Chapter 9** in the full SA Report) and ten strategic policies and eight site allocation policies (**Chapter 10** in the full SA Report) have been appraised against the SA objectives outlined in Cherwell District Council’s SA Framework outlined in **Chapter 5** in the full SA Report.
- 1.201 In general, the options and policy approaches that have been taken forward in the Local Plan are those that perform more positively, or at least as well, against the SA objectives than the rejected options, although in number of cases other planning considerations have determined that other options should be taken forward.
- 1.202 The principle of meeting a portion of Oxford’s unmet housing needs within the District is likely to generate significant positive effects for both Oxford and Cherwell. The development of new residential communities within close proximity to Oxford within Cherwell will increase the quantity and the range of types of homes (including affordable homes), as well as maintain – even improve – communities access to the County’s primary services and facilities, employment opportunities and its special qualities, including its wildlife, cultural heritage and countryside. The Council has recognised the effects on existing communities and proposed detailed policies which will provide mitigation and enhancements.



- 1.203 However, providing new strategic residential development within Cherwell District also has the potential to generate significant negative effects on these same special qualities.
- 1.204 The significant positive and negative effects of the development of more homes are likely to be enhanced and mitigated by the strategic policies within the adopted Local Plan Part 1, the policies of the Part 1 Partial Review and the development management policies of the Local Plan Part 2. The SA has assisted the Council in forming policies which avoid areas of historic significance on sites for example. These should go a long way towards mitigating the potential negative effects of the overall scale of development proposed, although some significant effects are likely to remain.
- 1.205 In addition to the SA/SEA, work undertaken for the Habitats Regulations Assessment (HRA) is important for determining potential significant effects. The HRA accompanying the Local Plan Part 1 Review highlights the potential for effects<sup>38</sup> on European biodiversity sites within and in the vicinity of Cherwell District. However, the in-combination assessment with other projects and plans identified no significant effects on Oxford Meadows SAC in combination with the proposals contained in the Partial Review Proposed Submission Plan, provided that any mitigation measures identified for other projects and plans are put in place. The HRA Stage 1 (Screening) assessment has determined that the Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Need Proposed Submission Plan will not lead to likely significant effects, either alone or in combination, on the qualifying features of Oxford Meadows SAC.<sup>39</sup>
- 1.206 The overall impact on the Green Belt and its purposes, including the amount of land that needs to be removed to effectively implement the Plan, has been considered by the Council in the context of the outcomes of the SA for example in relation to the significant positive effects for affordable housing provision in locations which best help to meet Oxford's unmet housing needs.

## Monitoring

- 1.207 The SEA Regulations require that "*The responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action*" (Regulation 17), and that the environmental report should provide information on "*a description of the measures envisaged concerning monitoring*" (Schedule 2).
- 1.208 The Government's latest SA Guidance in the National Planning Practice Guidance<sup>40</sup> states that details of the proposals for monitoring the significant effects of implementing the adopted local plan should be included in the SA Report, or the post-adoption statement.
- 1.209 **Table 1.17** sets out a number of suggested indicators for monitoring the effects of implementing the Local Plan Part 1 Partial Review.
- 1.210 Monitoring indicators are suggested for all of the objectives in the SA framework.
- 1.211 The monitoring indicators set out in Chapter 6 of the SA/SEA Adoption Statement for the adopted Cherwell Local Plan Part 1 (2011-2031) have been considered alongside the monitoring indicators suggested in representations received (see **Appendix 3** in the full SA Report) to the draft monitoring framework for the Local Plan Part 1 Partial Review Proposed Submission Document.
- 1.212 Given the principle driver of the Cherwell Local Plan Part 1 Partial Review is to meet a proportion of Oxford's outstanding housing need, it will be important that Cherwell District and Oxford City councils work closely together to monitor the delivery of these homes and the direct and indirect effects they have on them both in isolation and in combination.

<sup>38</sup> Cherwell Local Plan 2011-2031 (Part 1) Partial Review, Oxford's Unmet Housing Need – Habitat Regulations Assessment Report on Options Consultation and Additional Sites, Atkins, June 2017.

<sup>39</sup> Cherwell Local Plan 2011-2031 (Part 1) Partial Review, Oxford's Unmet Housing Need – Proposed Submission Plan Habitat Regulations Assessment Screening Report, Atkins, June 2017.

<sup>40</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-local-plans/>

**Table 1.17: Proposed monitoring indicators for monitoring the effects of the Local Plan Part 1 Partial Review**

SA Objective	Suggested indicators (and Policy Reference from Local Plan Part 1 Partial Review)
<b>SA Objectives related to meeting Oxford's Needs</b>	
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<ul style="list-style-type: none"> <li>• Annual housing commitments and completions that specifically meet the needs of Oxford City. (Policies PR1, PR12a, PR12b and PR13).</li> <li>• Net affordable housing completions/acquisitions per tenure that specifically meet the needs of Oxford City. (Policies PR1, PR2, PR12a, PR12b and PR13).</li> <li>• Number of 'extra care' completions that specifically meet the needs of Oxford City. (Policies PR1, PR2, PR12a, PR12b and PR13).</li> </ul>
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<ul style="list-style-type: none"> <li>• Employment commitments and completions on allocated employment land in Cherwell and Oxford (Policy PR1).</li> <li>• Employment commitments and completions on non-allocated employment land in Cherwell and Oxford (Policy PR1).</li> <li>• Completions resulting in a loss of employment use to non-employment use in Cherwell and Oxford (Policy PR1).</li> </ul>
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<ul style="list-style-type: none"> <li>• Kidlington centre and Oxford City centre use (use classes A1-A5, B1a, D2) (Policy PR1).</li> <li>• No. of retail impact assessments submitted with planning applications in Cherwell and Oxford (Policy PR1).</li> </ul>
<b>SA objectives with particular spatial relevance to Oxford</b>	
3. To reduce poverty and social exclusion.	<ul style="list-style-type: none"> <li>• Completed development per type (Policies PR1, PR2, PR4a, PR4b and PR6a-PR10).</li> </ul>
6. To improve accessibility to all services and facilities.	<ul style="list-style-type: none"> <li>• Completed education infrastructure (Policies PR1 and PR6a-PR10).</li> <li>• Completed health care infrastructure (Policies PR1 and PR6a-PR10).</li> <li>• Amount, type and location of open space/sport/recreation facilities (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Areas deficient in recreation provision by type and amount (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Completed built development on (former) sites of open space, outdoor sport and recreation (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Completed community facilities infrastructure (Policy Policies PR1 and PR6a-PR10).</li> <li>• Access to services and facilities by public transport, walking and cycling (Policies PR1, PR4a, PR4b, PR6a-PR10 and PR11).</li> <li>• Completed green infrastructure schemes (Policies PR1, PR5 and PR6a-PR10).</li> </ul>

SA Objective	Suggested indicators (and Policy Reference from Local Plan Part 1 Partial Review)
10. To reduce air pollution (including greenhouse gas emissions) and road congestion.	<ul style="list-style-type: none"> <li>• Carbon emissions in Cherwell and the City of Oxford per capita (Policy PR1).</li> <li>• Access to services and facilities by public transport, walking and cycling (Policies PR1, PR4a, PR4b, PR6a-PR10 and PR11).</li> <li>• Completed transport improvement schemes (Policies PR1, PR4a, PR4b, PR6a-PR10 and PR11).</li> <li>• Number of Energy Statements submitted (Policy PR1).</li> <li>• Number of District Heating Feasibility Assessments submitted (Policy PR1).</li> <li>• Number of permitted district heating schemes in the district (Policy PR1).</li> <li>• Permitted renewable energy capacity per type (Policy PR1).</li> </ul>
<b>Other Social and Economic SA objectives</b>	
2. To improve the health and well-being of the population & reduce inequalities in health.	<ul style="list-style-type: none"> <li>• Completed health care infrastructure (Policies PR1 and PR6a-PR10).</li> <li>• Amount, type and location of open space/sport/recreation facilities (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Areas deficient in recreation provision by type and amount (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Open spaces in the district meeting quality standards (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Completed green infrastructure schemes (Policies PR1, PR5 and PR6a-PR10).</li> </ul>
4. To reduce crime and disorder and the fear of crime.	<ul style="list-style-type: none"> <li>• Crime levels in Cherwell District (Policy PR1).</li> </ul>
5. To create and sustain vibrant communities.	<ul style="list-style-type: none"> <li>• Permissions granted contrary to design consultee advice on design grounds (Policies PR1, PR5 and PR6a-PR10).</li> </ul>
<b>Environmental SA objectives</b>	
7. To conserve and enhance and create resources for biodiversity.	<ul style="list-style-type: none"> <li>• Number of permissions granted contrary to consultee (Environment Agency, BBOWT, CDC/OCC etc.) advice on water quality grounds within the SAC catchment (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Total Local Wildlife Site/Local Geological Site area (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Changes in priority habitats by number &amp; type (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Changes in priority species by number &amp; type (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Ecological condition of SSSIs (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Distribution and status of farmland birds (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Distribution and status of water voles (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Permissions granted contrary to tree officer advice (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Permissions granted contrary to biodiversity consultee advice (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Number of Ecological Surveys submitted with applications (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Local Sites in Positive Conservation Management (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Total amount of Natural Environment and Rural Communities (NERC) Act s41 Habitats of Principal Importance within active Conservation Target Areas (CTAs) (Policies PR1, PR5 and PR6a-PR10).</li> </ul>



SA Objective	Suggested indicators (and Policy Reference from Local Plan Part 1 Partial Review)
	<ul style="list-style-type: none"> <li>• Permissions granted in Conservation Target Areas contrary to biodiversity consultee advice (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Completed green infrastructure schemes (Policies PR1, PR5 and PR6a-PR10).</li> </ul>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	<ul style="list-style-type: none"> <li>• Number and location of urban fringe restoration/improvement schemes completed (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Permissions granted contrary to Landscape Officer advice (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Permissions granted contrary to design consultee advice on design grounds (Policies PR1, PR5 and PR6a-PR10).</li> </ul>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	<ul style="list-style-type: none"> <li>• Permissions granted contrary to the advice of Historic England/consultee advice on heritage grounds (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Number of new (and reviews of) conservation area appraisals (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Completed green infrastructure schemes (Policies PR1, PR5 and PR6a-PR10).</li> </ul>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management.	<ul style="list-style-type: none"> <li>• % of new dwellings completed achieving water use below 110 litres/person/day (Policy PR1).</li> <li>• Completed SuDS schemes in the district (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Number of permissions granted contrary to Environment Agency advice on water quality grounds (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Number of permissions granted contrary to consultee (Environment Agency, BBOWT, CDC/OCC etc.) advice on water quality grounds within the SAC catchment (Policies PR1, PR5 and PR6a-PR10).</li> </ul>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	<ul style="list-style-type: none"> <li>• Permissions granted contrary to Environment Agency advice on Flood Risk grounds (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Flood Risk Assessments received for development proposals within Flood Zones 2 &amp; 3, within 1 ha of Flood Zone 1, or 9m of any watercourse (Policies PR1, PR5, PR6a-PR10, PR11, PR12b and PR13).</li> <li>• Completed SuDS schemes in the district (Policies PR1, PR5 and PR6a-PR10).</li> </ul>
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	<ul style="list-style-type: none"> <li>• % of residential completions on previously developed land (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Net housing density of completions (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Completed development (per type) in the Green Belt (Policies PR1, PR3, PR5 and PR6a-PR10).</li> <li>• Permissions granted contrary to design consultee advice on design grounds (Policies PR1, PR5 and PR6a-PR10).</li> </ul>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	<ul style="list-style-type: none"> <li>• Completed non-residential development achieving BREEAM Very Good, BREEAM Excellent (Policies PR1 and PR2).</li> </ul>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste.	<ul style="list-style-type: none"> <li>• % of household waste sent for re-use, recycling and compost. (Policy PR1)</li> <li>• % of Construction and demolition waste re-used. (Policy PR1)</li> </ul>

- 1.213 It should be noted that all of the Local Plan Part 1 Partial Review site allocation policies (PR6a, PR6b, PR6c, PR7a, PR7b, PR8, PR9 and PR10) are located on greenfield land, a significant proportion of which is registered as some of the District's best and most versatile agricultural land. Development in these locations will result in the loss of this land, significant adverse effects in relation to SA objective 8 (efficient use of land), effects which cannot be mitigated. Therefore, in terms of meeting the SEA Regulations, the Council may only be required to monitor specifically how much greenfield land and of what grade of agricultural land is lost due to implementation of the Local Plan Part 1 Partial Review policies.
- 1.214 To achieve efficiencies, and ensure environmental effects of implementing any of the Local Plan Part 1 policies are monitored, SA monitoring of the Local Plan should be conducted as part of the overall approach to monitoring achievement of the Local Plan objectives.
- 1.215 The data used for monitoring in many cases will be provided by outside bodies (e.g. the Environment Agency). It is therefore recommended that the Council continues the dialogue with statutory environmental consultees and other stakeholders, and works with them to agree the relevant sustainability effects to be monitored, where possible and appropriate obtaining information that is up to date and reliable.

## Next Steps

- 1.216 This SA Report will be available for consultation alongside the Local Plan Part 1 Partial Review Proposed Submission Document.
- 1.217 After the public consultation, another Final SA Report will be produced for submission alongside the Local Plan Part 1 Partial Review Final Submission Document.

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June 2017



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# **Cherwell Local Plan Part 1 Partial Review**

## **Proposed Submission Sustainability Appraisal Report**

Prepared by LUC  
June 2017





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# Cherwell Local Plan Part 1 Partial Review

## Proposed Submission Sustainability Appraisal Report

Prepared by LUC  
June 2017

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# 1 Introduction

- 1.1 Cherwell District Council commissioned LUC in October 2015 to carry out a Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of the Cherwell District Local Plan Part 1 Partial Review, as well as the Local Plan Part 2.
- 1.2 An initial SA Report relating to the Local Plan Part 1 Partial Review Options Paper was prepared and consulted upon with the Local Plan Part 1 Partial Review Options Paper in November 2016.
- 1.3 This SA Report should be read in conjunction with the Local Plan Part 1 Partial Review Proposed Submission document (June 2017). This SA report replaces the initial SA Report.

## The Cherwell Local Plan Part 1 Partial Review

- 1.4 Cherwell District Council formally adopted the Cherwell Local Plan 2011-2031 Part 1 on 20<sup>th</sup> July 2015. The Local Plan Part 1 sets out the strategic planning policy framework and strategic site allocations for the District to 2031. It forms part of the statutory development plan and provides the basis for decisions on land use planning affecting Cherwell District.
- 1.5 In the Local Plan the Council committed to work that seeks to address the unmet objectively assessed housing need from elsewhere in the Oxfordshire Housing Market Area (HMA), particularly from Oxford City. All of Oxfordshire's rural district Councils, together with the County Council, have accepted that Oxford cannot fully meet its own housing needs principally because the city is a compact, urban area surrounded by designated 'Green Belt'. The Oxfordshire Councils collectively committed to consider the extent of Oxford's unmet need and how that need might be sustainably distributed to the neighbouring districts, so that this can be tested through their respective Local Plans. In order to achieve this joint working, the Oxfordshire Growth Board (comprising representatives of the County and District Councils of Oxfordshire, the Oxfordshire Local Enterprise Partnership, the Universities of Oxford and business leaders) was established and a strategic work programme developed. The programme comprises a number of inter-related projects and milestones relating to the preparation and appraisal of long-term strategic development options for the county and the identification of associated infrastructure requirements. This joint strategic work programme called the Post SHMA Strategic Work Programme, will inform local plan reviews (including Cherwell's) including by identifying and appraising strategic spatial options for accommodating Oxford City's unmet housing need.
- 1.6 The Local Plan Part 1 Partial Review is a Development Plan Document that will effectively be an addendum to the Local Plan Part 1 – it will sit alongside it and form part of the statutory Development Plan for the District. The Partial Review has a specific focus and it is not a wholesale review of Local Plan Part 1. The vision, aims and objectives, spatial strategy and the policies of the Local Plan Part 1 will guide development to meet Cherwell's needs to 2031. The Partial Review focuses specifically on how to accommodate additional housing and associated supporting infrastructure within Cherwell in order to help meet Oxford's housing need.

### Approach to the SA

- 1.7 The work undertaken by the Growth Board has involved examining broad locational options within Oxfordshire, through an appraisal process, to inform how much of Oxford's unmet housing need could be delivered by each Oxfordshire authority. The SA for the Partial Review is informed by the Growth Board work but an SA is needed at the District level, meeting the requirements of the SEA Directive, to inform the Partial Review in order to accommodate some of Oxford's unmet housing needs in Cherwell.
- 1.8 The SA for the Cherwell Local Plan Part 1 Partial Review focuses on the quantum and locational options for accommodating Cherwell's portion of Oxford's unmet housing need within Cherwell District only. The SA also assesses the Plan vision, objectives, and planning policies.

- 1.9 The SA considers how options for delivering additional housing development within Cherwell District's boundaries perform in sustainability terms, particularly in respect to their relationship with Oxford City, considering the requirement to meet Oxford's unmet housing needs.
- 1.10 They have been appraised against how sustainably they help meet Oxford's unmet housing need, considering factors such as:
- Need for affordable housing.
  - Commuting patterns and travel to work areas.
  - Transport infrastructure, traffic congestion (and related air quality and carbon emissions issues), and options to travel through use of sustainable transport options, such as rail.
  - Accessibility not only to the City of Oxford itself, but also to the main employment areas, science and business parks that are located on the fringes of the City, considering economic and social relationships and linkages.
- 1.11 Individual locations within Cherwell have also been assessed in relation to environmental assets and constraints, such as biodiversity, landscape character and sensitivity, flood risk, soils quality and the historic environment, including the setting of Oxford.
- 1.12 The SA also considers how well the locational options for delivering housing relate to the existing and planned communities, jobs, services and facilities within Cherwell itself. It is likely that some everyday needs, such as recreation and sport, shopping, and schools will be accessed locally.
- 1.13 Given that the SA of the Local Plan Part 1 Partial Review focusses on the potential effects of options and policies relating to development within Cherwell District (albeit to meet a portion of Oxford's unmet housing need), this SA Report sets out the baseline information relating to Cherwell District. Relevant information that relates to planning and key issues in Oxfordshire and Oxford City is also important. This will assist in determining the most appropriate location and form of development (and therefore policies) required in the Local Plan 1 Partial Review document.
- 1.14 The adopted Cherwell District Council Local Plan Part 1 was subject to SA/SEA throughout its preparation, and that SA work has been drawn on as appropriate throughout the SA/SEA of the Local Plan Part 1 Partial Review. The Local Plan Part 1 strategy and policies have also been taken into account for this SA.
- 1.15 The Local Plan Part 1 Partial Review Proposed Submission document, which this SA Report accompanies, has been produced under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012. A final version of the SA Report will be published and submitted alongside the submission of the Local Plan Part 1 Partial Review.
- 1.16 The SA only informs the Council's decision-making process. The Council has also undertaken work including an assessment of options considering matters such as representations received, deliverability, and viability in order to help determine the most sustainable and suitable options for development. A summary is presented in **Chapter 9**.
- 1.17 Following consultation on the Initial SA report all elements of the SA have been reviewed and where required revised.

## The Plan area

- 1.18 Cherwell is situated in north Oxfordshire and lies between London and Birmingham, immediately north of Oxford and south of Warwick / Leamington Spa. Cherwell District has an area covering approximately 228 square miles. The M40 runs through the District and there are good rail connections to Birmingham, London and beyond.
- 1.19 The District's settlement hierarchy is dominated by the towns of Banbury and Bicester in the north and south respectively. Banbury is the administrative centre for the District and fulfils a role as a regional centre. The third largest settlement is Kidlington. Kidlington is both an urban centre and a village and is surrounded by the Oxfordshire Green Belt but is excluded from it. The District has over 90 smaller villages and hamlets.



- 1.20 Cherwell is largely rural in character with much of the northern part of the District consisting largely of soft rolling hills. The southern half of the District particularly around Bicester has constraints but is much flatter. The northwest of the District lies at the northern edge of the Cotswolds. The river Cherwell passes through the District.
- 1.21 The District shares boundaries with Oxford City, South Oxfordshire, Vale of White Horse, West Oxfordshire, Aylesbury Vale, South Northamptonshire and Stratford upon Avon Districts, but it is the relationship with Oxford City to the south that is of particular importance for this SA, as the Local Plan Part 1 Partial Review is focussing on meeting a proportion of Oxford City's unmet housing needs.

## Sustainability Appraisal and Strategic Environmental Assessment

- 1.22 Under the Planning and Compulsory Purchase Act 2004, SA is mandatory for Development Plan Documents. For these documents it is also necessary to conduct an environmental assessment in accordance with the requirements of the Strategic Environmental Assessment (SEA) Directive (European Directive 2001/42/EC). Therefore, it is a legal requirement for the Cherwell Local Plan Part 1 Partial Review to be subject to SA and SEA throughout its preparation.
- 1.23 The requirements to carry out SA and SEA are distinct, although it is possible to satisfy both using a single appraisal process (as advocated in the National Planning Practice Guidance<sup>1</sup>), whereby users can comply with the requirements of the SEA Directive through a single integrated SA process – this is the process that is being undertaken in Cherwell. From here on, the term 'SA' should therefore be taken to mean 'SA incorporating the requirements of the SEA Directive'.
- 1.24 The SA process comprises a number of stages, as shown in **Figure 1.1** below. How these stages have been met during the preparation of the Local Plan Part 1 Partial Review to date is also described below.

**Figure 1.1: Main stages of Sustainability Appraisal**

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope
Stage B: Developing and refining options and assessing effects
Stage C: Preparing the Sustainability Appraisal Report
Stage D: Consulting on the Local Plan Part 1 Partial Review and the SA report
Stage E: Monitoring the significant effects of implementing the Local Plan Part 1 Review

### SA Stage A: Scoping

- 1.25 The Scoping stage of the SA involves understanding the social, economic and environmental baseline for the plan area as well as the policy context and key sustainability issues. The SA Scoping Report was prepared in December 2015 and presented the outputs of the following tasks:
- Policies, plans and programmes of relevance to Cherwell's Local Plan Partial Review were identified and the relationships between them were considered, enabling any potential synergies to be exploited and any potential inconsistencies and incompatibilities to be identified and addressed.
  - Baseline information was collected on environmental, social and economic issues in Cherwell and Oxfordshire. This baseline information provides the basis for predicting and monitoring the likely effects of policies and site allocations (including reasonable alternative options) and helps to identify ways of mitigating any adverse effects identified.
  - Key sustainability issues were identified.

<sup>1</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/strategic-environmental-assessment-and-sustainability-appraisal-and-how-does-it-relate-to-strategic-environmental-assessment/>

- A 'Sustainability Appraisal framework' was developed, comprising a list of SA objectives which provides a clear way in which the sustainability impacts of implementing a plan can be described, analysed and compared. It sets out a series of sustainability objectives and associated sub-questions that can be used to 'interrogate' options and draft policies during the plan-making process. These SA objectives reflect the long-term aspirations and needs of the District and area with regard to social, economic and environmental considerations. Throughout the SA process, the performance of Local Plan options (and later policies and site allocations) are assessed against these SA objectives and sub-questions.

- 1.26 Public and stakeholder participation is an important part of the SA and wider plan-making processes. It helps to ensure that the SA report is robust and has due regard to all appropriate information that will support the Local Plan in making a contribution to sustainable development. An SA Scoping Report for the Cherwell Local Plan Part 1 Partial Review was published in January 2016 alongside an Issues Paper for a six-week consultation period with the statutory consultees Natural England, the Environment Agency and Historic England. Following the consultation, the comments received were addressed as appropriate. **Appendix 4** lists the comments that were received during the consultation on the Scoping Report and explains how these have been dealt with in the SA and this proposed submission SA Report.
- 1.27 The majority of the SA Scoping Report, including the review of plans, policies and programmes and the baseline information, were updated as part of the preparation of this SA Report. This was in order to ensure that they reflect the current situation in Cherwell District and take account of the most recent evidence.

### SA Stage B: Developing and refining options and assessing effects

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

### *Identification and appraisal of options for the Cherwell Local Plan Part 1 Partial Review*

- 1.32 Four types of options have been identified and appraised as part of the development of the Local Plan Part 1 Partial Review:
- Broad areas of search within which new housing development to meet Oxford's unmet need could be located.
  - Quantum options representing different quantities of additional growth to meet Oxford's need.
  - Potential site options that could be developed to meet the additional housing required. (In addition to residential site options, site options for open space provision were also identified and appraised.)

- Policy options for the proposed site allocations, as well as other policies to supplement policies in the Council's adopted Local Plan Part 1.
- 1.33 The identification of these options is summarised below and described further in the individual chapters setting out the SA findings for each set of options (see **Chapters 7-10**).
- 1.34 In addition, the Council has devised an updated Vision and Strategic Objectives for the Local Plan Part 1 Partial Review and these have been appraised in **Chapter 6**. Both the vision and the strategic objectives have evolved from those initially tested and consulted upon in November 2016 in response to further evidence and the consultation on the Local Plan Part 1 Partial Review Options Paper.
- 1.35 Nine areas of search have been identified by the Council. The areas have been identified having regard to the location of urban areas, the potential opportunities to develop on previously developed land, received site submissions and 'focal points' or nodes that might be developable. These areas of search have been appraised to identify the most sustainable locations (for both Cherwell and Oxford) within which to accommodate some of Oxford's unmet housing need. The areas of search have been reviewed considering the representations received and new evidence. No new options have been identified.
- 1.36 Three quantities of additional housing growth were defined by Cherwell District Council based on an apportionment of Oxford's unmet housing need proposed by the Oxfordshire Growth Board of 4,400 dwellings<sup>2</sup>. The three options were:
- 4,400 homes.
  - Significantly more than 4,400 homes.
  - Significantly less than 4,400 homes.
- 1.37 The Council has decided to accommodate 4,400 new homes to meet some of Oxford's unmet housing needs in its Local Plan Part 1 Partial Review Proposed Submission document.
- 1.38 The quantum options and the appraisal have been reviewed considering the representations received and new evidence. No new options have been identified.
- 1.39 Potential development sites have been submitted to the Council as part of the on-going consultation process. Following the appraisal of the areas of search and the identification of the best performing areas, reasonable alternative site options for residential and open space sites were identified within selected areas of search A and B. These options have been appraised and are set out in **Appendix 6**.
- 1.40 Promoted sites over 2 hectares were appraised as potential strategic residential site options within areas of search A and B and potential open space options within areas A and B on the assumption that open spaces are likely to be incorporated within or located near to larger strategic residential site allocations as part of achieving sustainable communities.
- 1.41 Following consultation on the Local Plan Part 1 Partial Review Options Paper and the Initial SA Report in November 2016, the site options appraisal was reviewed and additional site options were identified and appraised. The appraisal findings on these additional site options are presented alongside those appraised in the initial SA Report in **Chapter 9**.
- 1.42 The reasons for selecting and rejecting options are provided in **Chapters 7, 8, 9 and 10**.

### SA Stage C: Preparing the Sustainability Appraisal report

- 1.43 This SA report buildings on the work carried out in the preparation of the SA Scoping Report (2015) and Initial SA Report (2016) and describes the process that has been undertaken to date in carrying out the SA of Cherwell's Local Plan Part 1 Partial Review. It sets out the findings of the appraisal of the Plan Vision and Strategic Objectives, the areas of search for growth, quantities of additional growth, specific site options and a set of preferred policy options. The report highlights any likely significant effects (both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary

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<sup>2</sup> The process for identification of this apportionment is summarised in Chapter 2.



effects), helping to identify the locations for development and where to mitigate negative effects and maximise the benefits of the plan as it is drafted.

### SA Stage D: Consultation on Local Plan and this SA report

- 1.44 The Cherwell District Council invited comments on a Local Plan Part 1 Partial Review Options Paper and initial SA report in November 2016. All documents are available on the Council's website. Consultation on this SA report will take place alongside the Council's proposed submission document in June 2017.
- 1.45 **Appendix 3** presents the consultation comments that have been received to date in relation to the SA Scoping Report and the initial SA report and explains how they have been addressed in this updated SA Report.

### SA Stage E: Monitoring implementation of the Local Plan

- 1.46 Recommendations for monitoring the residual social, environmental and economic effects of implementing Cherwell's Local Plan Part 1 Partial Review have been outlined in this updated SA Report (see **Chapter 11**).

### Meeting the requirements of the SEA Directive

- 1.47 **Table 1.1** below signposts the relevant sections of the SA Report that are considered to meet the SEA Directive requirements.

**Table 1.1: Meeting the Requirements of the SEA Directive**

SEA Directive Requirements	Coverage in the SA Report
<b>Preparation of an environmental report</b> in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated. The information to be given is (Art. 5 and Annex I):	This SA Report for the Cherwell Local Plan Part 1 Partial Review constitutes the 'environmental report' for the Local Plan Part 1 Partial Review.
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Chapters 1 and 2 and Appendix 1.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	Chapters 3 and 4.
c) The environmental characteristics of areas likely to be significantly affected;	Chapter 3.
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.;	Chapters 3 and 4.
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;	Chapter 2 and Appendix 1.
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	Chapters 6, 7, 8, 9, 10 and 11.
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	Chapter 10.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Chapters 1, 6, 7, 8, 9 and 10 for alternatives Chapter 1 for difficulties encountered.
i) a description of measures envisaged concerning monitoring in accordance with Art. 10;	Chapter 11.

SEA Directive Requirements	Coverage in the SA Report
j) a non-technical summary of the information provided under the above headings	Separate document.
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Art. 5.2)	This SA Report has adhered to this requirement.
<b>Consultation:</b> <ul style="list-style-type: none"> <li>authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Art. 5.4)</li> </ul>	Consultation with the relevant statutory environmental bodies was undertaken in relation to the Scoping Report for 6 weeks in January and February 2016 covering the statutory five-week requirement. The SA Report was consulted on for nine weeks from November 2016.
<ul style="list-style-type: none"> <li>authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)</li> </ul>	Public consultation took place on an 'Options' version of the Part 1 Partial Review alongside the Initial SA Report from November 2016 and is taking place again on the Proposed Plan and SA Report from June/July 2017.
<ul style="list-style-type: none"> <li>other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Art. 7).</li> </ul>	Not relevant as there will be no effects beyond the UK from the Cherwell Local Plan Part 1 Review.
<b>Taking the environmental report and the results of the consultations into account in decision-making (Art. 8)</b>	
<b>Provision of information on the decision:</b> When the plan or programme is adopted, the public and any countries consulted under Art.7 must be informed and the following made available to those so informed: <ul style="list-style-type: none"> <li>the plan or programme as adopted</li> <li>a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and</li> <li>the measures decided concerning monitoring (Art. 9)</li> </ul>	Requirement will be met at a later stage in the SA process.
<b>Monitoring</b> of the significant environmental effects of the plan's or programme's implementation (Art. 10)	Chapter 11

### Data limitations and difficulties encountered

- 1.48 The SEA Regulations require that the environmental report should include information on "any difficulties (such as technical deficiencies or lack of know how) encountered in compiling the required information" (Schedule 2(8)). The difficulties encountered in carrying out the SA are described below.
- 1.49 The first 'Issues Consultation Paper' published in January 2016 sought to gather early opinions on issues facing the District as a consequence of accommodating a portion of Oxford's unmet housing need and on possible ways in which the Local Plan Part 1 Partial Review might address these. This paper contained no proposals which could be subject to SA.
- 1.50 The Local Plan Part 1 Partial Review Options Paper published alongside an initial SA Report contained options for meeting a portion of Oxford's unmet housing need but no draft policies. Therefore, only the principle of development within specific locations was subject to SA.
- 1.51 Policies have been prepared for the proposed Submission Version of the Local Plan Part 1 Partial Review, including mitigation and enhancement measures where appropriate. It has therefore been possible to draw conclusions about the likely effects of developing within specific locations through the appraisal of the draft policies. There has been a need to ensure that a large number of site options could be appraised consistently. This has been achieved by the use of assumptions

relating to each SA objective for determining the difference between positive and negative, minor and significant effects, as described in **Chapter 5**.

- 1.52 When applying the assumptions (see **Appendix 2**) to inform the SA of areas of search and site options, distances were measured from the nearest point of a site to the nearest point of the feature(s) in question, which may not always accurately reflect the distance to features for the whole of a site, particularly large sites. This is to ensure a consistent approach for the SA. The Council has examined site options and the evidence to supplement the SA process in selecting preferred development locations and policies.
- 1.53 The sheer number of strategies, plans, programmes, policy documents, advice and guidance produced by a range of statutory and non-statutory bodies means that it has not been possible within the resources available to consider every potentially relevant document in detail (see **Chapter 2** and **Appendix 1**). However, we have drawn out the key generic messages relevant to the preparation of the Local Plan and the SA.
- 1.54 Similarly, with regard to the evidence base set out in **Chapter 3** upon which effects have been identified, every effort has been made to ensure that the SA Report reflects the latest baseline information.

### Habitats Regulations Assessment

- 1.55 Under Article 6 (3) and (4) of the Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive) land-use plans, including Development Plan Documents, are also subject to Habitats Regulations Assessment (HRA). The purpose of HRA is to assess the impacts of a land-use plan against the conservation objectives of a European site and to ascertain whether it would adversely affect the integrity of that site.
- 1.56 The HRA for the Cherwell Local Plan Part 1 Partial Review has been undertaken separately to the SA. The HRA considers the potential for adverse effects on the integrity of the Oxford Meadows SAC alone and in combination with development proposed in the Local Plan Part 1 Review, the adopted Local Plan Part 1 and neighbouring authorities' Plans. The conclusions of the HRA have been taken into account in the SA where relevant.

## Structure of the SA Report

- 1.57 This chapter has described the background to the production of the Cherwell Local Plan Part 1 Partial Review and the requirement to undertake SA and other assessment processes. The remainder of this report is structured into the following sections:
- **Chapter 2** describes the review of plans, policies and programmes of relevance to the SA of the Local Plan Part 1 Partial Review (this is supported by more detailed information in **Appendix 1**).
  - **Chapter 3** presents the baseline information which has informed the assessment of the policies and sites in the Local Plan Part 1 Review.
  - **Chapter 4** identifies the key environmental, social and economic issues and problems in Cherwell and Oxford of relevance to the Local Plan Part 1 Partial Review and considers the likely evolution of those issues without its implementation.
  - **Chapter 5** presents the SA framework that has been used for the appraisal of the Local Plan Part 1 Partial Review and the method for carrying out the SA.
  - **Chapter 6** reports the findings of the SA of the Local Plan Part 1 Partial Review Vision and Strategic Objectives.
  - **Chapter 7** reports the findings of the SA of the District's nine areas of search.
  - **Chapter 8** reports the findings of the SA of the three quantum options for meeting some of Oxford's unmet need.
  - **Chapter 9** reports the findings of the SA of the site options with areas of search A and B.



- **Chapter 10** reports the findings of the SA of the policy options for the Proposed Submission Version Local Plan Part 1 Partial Review, including the cumulative effects and mitigation.
- **Chapter 11** summarises the conclusions of the SA to date, the proposed monitoring framework and the next steps to be undertaken in the SA of the Local Plan Part 1 Review.

## 2 Relevant Plans, Programmes and Strategies

2.1 Annex 1 of the SEA Directive requires:

*(a) "an outline of the...relationship with other relevant plans or programmes"; and*

*(e) "the environmental protection objectives established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation"*

2.2 In order to establish a clear scope for the SA it is necessary to review and develop an understanding of the environmental, social and economic objectives contained within international and national policies, plans and strategies that are of relevance to the Cherwell Local Plan Part 1 Partial Review. Given the SEA Directive requirements above, it is also necessary to consider the relationship between the Local Plan Part 1 Partial Review and other relevant plans, policies and programmes, including Local Plan Part 1. The Council also considers this further as part of the plan-making process.

### Relationship between the Cherwell Local Plan Part 1 Partial Review and other plans and programmes

#### Cherwell Local Plan

- 2.3 The Local Plan Part 1 identifies where strategic development will take place in the District. The Adopted Part 1 of the Cherwell Local Plan provides for 22,840 additional dwellings through Policy BSC1: District Wide Housing Distribution, which meets the objectively assessed need for Cherwell District only. The Local Plan identifies sites to deliver 200 hectares (gross) of employment land which will result in approximately 20,500 jobs generated on B Use class land.
- 2.4 The Local Plan identifies that Banbury will accommodate 7,319 dwellings in the Plan period. To date all allocated sites are under construction, except Banbury Canalside (Policy Banbury 1), land at Bankside phase 2 (Policy Banbury 4), land at Drayton Lodge Farm (Banbury 18), land at Bolton Road (Policy Banbury 8), land at Higham Way (Policy Banbury 19) and west of the Warwick Road. At 31 March 2016 893 dwellings were complete at Banbury. Bicester will accommodate 10,129 dwellings to 2031. Sites are under construction at North West Bicester (Policy Bicester 1) and Graven Hill (Policy Bicester 2), South West Bicester and Talisman Road. At 31 March 2016 956 dwellings were complete at Bicester and in the rural areas 1,628 dwellings, including at the former RAF Upper Heyford (Policy Villages 5), were complete.
- 2.5 Kidlington has no strategic housing allocations in the Local Plan and has received limited residential development. However, the council has prepared the Kidlington Framework Masterplan, a Supplementary Planning Document that builds on the contents of the Local Plan Part 1 to explore issues and opportunities for the development and improvement of Kidlington. The masterplan includes an action plan which includes a list of priority projects including improvements to the village centre, Exeter Close, sport and recreation facilities, the Oxford Canal corridor, the environment of Oxford Road and the relationship between Kidlington and neighbouring employment centres.
- 2.6 Part 2 of the Local Plan will provide detailed planning policies that assist the implementation of strategic policies and the development management process, covering topics such as employment, town centres, tourism, transport, housing, open space, sport and recreation and community facilities, sustainable construction and renewable energy, natural environment, Green Belt, built environment, green infrastructure, Bicester Garden Town designation, rural areas and infrastructure. It will also identify smaller, non-strategic development sites for housing, employment, open space and recreation, travelling communities and other land uses, in accordance with the overall development strategy set out in Local Plan Part 1.

- 2.7 Following adoption of the Cherwell Local Plan Part 1 on the 20<sup>th</sup> July 2015, Cherwell District Council committed to producing a Partial Review of Local Plan Part 1 which is expected to be completed within two years from adoption. Para. B.95 of the adopted Cherwell Local Plan 2011-2031 (Part 1) explains that Cherwell District Council will continue to work with all other Oxfordshire Local Authorities on an on-going basis to address the objectively assessed need for housing across the Oxfordshire Housing Market Area and to assess all reasonable spatial options for meeting Oxford's unmet need, including the release of brownfield land, the potential for a new settlement and a full strategic review of the boundaries of the Oxford Green Belt.
- 2.8 The Partial Review will need to provide for additional development to that proposed in Local Plan Part 1 to meet some of Oxford's unmet housing needs. Some of the options proposed for accommodating this growth are located in areas where growth is proposed in the Local Plan. An issue for the Local Plan Part 1 Review is the continued delivery of sites in the Local Plan by 2031 and the compatibility of the Partial Review with Local Plan Part 1 policies.
- 2.9 At the sub-regional and local levels there are some key plans and programmes that are specific to Cherwell and in particular Oxford and Oxfordshire, which provide context for the Partial Review of the Local Plan. These include plans and programmes relating to issues such as housing, health and well-being, transport, renewable energy and green infrastructure and the economy. The policies and site allocations in the Local Plan Part 1 Partial Review take account of those plans and programmes. As well as those plans and programmes that relate to Cherwell, those of particular relevance will be key documents that relate to planning in Oxfordshire and Oxford City. These are described below. These are relevant as they assist in determining the most appropriate location and form of development (and therefore policies) required in the Local Plan Part 1 Partial Review document. For example the Strategic Housing Market Assessment and Oxford City's Housing Strategy help identify the need for affordable accommodation which the Local Plan Part 1 Partial Review policies should seek to address.

## Oxfordshire wide work

- 2.10 Providing sufficient homes to meet Oxford's needs, and the constraints to development presented by Oxford's natural and historic assets as well as the Green Belt, is a significant challenge for the five local planning authorities in Oxfordshire. To address the challenge of meeting Oxford's unmet housing need, and taking account of the Duty to Co-operate, the Oxfordshire Growth Board (comprising representatives of the County and District Councils of Oxfordshire, the Oxfordshire Local Enterprise Partnership, the Universities of Oxford and business leaders) has agreed to work collaboratively to provide a countywide spatial picture and strategy.

### Oxfordshire Statement of Co-operation

- 2.11 The Localism Act requires all the planning authorities, county councils and a number of other public bodies in England to abide by the 'Duty to Co-operate' which aims to ensure that there is co-operation on issues of common concern in order to develop sound local plans. The Oxfordshire Statement of Co-operation<sup>3</sup> is particularly relevant to Cherwell as it sets out how the parties involved will manage the outcomes of the Strategic Housing Market Assessment, should any of the Local Planning Authorities in Oxfordshire not be able to meet their full objectively assessed housing need. The current statement will remain in perpetuity, but will be reviewed annually.

### Oxfordshire Strategic Housing Market Assessment 2014

- 2.12 The Oxfordshire Strategic Housing Market Assessment<sup>4</sup> (SHMA), published in April 2014, identified a need for the provision of around 5,000 homes per annum over the period 2011 to 2031 across the Oxfordshire Housing Market Area. The need within the administrative area of Oxford City Council is identified as between 24,000 and 32,000 homes up to 2031. As the adopted Oxford

<sup>3</sup> Oxfordshire Statement of Co-operation (November 2016) Spatial Planning and Infrastructure Partnership Board <http://modgov.cherwell.gov.uk/documents/s31300/Oxfordshire%20Statement%20of%20Cooperation.pdf?txtonly=1>

<sup>4</sup> Oxfordshire Strategic Housing Market Assessment (April 2014) GL Hearn Ltd <https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/communityandliving/ourworkwithcommunities/oxfordshirepartnership/spatialplanninginfrastructure/SHMA%20Key%20Findings%20Summary.pdf>



Core Strategy does not meet this forecast provision, and as noted above through the countywide on-going work, there is general agreement between the Oxfordshire local authorities that the capacity of the City is limited and therefore there will be a significant shortfall which will need to be met within neighbouring districts.

#### **Oxford Strategic Housing Land Availability Assessments (2014)**

- 2.13 Oxford published a city-wide SHLAA and an unmet need assessment<sup>5</sup> in December 2014. The study concluded that the City had potential to accommodate 6,422 dwellings on sites deemed to be suitable, available and achievable, alongside an estimated 180 windfall dwellings per year, resulting in a total capacity between 2011 and 2031 of 10,212 dwellings. However, the Study concluded that the City had an objectively assessed housing need for between 24 and 32 thousand dwellings over the same period, resulting in a shortfall of between 13,788 and 21,788.

#### **Unlocking Oxford's Development Potential (Cundall, 2014)**

- 2.14 This document was commissioned by Cherwell, Vale of White Horse and South Oxfordshire District Councils to provide an alternative assessment of housing capacity for Oxford set out in the Oxford SHLAA (2014).

#### **Oxford Housing and Economic Land Availability Assessment and Employment Land Assessment (2016)**

- 2.15 Oxford's new Housing and Economic Land Availability Assessment published in October 2016 identified potential capacity to accommodate around 7,511 additional homes between 2016 and 2036. In addition, the Study highlighted capacity for 300,000sqm of B1 (offices), 92,000sqm of B2/B8 (industrial) and 200,000sqm of leisure and community employment uses.<sup>6</sup>

#### **Post SHMA Strategic Work Programme**

- 2.16 A strategic work programme has been developed by the Growth Board, which comprises a number of inter-related projects and milestones relating to the preparation and appraisal of long-term strategic development options for the county and the identification of associated infrastructure requirements. This joint strategic work programme called the Post SHMA Strategic Work Programme, will inform local plan reviews (including Cherwell's) by identifying and appraising strategic spatial options for accommodating Oxford City's unmet housing need.
- 2.17 The Post SHMA Strategic Work Programme does not allocate sites. The Programme demonstrates the ability of each District to deliver a range of sites that can be shown to closely relate to Oxford and thus to enable the unmet housing need of Oxford to be apportioned in a manner which would deliver development which is sustainable over a realistic time period. The final allocation of any development will be up to individual Local Plans to take forward, taking into account wider detailed planning considerations, and the fit with proposed local strategies and potentially a wider set of options. Within this context, the Cherwell Local Plan Part 1 Partial Review seeks to accommodate a proportion of Oxford's unmet housing needs.
- 2.18 The working group commissioned work streams to inform the apportionment. These considered:
- The Urban Capacity of Oxford.
  - The Study of the Oxford Green Belt.
  - Spatial Options Assessment Project.
  - Transport Infrastructure Assessment.
  - Education Impact Assessment.
  - High-Level Habitats Regulation Assessment.

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<sup>5</sup> Oxford's Housing Land availability and Unmet Need Assessment, URS, , December 2014

<sup>6</sup> Oxford City Council Housing and Economic Land Availability Assessment, AECOM, October 2016

### *Urban Capacity of Oxford*

- 2.19 Fortismere Associates (FA) were appointed "to review the Oxford City Strategic Housing Land Availability Assessment (SHLAA), to satisfy partners that the assessment of the ability to meet the stated level of unmet housing need is correct in two respects: a) In the context of existing policies; and b) In the context of a consideration of reasonable adjustments to existing policy that Oxford City could consider, whilst maintaining consistency with the NPPF".
- 2.20 FA reviewed a range of existing documentation on this issue and recommended a way forward. These documents included the Oxford SHLAA and the Cundall report (a critique of the City Council's SHLAA) commissioned by South, Vale and Cherwell, plus the Oxford City response to this report. The aim was to secure agreement to a single figure or narrower range as a working assumption for the unmet housing need of Oxford City, in order to inform the assessment of the proposed spatial options.
- 2.21 The report concluded that Oxford City Council's approach to assessing its housing supply is compliant with government policy and guidance (NPPF, PPG). It also identified a number of matters that Oxford City Council was recommended to consider in order to increase its housing capacity and so that it has '*left no stone unturned*' in seeking to meet as much of its housing needs within the City as possible.
- 2.22 Following consideration of the Fortismere report, at its meeting held in November 2015, the Oxfordshire Growth Board approved '*that the working assumption of 15,000 is a working figure to be used by the Programme as a benchmark for assessing the spatial options for growth and is not an agreed figure for the true amount of unmet need*'.
- 2.23 Subsequent to this decision, Oxford City Council commenced its review of its Local Plan in spring 2016. The recommendations from the Fortismere report will be considered through that process.

### *The Study of the Oxford Green Belt*

- 2.24 Land Use Consultants (LUC) was commissioned to undertake an assessment of the Green Belt within Oxfordshire.
- 2.25 The overall aim of the Study was to assess the extent to which the land within the Oxford Green Belt performs against the purposes of Green Belts, as set out in paragraph 80 of the National Planning Policy Framework (NPPF):
- to check the unrestricted sprawl of large built-up areas;
  - to prevent neighbouring towns merging into one another;
  - to assist in safeguarding the countryside from encroachment;
  - to preserve the setting and special character of historic towns; and
  - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 2.26 The study assessed the contribution that separate identified land parcels within the Green Belt make to the purposes of the Green Belt according to the five NPPF purposes of Green Belt. The study does not propose areas for release from Green Belt but does allow individual councils, alongside challenge from partners, to consider whether Green Belt land could be included as part of the areas of search that formed the basis of the allocation of Oxford's unmet housing need. In this way the study, in combination with the Spatial Options Assessment (see below), helps to identify the potential, or not, for development, and the case for additional areas to be added to the Green Belt.

### *Spatial Options Assessment*

- 2.27 Land Use Consultants (LUC) and BBP Regeneration were commissioned to carry out a Spatial Options Assessment for meeting the Oxford's unmet housing need up to 2031. The overall aim of the Spatial Options Assessment was to provide a criteria-based analysis of 36 predetermined spatial options for meeting Oxford's unmet housing need, to establish their 'relative' sustainability at a strategic level.<sup>7</sup>

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<sup>7</sup> A full Sustainability Assessment was not judged to be necessary, as the process was not allocating specific sites.

- 2.28 These criteria included a number of issues grouped into four categories:
- Sustainability (comprising spatial relevance to Oxford, social and economic criteria, and environmental criteria).
  - Landscape.
  - Green Belt.
  - Deliverability and viability.
- 2.29 The Study found that there is more than enough capacity within these spatial options to meet Oxford's unmet housing need and a number of the spatial options within each of the local authorities have been identified as relating well to Oxford with good existing and future access to the cultural offer, universities and key employment locations in the City. However, some of these options are in the Green Belt, or may have deliverability and viability issues, therefore the Study highlighted the need for choices to be made regarding which, if any, options to take forward for consideration through each authority's Local Plan process.

#### *Transport Infrastructure Assessment*

- 2.30 Integrated Transport Planning (ITP) Ltd was commissioned to prepare a high-level assessment of the transport implications of development at the 36 spatial options in Oxfordshire that could potentially accommodate the working assumption of Oxford City's unmet housing need to 2031 of circa 15,000 homes.
- 2.31 The Study included a Red/Amber/Green (RAG) analysis against a set of eight transport-related metrics which fed into an initial Check and Challenge workshop on 15th April 2016 led by LUC as part of their wider work to consider the general viability of the 36 different spatial options for accommodating Oxford's future unmet housing need.
- 2.32 The Growth Board recognised that the response to the impact assessment will be a matter for the subsequent Local Plan processes to address; as the individual sites brought forward to meet the unmet housing need of Oxford may change as this local work is undertaken.

#### *Oxfordshire Infrastructure Strategy- Stage 1*

- 2.33 AECOM have prepared the Oxfordshire Infrastructure Strategy on behalf of the Oxfordshire Growth Board to provide a view of emerging development and infrastructure requirements to support growth from 2016 to 2031 and beyond. The strategy highlights that the Oxfordshire authorities are forecast to deliver a total of 123,500 dwellings from 2016 to 2040, accommodating a population increase of 267,700 new residents. It is projected that there will be a 25% increase (101,000) in the number of available jobs in the County. Delivering the necessary infrastructure to support this growth from now to 2040 is estimated to cost at least £8.96 billion in 2016 terms. The strategy highlights a number of areas along the strategic and local road network that are and will continue to be increasingly vulnerable to congestion and identifies projects to help alleviate this. Notable roads within Cherwell include:
- the A35, particularly the Oxford junctions;
  - east of Junction11 on the M40 at Banbury;
  - the A4260- Bridge Street/Cherwell Street eastern corridor improvements at Banbury; and
  - upgrades to the A4421 at Bicester.

#### *Education Impact Assessment*

- 2.34 High levels of additional housing growth generate the need for new education provision, which has complex catchment issues to address and in the case of secondary provision can be expensive to provide and potentially require contributions from more than one strategic development.
- 2.35 To ensure these issues were considered at an early stage, Oxfordshire County Council conducted a high-level assessment of the implications for the provision of primary and secondary school places from the potential development of the 36 identified spatial options for accommodating Oxford's unmet housing needs.
- 2.36 The work has been used to help filter out spatial options which could lead to infrastructure carrying a higher risk of being financially unviable, being undeliverable due to reliance on other



sites coming forward and/or of rendering development unviable due to cost per dwelling. The assessment recognises that the potential spatial options would change as the individual Local Plans consider a wider range of options.

#### *High level (Non-Statutory) Habitats Regulations Assessment (HRA)*

- 2.37 Atkins was commissioned to conduct a high level, cumulative HRA screening. Although this work will not directly influence the apportionment, it will be progressed on a Duty to Cooperate basis and the completed work will feed into on-going Local Plan processes which are responsible for determining how the apportioned unmet need is met / distributed within each district.

#### **The Final Apportionment**

- 2.38 The strategic Spatial Options Assessment together with the other studies outlined above has informed the Growth Board's proposed apportionment of Oxford's unmet housing need between the District Council areas.
- 2.39 The final apportionment is a recommendation, i.e. the list of areas of search that underpins it is an input to each authority's Local Plan process rather than an output. This is because, although the final apportionment is based on Officers' collective existing knowledge of areas of search that would be most suitable to meet Oxford's unmet need, subsequent Local Plan work may bring other sites forward.
- 2.40 Furthermore, in identifying the final apportionment the Growth Board is not seeking to allocate or release sites. Rather the Post SHMA Strategic Work Programme has at a high level and using a common basis, identified each District's ability to absorb additional growth to meet a share of Oxford's unmet need. It will be for each of the districts through their normal Local Plan processes to explore how to accommodate their proposed share of Oxford's unmet need under the requirements of the Duty to Co-operate.
- 2.41 It is also important to note that the yield figures for each area of search (spatial option) represent estimated housing numbers to be delivered by 2031 – total capacities at a number of these sites may change through local assessment as part of the more detailed Local Plan process, taking a wider range of planning factors into account, including the potential to deliver further housing beyond 2031.
- 2.42 Cherwell District Council has been apportioned 4,400 dwellings by the Growth Board, which equates to just under 30% of Oxford's unmet housing need up to 2031.

#### **The Oxfordshire Strategic Economic Plan (SEP)**

- 2.43 The updated SEP<sup>8</sup> was prepared by the Oxfordshire Local Enterprise Partnership and was published in 2016. It sets out the county's economic vision up to 2030 which sees "*Oxfordshire as a vibrant, sustainable, inclusive, world leading economy, driven by innovation, enterprise and research excellence*". As well as generating economic growth, the SEP facilitates the infrastructure required to support this growth through furthering the City Deal which was agreed with the government.
- 2.44 The document is of relevance to the Cherwell Local Plan Part 1 Partial Review as it prioritises housing and employment development in key locations, specifically to the "Oxfordshire Knowledge Spine" which extends from Science Vale Oxford to Bicester in Cherwell District. The SEP highlights that good progress is being made on flagship gateway developments and projects that stimulate growth, including at North West Bicester. The Plan sets out the provision of Local Growth Fund funding of 5.2 million pounds to support a package of improvements to the transport network to the north of Oxford at the 'Northern Gateway', which will provide business and research space and new homes delivered by Oxford City Council at a total investment of 452.5 million pounds.

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<sup>8</sup> The Oxfordshire Strategic Economic Plan (2016) Oxfordshire Local Enterprise Partnership  
<http://www.oxfordshirelep.com/content/strategic-economic-plan>

## Strategic Environmental and Economic Investment Plan for Oxfordshire

- 2.45 In line with the SEP, the Strategic Environmental and Economic Investment Plan<sup>9</sup> recognises the county's globally important economic assets as well as the growth required to maintain the Oxfordshire's economic prosperity, however the document also highlights the need to conserve the county's natural capital whilst enhancing the economy.

## Oxfordshire Local Transport Plan 2015-2031 (LTP4)

- 2.46 The LTP4<sup>10</sup> recognises that with the current forecasts for over 85,000 new jobs and 100,000 new homes in the county by 2031, a series of radical solutions are required to support the growing economy, number of residents and visitors.
- 2.47 The Plan notes the very high use of bus services between Kidlington and Cherwell. A high-level visionary Science Transit Strategy seeks to provide better-integrated, high quality mobility systems that both serve the Oxfordshire Knowledge Spine and connect it with the rest of the county. The potential network would link Cherwell's three main towns to Oxford.
- 2.48 A number of road improvements are also identified in the LTP4 which are outlined in their respective Area Strategies. In Bicester there are plans for a new road linking the eastern perimeter route with the A41 and a new highway bridge to allow the Eastern Perimeter Road to cross the new East West Rail line, replacing the current Charbridge Lane level crossing. Additionally a new link road between Banbury and a large employment site could be developed east of M40 junction 11. A spine road to be built as part of development at Salt Way south of the town will link the A4260 Oxford Road and A361 Chipping Norton Road.
- 2.49 The strategy includes the recently opened rail link between Oxford Station Parkway and London Marylebone.
- 2.50 The LTP4 also recognises that the London Oxford Airport has existing capacity for more short-haul flights to cities and hub airports in north-western Europe and the county council will work with the airport to avoid increasing pressure on the road network and to improve public transport access, including links to Oxford Parkway station and key linkage to the emerging Rapid Transit Routes 1 and 3.

## Oxford Transport Strategy

- 2.51 The County's Local Transport Plan includes a 'Oxford transport Strategy' which identifies the current and future challenges for transport in the city and sets out a strategy based on a combination of infrastructure projects and supporting measures to enable economic and housing growth. The strategy includes a focus on north Oxford, including Cutteslowe and Wolvercote, and major corridors into Oxford from the area north of the outer ring road. The Strategy contains aspirations to develop a new Rapid Transit (RT) network providing '...fast, high capacity, zero emission transport on the city's busiest transport corridors, offering a tram-equivalent (or in future potentially tram) level of service and passenger experience...'
- 2.52 Three RT lines have been identified for the city, linking a potential network of new outer Park & Ride sites including on the A44 corridor near London-Oxford Airport at Kidlington. The County Council's strategy is to move Park and Ride facilities further away from Oxford to improve operation of the A34 and other road intersects. The OTS states that future housing and employment growth within Oxfordshire is set to further exacerbate congestion on the A34, the outer ring road and other corridors that feed into the city, unless traffic can be captured before it reaches them.
- 2.53 Facilities at the Park & Ride sites are expected by the County Council to fulfil the criteria required at high quality interchange hubs with significant provision for those wishing to cycle for part of the journey.

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<sup>9</sup> Strategic Environmental and Economic Investment Plan for Oxfordshire (no date) Oxfordshire Local Enterprise Partnership: <http://www.oxfordshirelep.org.uk/sites/default/files/345438%20SEIEP%20Final%20LowRes.pdf>

<sup>10</sup> Connecting Oxfordshire: Local Transport Plan 2015-2031 (LTP4) (2015) Oxfordshire County Council [https://consultations.oxfordshire.gov.uk/consult.ti/CO\\_LTP4/consultationHome](https://consultations.oxfordshire.gov.uk/consult.ti/CO_LTP4/consultationHome)

## Oxfordshire Minerals and Waste Local Plan, Part 1 – Core Strategy

- 2.54 The Oxfordshire Minerals and Waste Local Plan, Part 1 – Core Strategy<sup>11</sup> sets out the planning strategies and policies for the development that will be needed for the supply of minerals and management of waste in Oxfordshire over the period to the end of 2031. With significant growth in population, new housing, economic development and infrastructure improvements, there are implications for the demand for and supply of minerals and also for the production of waste and how it is dealt with. This will need to be achieved whilst protecting and enhancing the urban and rural environments as well as considering social and economic needs.
- 2.55 There are currently a number of planned mineral developments in Cherwell including an additional rail depot at Shipton on Cherwell which has received planning permission. Through policy M3, the Minerals and Waste Plan has identified principal locations for working aggregate material and a couple of these strategic resource areas fall in the Cherwell District including Duns Tew (soft sand) and the area north-west of Bicester (crushed rock). The Core Strategy also identifies 21 existing and permitted waste management sites safeguarded under Policy W11.
- 2.56 Finmere Quarry is the only site in Cherwell that has void remaining for non-hazardous landfill and is permitted to end in 2035.

## Neighbouring Local Plans

- 2.57 Throughout the preparation of the Local Plan Part 1 Partial Review and the SA process, consideration will be given to the local plans being prepared by the authorities around Cherwell.
- 2.58 As shown in **Figure 2.1**, there are seven authorities which border Cherwell District: South Oxfordshire, Vale of White Horse, West Oxfordshire, Oxford, Stratford-on-Avon, South Northamptonshire and Aylesbury Vale (Cherwell District and the first four neighbouring authorities are within Oxfordshire).
- 2.59 The Local Plans and any significant development proposals in neighbouring districts in Oxfordshire are of particular relevance. Of most relevance to the Local Plan Part 1 Partial Review is the relationship between Cherwell District's Local Plan and Oxford City's, due to the acknowledged need for Oxford City's neighbouring districts to help deliver the identified housing need for Oxford within their boundaries. The Local Plans of the other three neighbouring districts in Oxfordshire are also therefore very relevant.

## Oxford Core Strategy 2026

- 2.60 Oxford is located to the south of Cherwell. The Oxford Core Strategy 2026<sup>12</sup> was adopted in March 2011. The Core Strategy is the overarching strategy for development in Oxford for the period ending 2026. Many of the policies contained in the Oxford Local Plan 2001-2016 were replaced by new policies in the Core Strategy document. The net provision of additional dwellings in Oxford by March 2026 is to be 8,000 as in the Core Strategy document. Between the period of 2006 and 2026 the job growth forecast is for the creation of between 11,280 and 13,900 new jobs in Oxford. The Oxfordshire Housing Market Assessment was used to define the annual demand for affordable housing in the City, which for the first five years was defined at between 1,420 and 2,396 dwellings. As well as achieving growth and development in housing, employment and infrastructure, the Core Strategy also seeks to conserve and enhance the historic and natural assets that form the city's character and visitor appeal.
- 2.61 Following the Core Strategy, the Sites and Housing Plan 2011-2026 was adopted in February 2013. This includes policies that set out what type of housing development is expected and also allocates large sites considered suitable for development for housing and other important uses that will help deliver the aims, including the delivery of 8,000 homes, as set out in the Core Strategy.

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<sup>11</sup> Oxfordshire Minerals and Waste Local Plan, Part 1 – Core Strategy: <https://www.oxfordshire.gov.uk/cms/content/minerals-and-waste-core-strategy> (currently under examination with a view to adoption in early 2017).

<sup>12</sup> Oxford Core Strategy 2026 (2011) Oxford City Council  
<http://www.oxford.gov.uk/Library/Documents/Core%20Strategy/Oxford%20Core%20Strategy%202026.pdf%20>

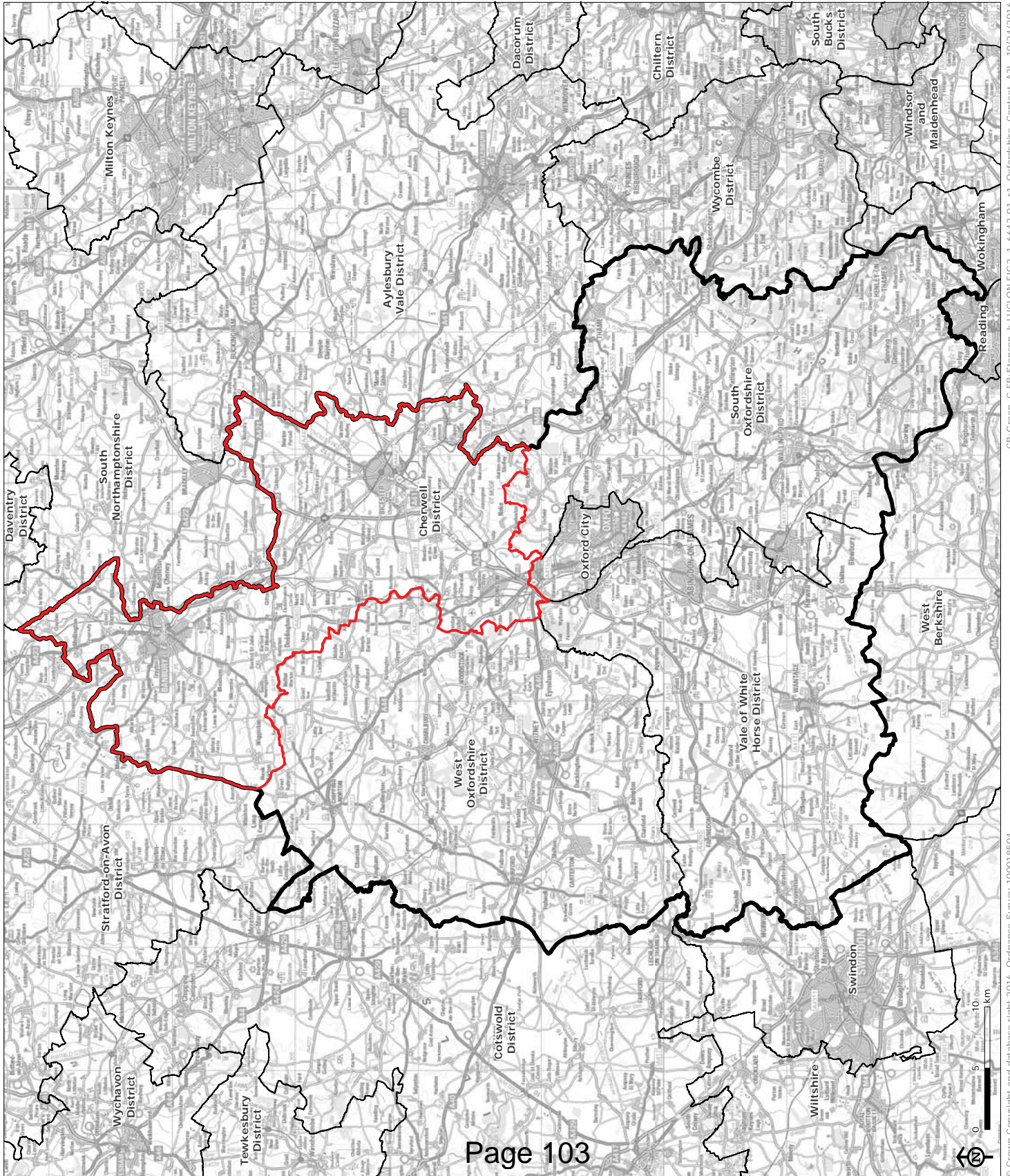


Figure 2.1

Location of Cherwell District within Oxfordshire

- Cherwell District boundary
- Other district boundaries
- Oxfordshire County boundary

Map Scale @ A3: 1:300,000



- 2.62 Oxford City Council has started preparation of a new Local Plan 2016-2036, with a First Steps Consultation taking place between June-August 2016. The consultation aims to help develop a vision for the city in 2036, to gather ideas on a range of scenarios for future development and to check that the right issues have been identified.

### **Oxford Housing Strategy 2015-2018**

- 2.63 The Oxford Housing Strategy<sup>13</sup> identifies the key issues for housing in Oxford over the next three years and how the Council and its partners are planning to overcome them and help deliver the 'The Housing Offer' to the people of Oxford. The plan identifies that there is a large shortfall in housing within Oxford and due to a shortage in land capacity, the Council needs to look to its strategic partners in order to meet the housing demand.

### **Northern Gateway Area Action Plan (AAP)**

- 2.64 The AAP<sup>14</sup> was adopted by Oxford City Council in July 2015 and provides a policy framework guiding future employment and other development in the 'Northern Gateway' of Oxford with an envisaged completion date of 2026 - in line with Oxford City Council's Core Strategy. The Northern Gateway is located to the north west of Oxford where the northern and western boundaries of this 44ha site lie on the boundary of Cherwell District and Oxford. This strategic development location is therefore of relevance to the Cherwell Local Plan Part 1 Review.
- 2.65 The site will provide the largest single area of employment land within Oxford to accommodate city's economic growth in its key sectors (education, health, research and development, and knowledge-based businesses linked to the two universities and hospitals) as well as accommodating new homes, a hotel and shops.
- 2.66 The site is adjacent to three strategic roads (A34, A40 and A44) and the area already experiences congestion. Development will therefore include a number of measures to alleviate the existing congestion issues as well as mitigate any future impacts the site may bring. These measures include the provision of sustainable modes of transport and improvements to the road network, with specific reference to improvements that could be achieved in the wider area through the provision of a strategic link road to the west of the A34, creating a link between an enlarged Loop Farm roundabout and a new roundabout on the A40. Such a scheme could further ease congestion on the A40 approach and the Wolvercote Roundabout. However, this proposal is beyond the scope of the AAP as it lies within Cherwell District, and the AAP notes that it is not required to deliver the development at Northern Gateway.

### **Oxford Strategic Partnership**

- 2.67 The Oxford Strategic Partnership<sup>15</sup> was created in 2003 to promote joined-up approaches for improving quality of life in the city. The aims of the Partnership are set out in the 'Oxford: A World Class City for Everyone Vision Statement, Aims, Challenges and Priorities' (2013 – 2018):
- To provide a clear and ambitious vision for the future of Oxford, developing its environmental, economic and social life in a positive and sustainable way.
  - To improve the quality of life of all sections of the community, to reduce inequalities, and support the needs and aspirations of citizens in their local areas.
  - To foster and promote closer working between local agencies to deliver responsive and high quality services across the city.

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<sup>13</sup> Oxford Housing Strategy 2015-2018 (no date) Oxford City Council  
<http://www.oxford.gov.uk/Library/Documents/Community%20Housing/Housing%20Strategy%202015%20-%202018.pdf>

<sup>14</sup> Northern Gateway Area Action Plan (2015) Oxford City Council  
<http://www.oxford.gov.uk/Library/Documents/Northern%20Gateway/Northern%20Gateway%20Area%20Action%20Plan%20-%20July%202015.pdf>

<sup>15</sup> Oxford: A World Class City for Everyone Vision Statement, Aims, Challenges and Priorities 2013 - 2018 (2013) Oxford Strategic Partnership [https://www.oxford.gov.uk/download/downloads/id/1757/osp\\_vision\\_aims\\_challenges\\_and\\_priorities\\_2013.pdf](https://www.oxford.gov.uk/download/downloads/id/1757/osp_vision_aims_challenges_and_priorities_2013.pdf)



### South Oxfordshire Local Plan

- 2.68 South Oxfordshire is located to the south of Cherwell. The District Council is currently in the process of producing a Local Plan 2033. The most recent version of the Local Plan 2033 is the Second Preferred Options document; therefore the latest development strategy for the Borough remains as set out in the adopted Core Strategy 2012. The Core Strategy sets out the overarching development strategy for the District up to 2027. The Core Strategy provides for the development of 5,214 new homes for the period 2012- 2027 and around 20ha of employment land, with around 13.5ha in various centres across the District and a further 6.5ha at Didcot in the Vale of White Horse District. The spatial strategy for the District is to provide the majority of housing growth in Didcot.

### Vale of White Horse Local Plan

- 2.69 Vale of White Horse is located to the south west of Cherwell. The Vale of White Horse District Council Local Plan 2031 Part 1: Strategic Sites and Policies was adopted in December 2016.
- 2.70 The Local Plan aims to deliver at least 20,560 new homes during the plan period (2011/12 to 2030/31), which will meet the District's own objectively assessed need. These new homes are to be provided at strategic development sites at the Abingdon-on-Thames and Oxford Fringe Sub-Area (1,790 homes), the Western Vale Sub-Area (1,650 homes) and the South East Vale Sub-Area (9,055 homes) while up 1,000 new homes will be identified for allocation through the Local Plan 2031 Part 2 and a further 900 house delivered through windfall sites. Within the District there was a known commitment to 4,468 new homes at the time of Plan submission. The Plan identifies 218ha of land for future employment development divided between the Western Vale and South Eastern Vale. A further 24.2ha of employment land is identified from the saved Vale Local Plan 2011 employment allocations. Like Cherwell, the Vale of White Horse District has committed through its Examination process to working jointly on the countywide Post SHMA Strategic Work Programme, in order to address meeting some of Oxford's unmet needs<sup>16</sup>.

### West Oxfordshire Local Plan

- 2.71 West Oxfordshire is located to the west of Cherwell. The West Oxfordshire Local Plan 2031 was submitted to Planning Inspectorate for independent examination on 14<sup>th</sup> July 2015, and the 'Main Modifications' to the Local Plan, addressing the unmet housing need arising from Oxford City, was submitted on the 10<sup>th</sup> March 2017. The plan aims to meet the District's own objectively assessed housing need by delivering at least 15,950 new homes between 2011 and 2031, 13,200 homes (660 per year), as well as an additional 2,750 homes between 2021 and 2031 (totalling 935 homes per year between 2012 and 2031) to assist meeting Oxford's unmet housing needs. The majority of the housing is to be delivered in the Witney, Carterton and Chipping Norton. To meet employment needs in the District, 20ha of employment land is identified to the west of Witney, 5ha by Carterton, at least 9ha to the east of Chipping Norton, around 40ha at the West Oxfordshire Garden Village in the form of a 'science park', and at least 5ha within existing commitments in rural areas and other villages; and 2ha at Lakeside Standlake.

## Cherwell Neighbourhood Plans

- 2.72 There are nine defined Neighbourhood Plan Areas in Cherwell District:
- Adderbury.
  - Bloxham.
  - Bodicote.
  - Deddington.
  - Hook Norton.
  - Merton.

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<sup>16</sup> Vale of White Horse Local Plan 2031 Part 1. December 2016. <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/new-local-plan-2031-part-1-strategic-sites>



- Mid-Cherwell.
- Stratton Audley.
- Weston on the Green .

2.73 Hook Norton and Bloxham Neighbourhood Plans have been formally adopted ('made'). The others are at an early stage of preparation.

## Environmental, social and economic objectives relevant to the Cherwell Local Plan Part 1 Partial Review

2.74 There are a wide range of plans, policies and programmes at the international and national levels with environmental, social and economic objectives that are relevant to the SA of the Cherwell Local Plan Part 1 Partial Review. The full review of relevant plans, policies and programmes can be seen in **Appendix 1** and the key components are summarised below.

### *Key international plans, policies and programmes*

2.75 At the international level, Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive') and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive') are particularly significant as they require SEA and HRA to be undertaken in relation to the emerging Local Plan. These processes should be undertaken iteratively and integrated into the production of the Local Plan in order to ensure that any potential negative environmental effects (including on European-level nature conservation designations) are identified and can be mitigated.

2.76 There are a wide range of other EU Directives relating to issues such as water quality, waste and air quality, most of which have been transposed into UK law through national-level policy; however the international directives have been included in **Appendix 1** for completeness.

### *Key national plans, policies and programmes*

2.77 The most significant document in terms of the policy context for the Partial Review is the National Planning Policy Framework<sup>17</sup> (NPPF) and the online Planning Practice Guidance (PPG)<sup>18</sup>. The Cherwell Local Plan Part 1 Partial Review must be consistent with the requirements of the NPPF, which sets out information about the purposes of local plan making. It states that:

*"Local Plans must be prepared with the objective of contributing to the achievement of sustainable development. To this end, they should be consistent with the principles and policies set out in this Framework, including the presumption in favour of sustainable development."*

2.78 The NPPF also requires Local Plans to be 'aspirational but realistic'. This means that opportunities for appropriate development should be identified in order to achieve net gains in terms of sustainable social, environmental and economic development; however significant adverse impacts in any of those areas should not be allowed to occur.

2.79 One of the core planning principles set out in the NPPF is that planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs. Other core planning principles are linked to health – such as design and transportation. Section 8 of the NPPF recognises that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.

2.80 The NPPF requires local planning authorities to set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:

- the homes and jobs needed in the area;
- the provision of retail, leisure and other commercial development;

<sup>17</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>18</sup> <http://planningguidance.planningportal.gov.uk/>

- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- the provision of health, security, community and cultural infrastructure and other local facilities; and
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

2.81 Of particular relevance to the Cherwell Local Plan Part 1 Partial Review, the NPPF requires Local Planning Authorities to:

- have a clear understanding of housing needs in their area;
- to prepare a Strategic Housing Market Assessment or 'SHMA' to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries;
- to work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected in individual Local Plans;
- to work together to meet development requirements which cannot wholly be met within their own areas, for instance because of a lack of physical capacity or because to do so would cause significant harm to national principles and policies;
- to produce Local Plans in accordance with a statutory Duty to Cooperate;
- to protect the Green Belt from harm, specifically its ability to fulfil its five purposes.
- to plan positively to enhance the beneficial use of the Green Belt; and
- to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development.

2.82 In addition, Local Plans should:

- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework;
- be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;
- be based on co-operation with neighbouring authorities, public, voluntary and private sector organisations;
- indicate broad locations for strategic development on a key diagram and land-use designations on a proposals map;
- allocate sites to promote development and flexible use of land, bringing forward new land where necessary, and provide detail on form, scale, access and quantum of development where appropriate;
- identify areas where it may be necessary to limit freedom to change the uses of buildings, and support such restrictions with a clear explanation;
- identify land where development would be inappropriate, for instance because of its environmental or historic significance; and
- contain a clear strategy for enhancing the natural, built and historic environment, and supporting Nature Improvement Areas where they have been identified.

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## 3 Baseline Information

### Introduction

- 3.1 Baseline information provides the basis for predicting and monitoring the likely sustainability effects of a plan and helps to identify key sustainability issues and means of dealing with them.
- 3.2 Annex 1 of the SEA Directive requires information to be provided on:
- (a) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;*
  - (b) the environmental characteristics of areas likely to be significantly affected;*
  - (c) any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC [the 'Birds Directive'] and 92/43/EEC [the 'Habitats Directive'].*
- 3.3 Baseline information that was collated for the SA of the adopted Local Plan Part 1 has been used as the starting point. However, in the December 2015 SA Scoping Report, and in this SA Report, it has been revised and updated to make use of the most recent available information sources, and sources have been referred to in footnotes.
- 3.4 Data referred to has been chosen primarily for regularity and consistency of collection, in order to enable trends in the baseline situation to be established, and also subsequent monitoring of potential sustainability effects. All figures are presented at the end of the Baseline Section.
- 3.5 Given that the SA of the Local Plan Part 1 Partial Review will be focusing on the potential effects of site options and policies relating to development within Cherwell District (albeit to meet a portion of Oxford's unmet housing need as explained in Chapter 1), this chapter sets out the baseline information relating to Cherwell District, as well as the key baseline information that relates to Planning and key issues in Oxfordshire and Oxford City which is described below.
- 3.6 Map-based information on how the locational options relate to Oxford and further baseline information generally has been gathered as the SA has progressed in order to inform judgments on how well different locations for housing development perform against the SA objectives and criteria (details of how each Area of Search and Site has been assessed against each SA objective can be found in **Appendix 2**). All figures referred to in this chapter can be found at the end of the chapter.

### Cherwell District baseline

#### Geography

- 3.7 Cherwell District has an area covering approximately 228 square miles and is situated in the north of Oxfordshire. It has excellent transport links with London and Birmingham.
- 3.8 The District shares boundaries with Oxford City, South Oxfordshire, Vale of White Horse, West Oxfordshire, Aylesbury Vale, South Northamptonshire and Stratford upon Avon districts. The M40 runs through the District and there are good rail connections to Birmingham, London and beyond.
- 3.9 The District's settlement hierarchy is dominated by the towns of Banbury and Bicester in the north and south respectively. The third largest settlement is Kidlington which is both an urban centre and a village and is surrounded by the Oxfordshire Green Belt but is excluded from it. The rest of the District is largely rural in character and Cherwell has over 90 smaller villages and hamlets.

## Climate Change, Energy Consumption and Energy Efficiency

- 3.10 Climate change has the potential not only to affect the environment, but also the social and economic aspects of life in Cherwell.
- 3.11 The latest DECC figures<sup>19</sup> are set out in **Table 3.1** and show generally gradually decreasing trends for CO<sub>2</sub> emissions (tonnes) per capita in Cherwell from 2005-2014. The decreasing trend in emissions reflects the decrease in overall emissions for the UK during this period driven mainly by reductions in emissions from power stations, industrial combustion and passenger cars. During the period 2005 to 2014 total emissions per capita in Oxfordshire fell from 9.5t CO<sub>2</sub> to 7.1t CO<sub>2</sub>. The reduction from power stations is driven by change in the fuel mix used for electricity generation with a reduction in the amount of coal which is a carbon intensive fuel. The reduction in industrial combustion is largely driven by the closure or reduced activity of industrial plants, a large portion of which occurred during 2009 likely due to economic factors. Emissions for many Local Authorities are heavily influenced by activities at industrial sites, and changes at a single site can have a big impact on emissions trends<sup>20</sup>.
- 3.12 The Cherwell Annual Monitoring Report<sup>21</sup> reports 12 planning permissions were approved for renewable energy schemes in the District in 2015/2016, all for solar photovoltaics (PVs). In the same period of time in Cherwell energy consumption saw a gradual fall from 5,706.3 GWh for all fuels in 2005 to 4,632.8 GWh for all fuels in 2014. During 2014, the most significant contributor to the overall consumption of fuel in the District was petrol used for road travel. The level of consumption from this source fell from 2,210.1 GWh in 2005 to 2,074.7 GWh in 2014. In England as a whole there was a sizeable decrease in consumption of fuel over the same eight year period. In 2005, consumption of all fuels was recorded as 1.420 million GWh and this fell to 1.185 million GWh in 2014.<sup>22</sup>

**Table 3.1: Source of CO<sub>2</sub> Emissions in Cherwell per Sector (2005-2014)**<sup>23</sup>

Year	Industry and Commercial (t CO <sub>2</sub> per person)	Domestic (t CO <sub>2</sub> per person)	Transport (t CO <sub>2</sub> per person)	Total (t CO <sub>2</sub> per person)
2005	4.4	2.5	5.1	12.2
2006	4.4	2.6	5.1	12.2
2007	4.1	2.5	5.1	11.8
2008	3.9	2.4	4.8	11.2
2009	3.6	2.2	4.5	10.4
2010	4.1	2.3	4.5	11.0
2011	3.6	2.0	4.4	10.1
2012	3.7	2.2	4.4	10.3
2013	3.9	2.1	4.3	10.4
2014	3.0	1.8	4.3	9.0

## Landscape

- 3.13 Cherwell's natural environment is varied. There are no National Parks within the District; however, the Cotswolds AONB lies within the north-west, as shown in **Figure 3.1: Landscape Designations**.

<sup>19</sup> 2005-2014 UK local and regional CO<sub>2</sub> emissions full dataset. DECC. (Published June 2016) (<https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2014>)

<sup>20</sup> Local Authority carbon dioxide emissions estimates 2014. Statistical Release. DECC, June 2016. (<https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2014>)

<sup>21</sup> Cherwell Annual Monitoring Report (2016) Cherwell Local Development Framework

<sup>22</sup> Sub-national total final energy consumption statistics: 2005-2014. DECC (<https://www.gov.uk/government/statistical-data-sets/total-final-energy-consumption-at-regional-and-local-authority-level-2005-to-2010>) Last updated September 2015

<sup>23</sup> 2005-2014 UK local and regional CO<sub>2</sub> emissions full dataset. DECC (<https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2014>) (Published June 2016)

- 3.14 Cherwell lies within five of the Oxfordshire Character Areas that occur mostly in horizontal east-west strips across the District (see **Figure 3.1**): Northamptonshire Uplands to the north, both the Cotswolds and Upper Thames Valley Character Areas form the central strips, Midvale ridge to the south-east and Northamptonshire Vales to the north-east<sup>24</sup>. There are also 19 landscape types within Cherwell<sup>25</sup>, the four predominant types are: Wooded Estatelands and Farmland Plateau to the north of Bicester; the Clay Vale to the south; and three areas of Upstanding Village Farmlands to the south of Banbury with four further small pockets to the north-east of the District.
- 3.15 Approximately 14% of the District lies within the Oxford Green Belt to the south which surrounds the urban area of Kidlington. The location of the Green Belt within Cherwell is illustrated in the Local Plan Part 1 Review. The area has been subject to development restraint due to the protection provided to Green Belts by national policy and in the mid-1990s, Oxford City Council released areas in the Green Belt for housing and employment uses e.g. Northern Gateway<sup>26</sup>. Today there is debate whether land should be removed from the Green Belt (including locations in Cherwell) in order to deliver development requirements. The 2015 Oxford Green Belt Study recommends that local authorities should undertake careful master planning of development so that harm is minimised. In addition, Cherwell District Council has commissioned a study of the Green Belt within the District to inform the identification of preferred sites for allocation in the Part 1 Partial Review. Building on the Oxford Green Belt Study, all site options have been assessed against the five purposes of Green Belt highlighting where development would minimise potential harm to the wider Green Belt and to enhance potential beneficial use of Green Belt.
- 3.16 A number of documents have considered development in the District's rural landscape and urban fringes and these informed Cherwell's Adopted Local Plan Part 1, including:
- The 2010 Halcrow Report undertook a Landscape Sensitivity and Capacity Study<sup>27</sup> assessed the sensitivity to and capacity of specified sites at Banbury, Bicester to accept development, specifically: residential; employment (commercial and industrial); recreation; and woodland. In general, most sites have a high capacity to accept woodland of an appropriate character and a moderate to high capacity to accept informal recreation. The capacity to accept residential and employment or playing field developments was more variable.
  - The Bicester and Banbury Landscape Sensitivity and Capacity Assessments<sup>28</sup> provided an assessment of the landscape sensitivity and capacity of ten sites on the periphery and within the two towns. The reports reviewed the sites' boundaries and where necessary, provided opinion and rationale on areas to either be excluded as they were not appropriate to be considered for development, or additional areas to be included.
  - The Environmental Baseline Reports for Banbury<sup>29</sup> and Bicester<sup>30</sup> explored the interaction of these towns with their rural setting and the environmental baseline of their urban fringes. Through understanding the towns' environmental assets, this document provided a foundation that guided development away from sensitive areas in the urban fringes. The Landscape Character Sensitivity and Capacity Assessment of Local Plan Part 1 Partial Review Site Options<sup>31</sup> prepared by WYG on behalf of Cherwell District Council in 2016 and 2017. The assessment identifies the landscape character sensitivity and capacity of each site option for residential, employment (commercial and industrial), recreational and woodland land uses.

<sup>24</sup> Regional Character Areas. Oxfordshire Wildlife and Landscape Study. (<http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Regional+Character/>) Accessed 14th February 2017

<sup>25</sup> Cherwell Landscape Types. Oxfordshire Wildlife and Landscape Study. (<http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/Oxfordshire+Districts/Oxfordshire+Districts++Landscape+Types/Cherwell+Landscape+Types/>) Accessed 14th February 2017

<sup>26</sup> Oxford Green Belt Study (2015) LUC (<http://modgov.cherwell.gov.uk/ecSDDisplay.aspx?NAME=Oxford%20Green%20Belt%20Study&ID=426&RPID=7460879&sch=doc&cat=13638&path=13637%2c13638>)

<sup>27</sup> Cherwell Landscape Sensitivity and Capacity Assessment (2010) Halcrow Group Limited (<http://www.cherwell.gov.uk/index.cfm?articleid=9637>)

<sup>28</sup> Banbury Landscape Sensitivity and Capacity Assessment (2013 & 2014) WYG Group (<http://www.cherwell.gov.uk/index.cfm?articleid=9637>)  
Bicester Landscape Sensitivity and Capacity Assessment (2013 & 2014) WYG Group (<http://www.cherwell.gov.uk/index.cfm?articleid=9637>)

<sup>29</sup> Banbury Environmental Baseline Report (2013) LDA Group (<http://www.cherwell.gov.uk/index.cfm?articleid=9637>)

<sup>30</sup> Bicester Environmental Baseline Report (2013) LDA Group (<http://www.cherwell.gov.uk/index.cfm?articleid=9637>)

<sup>31</sup> Local Plan Part 1 Partial Review Landscape Character Sensitivity and Capacity Assessment (2016 & 2017) WYG Group



These assessments have been informed by on-site landscape, ecology and cultural heritage assessments.

### Biodiversity

- 3.17 Cherwell District contains many areas of high ecological value including sites of international and national importance, as outlined below and shown in **Figure 3.2: Biodiversity Designations**. However, there are large parts of the District without formal designations or constraints. While the District is predominantly rural, its urban centres, parks and open spaces are just as much part of the local environment and provide important habitats for wildlife.
- 3.18 Cherwell contains one site of European importance; part of Oxford Meadows Special Area of Conservation (SAC) located in the south west corner of the District (the rest of the SAC lies within Oxford's boundary, approximately 1.5km to the north west of Oxford city). The SAC receives statutory protection under the Habitats Directive (Directive 92/42/EEC), transposed into UK national legislation in the Conservation of Habitats and Species Regulations 2010 (the Habitats Regulations) due to its lowland hay meadow habitats, potentially unique vegetation communities and existence of creeping marshwort<sup>32</sup>.
- 3.19 Sites of national importance comprise SSSIs and National Nature Reserves. Cherwell District has 18 SSSIs but does not contain any National Nature Reserves<sup>33</sup>. Sites of regional/local importance comprise Local Geological Sites (LGSs), Local Nature Reserves (LNRs), non-statutory nature reserves and other sites of importance for nature conservation including Local Wildlife Sites (LWSs- formerly known as County Wildlife Sites), ancient woodland, aged or veteran trees and NERC Act S41 Habitats of Principal Importance. Cherwell contains 3 LNRs and 79 Local Wildlife Sites (completely or partly within the District). Nine sites were surveyed in 2014 and considered by the Local Wildlife Sites panel in 2015. Two sites had extensions to existing Local Wildlife Sites accepted: Bicester Airfield and Quarry Spring Marsh. This has led to an increase in the amount of Local Wildlife Sites in the District from 923 ha to 1,035 ha, an increase of 130 ha. The area of Local Geological Sites remains the same for 2015 with 139 ha<sup>34</sup>, shown in **Figure 3.3: Geological Designations**. Sites of regional/local importance also include the habitats of those species of principal importance for biodiversity (as identified in Section 41 of the NERC Act).
- 3.20 Cherwell District Council commissioned WYG to provide ecological support to inform the Council's work on the Local Plan Part 1 Review. The Study focusses on the potential cumulative impacts of seven sites identified around the villages of Kidlington, Begbroke, Yarnton and Woodstock, to the north of Oxford, specifically on ecological features and designations such as the Rushy Meadows SSSI. The Study concludes that the proposed site allocations have the potential to generate cumulative adverse effects on Rushy Meadow SSSI as a result of:
- Dumping, spreading and discharging of materials during the construction and operational phases of the development.
  - Burning during the operational phase of the development.
  - Disturbance of wild animals by wild, feral or domestic animals during the operational phase of the development.
  - The destruction, displacement, removal or cutting of any plant or plant remains, including tree, shrub herb, dead or decaying wood, moss, lichen, fungus, leaf-mould and turf.
  - The changing of water levels and tables and water utilisation (including irrigation and storage and abstraction from existing water bodies and through boreholes).
  - Recreational and other activities likely to damage features of interest.
  - Noise disturbance to wildlife present in the SSSI including nesting birds.
  - Light spillage during construction towards the SSSI and impacting nocturnal species likely to be present e. bats, badger, hedgehog etc.

<sup>32</sup> Habitats Regulations Assessment: Stage 1 – Screening (2014) Atkins (<http://www.cherwell.gov.uk/index.cfm?articleid=9637>)

<sup>33</sup> Magic Map (<http://magic.defra.gov.uk/MagicMap.aspx>) Accessed 14th February 2017

<sup>34</sup> Cherwell Annual Monitoring Report (2016) Cherwell Local Development Framework ([http://www.cherwell.gov.uk/media/pdf/6/i/Final\\_2015\\_AMR\\_for\\_website.pdf](http://www.cherwell.gov.uk/media/pdf/6/i/Final_2015_AMR_for_website.pdf))

- Increased run-off (from built-up areas and roads).
- Increased light spillage towards the SSSI from street and residential lighting impacting nocturnal species likely to be present such as bats, badger, hedgehog etc.

### Historic Environment

- 3.21 There are many heritage designations within the District as shown in **Figure 3.4: Heritage Designations**. Cherwell has many attractive villages from those consisting of ironstone and thatch in the north to the southern limestone and stone slate villages. Many of these areas have been designated as Conservation Areas to protect their character and appearance. Banbury and Bicester centres and the historic parts of Kidlington, as well as much of the length of the Oxford Canal have also been designated. There are 60 Conservation Areas in Cherwell, 56 of which have Conservation Area Appraisals available for them. Two of the Conservation Areas (Banbury Grimsbury, North Oxfordshire and RAF Upper Heyford, Ardley) have been identified as being on the Heritage at Risk List by Historic England. The District has 2,331 Listed Buildings, four of which are on the Heritage at Risk Register<sup>35</sup>:
- Church of St Edburg, Church Street, Bicester (Listed Place of Worship grade I)
  - Church of St Mary the Virgin, Church Lane, Cropredy (Listed Place of Worship grade I)
  - Church of St Mary, Church Lane, Kirtlington (Listed Place of Worship grade II\*)
  - Church of St Mary, Horse Fair, Banbury (Listed Place of Worship grade I)
- 3.22 The District has 36 Scheduled Monuments, five of which are on the Heritage at Risk Register<sup>36</sup>:
- Ilbury Camp hillfort, Deddington
  - Islip Roman villa, 300m east of Hillside Farm, Islip
  - Ruins of Hampton Gay Manor House, Hampton Gay and Poyle
  - Defence and ancillary structures at RAF Bicester, Bicester, Launton
  - Blenheim Villa, a Roman villa and associated field system 200m north east of Little Cote, Shipton-on-Cherwell and Thrupp at Woodstock
- 3.23 There are also ten sites which are included in the 'Register of Historic Parks and Gardens of Special Historic Interest in England'. Cherwell contains one Historic Battlefield which is the Battle of Cropredy Bridge 1644.
- 3.24 The Blenheim Palace World Heritage Site lies directly to the west of the Cherwell District boundary within West Oxfordshire.
- 3.25 **Figure 3.5** illustrates the **Historic Landscape Classifications** mapped across the District. This illustrates that the District is dominated by historic agricultural enclosures. Bicester and Banbury are identified as the District's two historic urban areas, where as Kidlington and Yarnton represent the District's two largest historic rural settlements. Other notable historic features include the Cherwell Valley and the chain of ornamental parks and gardens that run from Kidlington in the south north-eastwards towards Brackley and Buckingham.
- 3.26 The Oxford City Core Strategy 2026 describes the Oxford Green Belt as "*an area of undeveloped land...that helps to retain the distinctive physical form of the City, where the river corridors running either side of Oxford's historic core are an essential part of its special character and landscape setting.*" The Oxford Green Belt Study<sup>37</sup> concluded that the Green Belt land close to the urban area of Oxford, from which there are views into and out of the City generally rated higher in its contribution to the setting and special character of the historic city.

<sup>35</sup> Heritage at Risk. Historic England. (<https://historicengland.org.uk/advice/heritage-at-risk/>) Accessed 14th February 2017

<sup>36</sup> Heritage at Risk. Historic England. (<https://historicengland.org.uk/advice/heritage-at-risk/>) Accessed 14th February 2017

<sup>37</sup> Oxford Green Belt Study, LUC, 2016

## Air Quality

- 3.27 The Environment Act 1995 introduced the National Air Quality Strategy and the requirement for local authorities to determine if statutory air quality objectives (AQOs) are likely to be exceeded. All local authorities now report to DEFRA on an annual basis, and have the obligation to declare Air Quality Management Areas (AQMAs) and develop action plans for improvement of air quality if objectives are likely to be exceeded.
- 3.28 Air quality throughout the District is generally good. Nitrogen dioxide and particulate (fine dust) concentrations in the AQMAs are above national air quality objectives; however, these concentrations are trending downwards in most places across Cherwell, including within the AQMAs<sup>38</sup>.
- 3.29 The Council has designated four AQMAs<sup>39</sup>:
- AQMA 1 is an area around Hennef Way, Banbury.
  - AQMA 2 is an area between Southam Road and Oxford Road, Banbury, including some of High Street.
  - AQMA 3 is an area of Bicester Road, Kidlington.
  - AQMA 4 is an area around Kings End, Queens Avenue, Field Street and St Johns, Bicester.
- 3.30 Oxford City in its entirety is an AQMA.
- 3.31 Cherwell District Council has developed an Air Quality Action Plan to improve air quality in the District and protect health, particularly the four air quality management areas. This plan was approved by Cherwell's Executive in March 2017. This document will also contribute toward managing the effects of poor air quality of the Oxford Meadows Special Area of Conservation (SAC) located in the south west corner of the District (the rest of the SAC lies within Oxford's boundary, approximately 1.5km to the north west of Oxford city.)

## Water

- 3.32 There are a number of water courses in Cherwell as shown in **Figure 3.6: Hydrology** and Cherwell District falls within four major river catchments being: The River Thames, The River Great Ouse, The River Cherwell and The Warwickshire Avon Catchment. The District's major urban and rural development areas are within the Upper Thames catchment. The predominant risk of flooding within Cherwell is due to flooding from rivers and watercourses<sup>40</sup>.
- 3.33 The River Cherwell's source is at Charwelton in Northamptonshire. The river's course generally flows from north to south through the centre of the District passing through Banbury, Upper Heyford, and Kidlington before flowing to Oxford where the River Cherwell meets the River Thames. Land use across the catchment is predominately rural (less than 2% of the catchment is classified as 'urban') and includes the two main urban centres of Banbury and Bicester.
- 3.34 In February 2016, the Environment Agency published regional 'Climate Change Allowances' for flood risk.<sup>41</sup> The climate change allowances are predictions of anticipated change for:
- peak river flow by river basin district;
  - peak rainfall intensity;
  - sea level rise; and
  - offshore wind speed and extreme wave height.

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<sup>38</sup> 2016 Air Quality Annual Status Report. Cherwell District Council. (<http://www.cherwell.gov.uk/airqualitymanagement>)

<sup>39</sup> See locations and monitoring reports at: <http://www.cherwell.gov.uk/airqualitymanagement>

<sup>40</sup> Sequential Test and Exception Test (Flooding): Strategic Sites. (2014). Cherwell District Local Plan. (<http://www.cherwell.gov.uk/index.cfm?articleid=9637>)

<sup>41</sup> Climate change Flood Risk Allowances. Environment Agency. (<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>) Accessed 14th February 2017



- 3.35 They are based on climate change projections and different scenarios of carbon dioxide (CO<sub>2</sub>) emissions to the atmosphere. There are different allowances for different epochs or periods of time over the next century. The total potential change in peak river flow allowance at the upper end of the Thames River Basin is as follows:
- '2020s' (2015 to 2039) – 25%
  - '2050s' (2040 to 2069) – 35%
  - '2080s' (2070 to 2115) – 70%
- 3.36 The peak rainfall intensity allowance in 'Central' small and urban catchments within England is as follows:
- '2020s' (2015 to 2039) – 5%
  - '2050s' (2040 to 2069) – 10%
  - '2080s' (2070 to 2115) – 20%
- 3.37 Cherwell's Level 1 Strategic Flood Risk Assessment Update<sup>42</sup> (SFRA) highlights that there are significant areas of the District at risk of:
- Fluvial flooding, including:
    - Much of the River Cherwell through Banbury.
    - The fields surrounding the river Cherwell to the north east of Kidlington.
    - Land adjacent to the river Ray in the south of the District.
  - Pluvial flooding within impermeable urban areas and along watercourses, including:
    - Kidlington – several locations along the A4260, Mill Street, Mill end, Queen's Avenue, the High Street, Langford Lane, and Thrupp Village.
    - Launton, including Launton Road in Bicester.
    - Wendlebury
    - Cropredy
    - Banbury
    - Tadmerton
    - Bloxham
  - Groundwater flooding, including:
    - The north of the District which is predominantly underlain by clay than can be vulnerable to flash run-off.
    - Areas affected by high water tables, such as Mollington.
    - Low-lying flatter areas in the south of the District, such as south-west Bicester, Merton and Charlton-on-Otmoor.
- 3.38 Cherwell District Council also commissioned a Level 2 SFRA to highlight specific flood risk issues in relation to eight potential strategic development sites within Begbroke, Islip, Kidlington and Yarnton.
- 3.39 The Water Framework Directive (WFD) objectives are to prevent deterioration of waterbodies and to improve them such that they meet the required status for that given waterbody (rivers, lakes, estuaries, coastal and groundwater). The latest Thames River Basin Management Plan<sup>43</sup> identifies the priority issues in the Cherwell catchment to be diffuse pollution from agricultural run-off, pollution from wastewater (including from sewage treatment works) and heavily modified channels.

<sup>42</sup> Cherwell DISTRICT Council Level 1 and 2 Strategic Flood risk Assessment (SFRA) Update, AECOM, 2017

<sup>43</sup> Thames River Basin Management Plan 2009. Environment Agency. (Updated 2015)  
(<https://www.gov.uk/government/publications/thames-river-basin-district-river-basin-management-plan>)

- 3.40 The District is underlain by Principal, Secondary A and Secondary (undifferentiated) Aquifers. 23 river water bodies and one lake within the Cherwell catchment. Two are artificial or heavily modified. Over a half (58%) of the water bodies currently achieve moderate or better ecological status/potential. Only 10 water bodies in the Cherwell catchment currently achieve poor ecological status/potential. The main reasons for less than good status are due to pollution from wastewater, pollution from rural areas and physical modifications<sup>44</sup>.
- 3.41 Water abstraction impacts vary across the Cherwell catchment. The Upper Cherwell catchment supports abstractions for public water supply at Banbury and from the Sor Brook at Adderbury, as well as licensed extractions for agricultural purposes and supporting the Oxford Canal. As a result, low flows occur upstream of the Sor Brook confluence, so measures such as increasing water efficiency are proposed.
- 3.42 Cherwell District Council's Water Cycle Study<sup>45</sup> assesses proposed future development with regards to water supply capacity, wastewater capacity and environmental capacity. The Study identifies that 12 Wastewater Treatment Works (WwTW) will serve any proposed future development across the District. When considering growth from Cherwell District (and estimates of growth from neighbouring Districts with shared WwTW infrastructure), three WwTW (Cassington, Oxford and Bicester) do not currently have sufficient capacity to accept wastewater from all future development proposed within the plan period. Additionally, future discharges from a further six WwTWs (Banbury, Bloxham, Hook Norton, RAF Upper Heyford, Cassington and Woodstock) could potentially result in significant water quality impacts on receiving water if the treatment capacity is utilised due to the currently planned levels of growth. Therefore, solutions are required at these nine WwTW to ensure that the increased wastewater flow discharged does not impact on the current quality of the receiving watercourses, their associated ecological sites and to ensure that the watercourses can still meet with legislative requirements. The WCS has demonstrated that feasible treatment solutions in the form of WwTW upgrades or infrastructure changes are achievable at each of the WwTW to ensure there would be no impact on Water Framework Directive (WFD) status and no adverse impact on hydrologically linked ecological sites. Of the nine WwTW assessed, only one WwTW was considered to have no capacity to accommodate any of the additional demand as a result of new development within its catchment: Oxford WwTW. Consequently, development in close proximity to Oxford will need to be carefully phased and potentially contribute to network upgrades. The Study concludes that there is adequate planned water supply resource to cater for growth over the plan period.

### Soils

- 3.43 The Agricultural Land Classification (ALC)<sup>46</sup> system provides a framework for classifying land according to the extent to which its physical or chemical characteristics impose long-term limitations on agricultural use. The principal factors influencing agricultural production are climate, site and soil. These factors together with the interactions between them form the basis for classifying land into one of five grades, where 1 describes land as excellent (land of high agricultural quality and potential) and 5 describes land as very poor (land of low agricultural quality and potential). Land falling outside of these scores is deemed to be 'primarily in non-agricultural use', or 'land predominantly in urban use'.
- 3.44 The majority of land within Cherwell is grade 3 (good to moderate) and in the north of the District grade 2 (very good) as shown in **Figure 3.7: Agricultural Land Classification**. The two urban centres of Banbury and Bicester are classified as non-agricultural land as they are in urban use. Additionally, there are four pockets of non-agricultural use that is classified as 'other land primarily in non-agricultural use'. The remaining areas of land within the District are classified as grade 4 (poor quality). There are no areas of grade 1 (excellent) or grade 5 (very poor) within Cherwell.

<sup>44</sup> Cherwell. Catchment Data Explorer. (2015) (<http://environment.data.gov.uk/catchment-planning/OperationalCatchment/3079>) Accessed 14th February 2017

<sup>45</sup> Cherwell Water Cycle Study, AECOM, April 2017

<sup>46</sup> Agricultural Land Classification: protecting the best and most versatile agricultural land (TIN049). Natural England(2012) (<http://publications.naturalengland.org.uk/publication/35012>)

- 3.45 A local survey of agricultural land has been undertaken where six grades have been identified (the same as before, but grade 3 is split into grade 3a and grade 3b), however, only limited areas have been surveyed in Cherwell as shown in **Figure 3.8: Local Agricultural Land Classification**. Surveyed areas in Bicester's periphery and Banbury's southwest periphery are mainly grade 3a. The surveyed areas surrounding the town of Banbury are a mix of grade 3a, grade 3b and grade 2.

### Mineral resources

- 3.46 The natural environment in Cherwell also plays a role in minerals supply. Sand and gravel is the most common mineral resource across Oxfordshire and typically found in river valley deposits, particularly along the River Thames which runs north south through the District and its tributaries. Limestone and ironstone are found mainly in the north and west of the county; they are used primarily as crushed rock aggregate but also for building and walling stone.

### Light pollution

- 3.47 The latest light pollution map for the Cherwell District<sup>47</sup> shows that it is the 103<sup>rd</sup> darkest District out of the 326 within England. Proportionally, Cherwell shares a similar light pollution distribution as Oxfordshire with around half of the District being in the darkest categories of light (under 0.25 NanoWatts/cm<sup>2</sup>/sr and between 0.25 and 0.5 NanoWatts/cm<sup>2</sup>/sr). The District has two distinct areas over Bicester and Banbury that are within the highest levels of light pollution in the county (greater than 32 NanoWatts/cm<sup>2</sup>/sr and between 16-32 NanoWatts/cm<sup>2</sup>/sr).

### Resource Use/Waste and Recycling

- 3.48 In 2014/15, the District produced 59,163 tonnes of household waste<sup>48</sup> with a recycling rate of 54.8%. During 2013/14, Cherwell District ranked 39<sup>th</sup> out of 326 local authorities in England for recycling<sup>49</sup>.
- 3.49 Residents of Cherwell are provided with three bins for the alternate week roadside collections; a blue bin for recycling; a brown food and garden waste bin, kitchen caddy; and a green bin for waste that goes to an ERF (Energy Recovery Facility)<sup>50</sup> located near Bicester<sup>51</sup>.

### Population

- 3.50 In 2015, the population of Cherwell was approximately 145,600 and was almost evenly split between females (50.4%) and males (49.5%)<sup>52</sup>. The population is expected to increase to 166,000 by 2039<sup>53</sup>.
- 3.51 The 2011 Census data indicates that Cherwell's population is mainly concentrated in the three urban centres: Banbury which has a population of 46,853 representing 33% of the total population of Cherwell; Bicester which has a population of 30,854 (22%); and Kidlington with a population of 13,723 (10%). The remaining population of 50,438 live in rural villages of varying sizes and makes up around 35% of the total population of Cherwell.

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<sup>47</sup> England's Light Pollution and Dark Skies: Cherwell District (2016) CPRE and LUC ([http://nightblight.cpre.org.uk/maps/?\\_ga=1.42454693.1282152547.1437577240](http://nightblight.cpre.org.uk/maps/?_ga=1.42454693.1282152547.1437577240)) Accessed 14<sup>th</sup> February 2017

<sup>48</sup> Local authority collected waste generation from April 2000 to March 2015 (England and regions) and local authority data April 2014 to March 2015. DEFRA. ([https://data.gov.uk/dataset/local\\_authority\\_collected\\_waste\\_management\\_statistics](https://data.gov.uk/dataset/local_authority_collected_waste_management_statistics)) Accessed 14<sup>th</sup> February 2017

<sup>49</sup> Local Authorities in England – Household Recycling Performance 2013/2014,, SITA (<http://www.sita.co.uk/downloads/HRP2013-14-PercentageOfTotalWasteArising.pdf>)

<sup>50</sup> Cherwell District Council - Rubbish and recycling collections (2016), (<http://www.cherwell.gov.uk/index.cfm?articleid=3556>) Accessed 14<sup>th</sup> February 2017

<sup>51</sup> Ardely ERF (<https://viridor.co.uk/our-operations/energy/energy-recovery-facilities/ardley-erf/>) Accessed 14<sup>th</sup> February 2017

<sup>52</sup> Nomis Labour Market Profile: Cherwell (2015) (<https://www.nomisweb.co.uk/reports/lmp/la/1946157323/report.aspx?town=cherwell#tabrespop>) Accessed 14<sup>th</sup> February 2017

<sup>53</sup> ONS 2014-based Subnational Population Projections with Components of Change (Births, Deaths and Migrations) for Regions and Local Authorities in England. (<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/componentsofchangebirthsdeathsandmigrationforregionsandlocalauthoritiesinenglandtable5>)



- 3.52 The proportion of older people aged 65 and over in Cherwell was 15.3%. Banbury and Bicester had a below average proportion of older people and Kidlington was above average at 18.6%. ONS projections indicate that by 2033 the population of those aged over 65 in Cherwell will increase to 24%, which is likely to have planning and resources implications.
- 3.53 In 2011, the mean age of the Cherwell population was 38.9 years<sup>54</sup> which is the same as Oxfordshire but a slightly younger average population than England and Wales as a whole, where the average is 39.4 years. The census data also shows that, 15.3% of the resident population in Cherwell<sup>55</sup> was of retirement age (65 and over) compared with 15.9% in Oxfordshire and 16.6% in England and Wales.
- 3.54 In 2011, Cherwell had a population density of 2.4 persons per hectares<sup>56</sup>, which is comparable to the Oxfordshire figure of 2.5 persons per hectare<sup>57</sup>. The population density of Cherwell is much lower than the England and Wales average (3.7 persons per hectare), reflecting the largely rural nature of the District.

### Housing

- 3.55 In 2011, Cherwell had around 56,728 dwellings<sup>58</sup>. The latest figures show that 30.9% of all homes in Cherwell are owned outright, 38.4% are owned with a mortgage or a loan, 12.2% are socially rented and 14.6% are privately rented<sup>59</sup>. This compares to national averages of 30.8% of households being owned outright, 32.7% owned with a mortgage or a loan, 17.6% being social renters and 15.3% being rented privately. Cherwell is therefore almost comparable with the national average for dwellings owned outright, but is lower than national average with dwellings with a mortgage or a loan. The District also has both less socially rented and privately rented dwellings compared to the national average.
- 3.56 Banbury has experienced a large increase in privately rented accommodation from 14% in 2001 to 22% in 2011. Cherwell has a lower than average rate of households with 1 or 2 bedrooms, 32% compared to 40% nationally.
- 3.57 Of the homes included in the 2011 census for Cherwell, 30% were detached, 35% were semi-detached, 23% were terraced, 11% were flats and 0.3% were caravans or other mobile or temporary structure<sup>60</sup>. The Cherwell Strategic Housing Land Availability Assessment (SHLAA)<sup>61</sup> states that the market is seeking a more mixed delivery of houses and developers agree that the market in Cherwell is mostly for two, three and four bedroom units on two storeys as the market for flats is low. In March 2015, there were 8,280 dwellings that had planning permission but were not yet built<sup>62</sup>.

<sup>54</sup> ONS (2011) Table KS102UK Age Structure. (<https://www.ons.gov.uk/census/2011census/2011censusdata/2011censusdatacatalogue>)

<sup>55</sup> ONS (2011) Table KS102UK Age Structure. (<https://www.ons.gov.uk/census/2011census/2011censusdata/2011censusdatacatalogue>)

<sup>56</sup> ONS (2011) Table KS101UK Usual Resident Population. (<https://www.ons.gov.uk/census/2011census/2011censusdata/2011censusdatacatalogue>)

<sup>57</sup> ONS (2011) Table KS101UK Usual Resident Population. (<https://www.ons.gov.uk/census/2011census/2011censusdata/2011censusdatacatalogue>)

<sup>58</sup> ONS (2011) Table KS402EW Tenure, local authorities in England and Wales. (<https://www.ons.gov.uk/census/2011census/2011censusdata/2011censusdatacatalogue>)

<sup>59</sup> ONS (2011) Table KS402EW Tenure, local authorities in England and Wales. (<https://www.ons.gov.uk/census/2011census/2011censusdata/2011censusdatacatalogue>)

<sup>60</sup> ONS (2011) Table KS401EW Dwellings, household spaces and accommodation type. (<https://www.ons.gov.uk/census/2011census/2011censusdata/2011censusdatacatalogue>)

<sup>61</sup> Cherwell Strategic Housing Land Availability Assessment (2014) Peter Brett Associates (<http://www.cherwell.gov.uk/index.cfm?articleid=10056>)

<sup>62</sup> Cherwell Annual Monitoring Report (2015) Cherwell Local Development Framework (<http://www.cherwell.gov.uk/index.cfm?articleid=9043>)

- 3.58 The District is within the Oxfordshire housing market area which is a high value market. Banbury has its own rural hinterland and housing market area which extends into South Northamptonshire and less so into West Oxfordshire and Warwickshire. London has a significant commuting influence. However, overall Oxfordshire is considered to be a coherent Housing Market Area. In 2012, the median house price in Cherwell was £216,000; which, although higher than the England median (£190,000), is lower than in Oxford and the rural areas. The 2014 Oxfordshire SHMA shows that house prices are cheaper in Bicester and Banbury in the north of the County, and that this is having the effect of helping first-time buyers to the market.
- 3.59 In October 2015, approximately 1,210 of dwellings were vacant, slightly down from 1,210 in October 2015<sup>63</sup>. These figures compare favourably with the national average of 4.2% reported in 2011.
- 3.60 The Cherwell 2012 Strategic Housing Market Assessment (SHMA)<sup>64</sup> estimates that there will be 74,712 homes in 2031 which based on their estimates from 58,690 homes in 2006, equates to a 16,022 or 27% increase over the 25 year period, averaging almost 641 (1.1%) extra households per year. The Cherwell Annual Monitoring Report<sup>65</sup> notes that housing completions (net) in 2015/16 were 1,425 more than the completions for 2014/15 which were 946. However, with a housing shortfall, the Oxfordshire SHMA<sup>66</sup> shows that up to 1,090–1,190 additional homes per year are needed in Cherwell.
- 3.61 As house prices are relatively unaffordable for many households, 33% of housing delivered in Cherwell should be affordable. The latest figures<sup>67</sup> show that net affordable housing completions in 2015/16 were 322, which is an increase on 2014/15 figure of 191 and the 2013/14 of 140 net affordable homes. The Cherwell SHMA<sup>68</sup> also indicated the most appropriate proportions of market and affordable housing (by bedroom size) to meet housing requirements for 2031 where 5% should be one bedroom homes, 46% should be two bedroom homes, 44% should be three bedrooms / two bedrooms plus homes, 4% should be four bedroom homes and 1% should be five bedrooms homes.
- 3.62 Cherwell District Council are in the process of finalising their new Housing and Economic Land Availability Assessment (HELAA) which determines the suitability, availability and achievability of land for development. The HELAA study area comprises the built-up limits of the district's two towns, Banbury and Bicester, and Category A villages as set out in the adopted Local Plan 2011-2031 Part 1 (July 2015), as well as considering opportunities outside the built-up areas of these settlements.
- 3.63 Figures from the Oxfordshire SHMA<sup>69</sup> show that around 24,000 to 32,000 homes are needed between 2011 and 2031 to meet Oxford's housing need alone. However, due to its tight boundary, the city has a shortage of land suitable for housing to accommodate Oxford's housing need. The Oxford SHLAA 2014<sup>70</sup> found that the housing potential from all sites which have been assessed as suitable, available and achievable is 6,422 dwellings with an estimated windfall of 180 dwelling per year.

<sup>63</sup> Table 615 All vacant dwellings by local authority district, England, from 2004 (2015)

([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/519505/LT\\_615.xls](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/519505/LT_615.xls))

<sup>64</sup> Cherwell Strategic Housing Market Assessment – Review and Update 2012. (<http://www.cherwell.gov.uk/index.cfm?articleid=9639>)

<sup>65</sup> Cherwell Annual Monitoring Report (2016) Cherwell Local Development Framework.

(<http://www.cherwell.gov.uk/index.cfm?articleid=9043>)

<sup>66</sup> Oxfordshire Strategic Housing Market Assessment (2014) GL Hearn Limited.

([https://www.oxford.gov.uk/info/20201/oxford\\_growth\\_strategy/762/strategic\\_housing\\_market\\_assessment](https://www.oxford.gov.uk/info/20201/oxford_growth_strategy/762/strategic_housing_market_assessment))

<sup>67</sup> Cherwell Annual Monitoring Report (2016) Cherwell Local Development Framework.

(<http://www.cherwell.gov.uk/index.cfm?articleid=9043>)

<sup>68</sup> Cherwell Strategic Housing Market Assessment – Review and Update 2012. (<http://www.cherwell.gov.uk/index.cfm?articleid=9639>)

<sup>69</sup> Oxfordshire Strategic Housing Market Assessment (2014) GL Hearn Limited.

([https://www.oxford.gov.uk/info/20201/oxford\\_growth\\_strategy/762/strategic\\_housing\\_market\\_assessment](https://www.oxford.gov.uk/info/20201/oxford_growth_strategy/762/strategic_housing_market_assessment))

<sup>70</sup> Oxford's Housing Land Availability and Unmet Need Assessment (2014) URS.

([https://www.oxford.gov.uk/download/downloads/id/1720/shlaa\\_-\\_december\\_2014.pdf](https://www.oxford.gov.uk/download/downloads/id/1720/shlaa_-_december_2014.pdf))

- 3.64 Furthermore, Oxford has overtaken London as the least affordable housing location in the UK with the average cost of buying a house in Oxford being more than 11 times the average salary of an Oxford worker<sup>71</sup>. The average price of a home sold in Oxfordshire in January 2013 was £260,000 which was over 70% above the national average. As such, there is a high demand for affordable housing within Oxford and the Oxfordshire SHMA<sup>72</sup> projections indicate that 1,029 affordable homes are needed per year in the city.
- 3.65 A February 2017 survey by Lloyds identified that home affordability across UK cities is at its worst level since 2008. Oxford was the least affordable location for residential property in the UK with average house prices estimated at nearly 11 times the annual gross average earnings in the city (£36,033) at £385,372. This is a key issue and could lead to more people living outside the City including to the south of the Cherwell District and working in either Cherwell or Oxford but benefitting from more affordable residential accommodation in Cherwell.<sup>73</sup>
- 3.66 In the last year the average property price in Banbury is estimated at £305,411, representing a total change in value of 0.46%, whilst the average property price in Bicester is estimated at £337,787 and £394,615 in Kidlington. These figures represent a value change of 2.85%, equivalent to £9,811 in Bicester, and 1.87%, equivalent to £7,305 in Kidlington.<sup>74</sup>
- 3.67 With rising number of students for both of the universities in Oxford, there is also a rising need for the provision of student accommodation despite both universities increasing their number of bed spaces in university halls of residence<sup>75</sup>. In December 2012, there were an estimated 3,508 Oxford University students and 3,836 Oxford Brookes University students living outside of University accommodation. Oxford City Council has agreed with each of the universities that the number of students living in the City outside of University-provided accommodation should be limited to 3,000.
- 3.68 The National Planning Policy Framework requires all local authorities to identify a five year housing land supply with an additional buffer of 5% (moved from later in the plan period). Cherwell District Council has produced a Strategic Housing Land Availability Assessment (SHLAA)<sup>76</sup> which is a technical study to assess the theoretical potential of sites in the District to accommodate future housing development. The Cherwell Annual Monitoring Report<sup>77</sup> states that the District currently has a 5.4 year housing land supply for the period 2016-2021 and when commenting on appeal decision throughout the year, inspectors have found that the Council meets the requirement of the National Planning Policy Framework.
- 3.69 The latest figures (March 2015) show that the total number of authorised pitches in Cherwell for Gypsies and Travellers was 61. Cherwell presently has a 2.9 year land supply for the period 2015-2020. There are currently 14 plots for Travelling Showpeople, although there are no future plots identified for Travelling Showpeople (this is to be addressed in the District's forthcoming Local Plan Part 2)<sup>78</sup>.

## Health

- 3.70 The health of the population in Cherwell is generally the same or better than the England average. The main health priorities for Cherwell are reducing obesity in children and adults, increasing physical activity, and improving access to screening programmes.<sup>79</sup>

<sup>71</sup> Oxford Growth Strategy (2013) and strategic joint working to meet Oxford's housing needs. Oxford Strategic Partnership. (<http://www.oxford.gov.uk/PageRender/decP/OxfordGrowthStrategy.htm>)

<sup>72</sup> Oxfordshire Strategic Housing Market Assessment (2014) GL Hearn Limited. ([https://www.oxford.gov.uk/info/20201/oxford\\_growth\\_strategy/762/strategic\\_housing\\_market\\_assessment](https://www.oxford.gov.uk/info/20201/oxford_growth_strategy/762/strategic_housing_market_assessment))

<sup>73</sup> Strategic Economic Growth Study, GVA, March 2017

<sup>74</sup> Strategic Economic Growth Study, GVA, March 2017

<sup>75</sup> Oxfordshire Strategic Housing Market Assessment (2014) GL Hearn Limited.

([https://www.oxford.gov.uk/info/20201/oxford\\_growth\\_strategy/762/strategic\\_housing\\_market\\_assessment](https://www.oxford.gov.uk/info/20201/oxford_growth_strategy/762/strategic_housing_market_assessment))

<sup>76</sup> Cherwell District Council Strategic Housing Land Availability Assessments (2013) Peter Brett Associates.

(<http://www.cherwell.gov.uk/index.cfm?articleid=10056>)

<sup>77</sup> Cherwell Annual Monitoring Report (2016) Cherwell Local Development Framework.

(<http://www.cherwell.gov.uk/index.cfm?articleid=9043>)

<sup>78</sup> Cherwell Annual Monitoring Report (2016) Cherwell Local Development Framework.

(<http://www.cherwell.gov.uk/index.cfm?articleid=9043>)

<sup>79</sup> Public Health England. Health Profile 2016 – Cherwell. (<http://fingertipsreports.phe.org.uk/health-profiles/2016/e07000177.pdf>)



- 3.71 The Oxfordshire Joint Strategic Needs Assessment<sup>80</sup> cites cancer as the leading cause of death in Oxfordshire. An estimated 60% of people aged 16 or over in Oxfordshire are classified as overweight or obese. Between 2007 and 2015, the number of deaths of older people (aged 75 and over) for circulatory diseases in Oxfordshire declined by 15%, while deaths from dementia more than doubled. Furthermore, the number and rate of people in Oxfordshire with depression or anxiety appears to have increased significantly in recent years. Oxfordshire has seen a significant increase in hospital admissions for alcohol related conditions in the 40-64 age group.
- 3.72 Deprivation in the District is significantly lower than average; however 10.8% of children (under 16) live in poverty<sup>81</sup>. Life expectancy for both men and women is slightly higher than the England average at 80.2 years for males and 83.3 years for females in Cherwell, compared to 79.5 years for males and 83.2 years for females in England<sup>82</sup>.
- 3.73 In Cherwell, there were 20.6 conceptions per 1,000 young people under 18 in 2014, compared with 24 nationally<sup>83</sup>.
- 3.74 There are three hospitals within Cherwell District: Bicester Community Hospital, Horton General Hospital and the Foscoote Private Hospital. Oxford has a number of hospitals including the John Radcliffe.

### Social Inclusion and Deprivation

- 3.75 The English Indices of Deprivation 2015<sup>84</sup> is a measure of multiple deprivations in small areas or neighbourhoods, called Lower-layer Super Output Areas (LSOA), in England. Seven domains of deprivation are measured: Income Deprivation; Employment Deprivation; Health Deprivation and Disability; Education, Skills and Training Deprivation; Crime: Barriers to Housing and Services; and Living Environment Deprivation. Each domain contains a number of indicators. The seven domains are combined to give a multiple deprivation score. There are 93 LSOAs in Cherwell<sup>85</sup>, 32,844 LSOAs nationally.
- 3.76 For Local Authority areas, Cherwell is ranked 251<sup>st</sup> and Oxford is 166<sup>th</sup> for the multiple deprivation score (rank of average score) out of the 326 local authority areas in England (where 1 is most deprived and 326 is least deprived)<sup>86</sup>. This means that compared with the rest of the country, Cherwell and Oxford are in the 35% least deprived areas. There is however evidence of disparity between the different parts of Cherwell District when looking at the assessment at small area level. There are no LSOAs in Cherwell that are in the top 10% least deprived, however the highest ranking (therefore most deprived) in Cherwell ranks 4,701 (approximately 14%) in the Banbury Grimsbury & Castle ward (Cherwell 004A).
- 3.77 Similarly, Oxford has areas of deprivation with 10 of Oxford's 83 neighbourhood areas among the 20% most deprived areas in England. These areas include the Leys, Rose Hill and Barton areas of the city<sup>87</sup>.
- 3.78 The latest fuel poverty statistics<sup>88</sup> show that 8.3% of Cherwell households and 11.9% of Oxford's households were classified as being fuel poor in 2014. A fuel poor household is considered by the UK Government to be a household which has required fuel costs that are above average (the national median level) and were they to spend that amount, they would be left with a residual income below the official poverty line<sup>89</sup>.

<sup>80</sup> Oxfordshire Joint Strategic Needs Assessment, Oxfordshire county Council, 2017

<sup>81</sup> Public Health England. Health Profile 2016 – Cherwell. (<http://fingertipsreports.phe.org.uk/health-profiles/2016/e07000177.pdf>)

<sup>82</sup> Public Health England. Health Profile 2016 – Cherwell. (<http://fingertipsreports.phe.org.uk/health-profiles/2016/e07000177.pdf>)

<sup>83</sup> Public Health England. Health Profile 2016 – Cherwell. (<http://fingertipsreports.phe.org.uk/health-profiles/2016/e07000177.pdf>)

<sup>84</sup> The English Indices of Deprivation (2015), DCLG. (<https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>)

<sup>85</sup> The English Indices of Deprivation (2015), DCLG: File 1: Index of multiple deprivation.

(<https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>)

<sup>86</sup> The English Indices of Deprivation (2015), DCLG: File 10: Local authority district summaries.

(<https://www.gov.uk/government/statistics/english-indices-of-deprivation-2015>)

<sup>87</sup> Poverty and deprivation statistics. Oxford City Council.

[http://www.oxford.gov.uk/PageRender/decC/Poverty\\_and\\_deprivation\\_statistics\\_occw.htm](http://www.oxford.gov.uk/PageRender/decC/Poverty_and_deprivation_statistics_occw.htm) Accessed 15th February 2017.

<sup>88</sup> 2014 sub-regional fuel poverty data: low income high costs indicator (2016), DECC.

(<https://www.gov.uk/government/statistics/2014-sub-regional-fuel-poverty-data-low-income-high-costs-indicator>)

<sup>89</sup> Fuel Poverty Statistics. DECC. (<https://www.gov.uk/government/collections/fuel-poverty-statistics>) Accessed 15<sup>th</sup> February 2017.

## Crime

- 3.79 The latest crime statistics<sup>90</sup> show that the crime rate in Cherwell is 60.28 per 1,000 of the population, which is above the wider Thames Valley force area of 52.04 per 1,000 of the population.
- 3.80 In the year ending March 2016, the burglary rate in Cherwell was lower than average at 3.81 per 1,000 of the population, compared to 4.74 per 1,000 of the population in the Thames Valley force area.

## Education

- 3.81 The most recent statistics<sup>91</sup> show that Cherwell has a higher proportion of residents that have no qualifications (6.5%) than that of the South East region (6.3%), but below the national average (8.6%).
- 3.82 During 2015/16, 58.7% of key stage 4 pupils in Oxfordshire achieved 5 GCSEs grades A-C, down from 59.7% in 2014/15.<sup>92</sup> The proportion of adults in Cherwell who have attained qualification levels equivalent to NVQ level 4 (HND, Degree and Higher Degree level qualifications or equivalent) and above (36.0%) is slightly below the regional and national averages of 39.8% and 37.1% respectively<sup>93</sup>.

## Culture, Leisure and Recreation

- 3.83 All leisure activities contribute to the quality of life of residents, providing amenity and opportunities for enhancing intellectual, spiritual and physical wellbeing. Additionally, they represent a tourism asset and their provision can result in economic benefits to the District.
- 3.84 Cherwell has a range of cultural, leisure and recreational facilities which are used by both residents and visitors to the town including the Deddington Farmer's Market, Bicester Village (more than 130 outlet boutiques of British and international brands), Broughton Castle and Banbury Museum.
- 3.85 There are several green and open spaces within Cherwell as shown in **Figure 3.9: Recreation – Green and Open Space**. **Figure 3.9** also illustrates that there are a number of open spaces within Banbury, Bicester and Kidlington including country parks.
- 3.86 As a predominantly rural District, there is an extensive Public Rights of Way (PROW) network, as illustrated in **Figure 3.10: Recreation – PROW and Cycle Routes**. There are additionally two National Cycle network links; one to the south of Banbury and another to the north of Kidlington.
- 3.87 Recreational land can be under pressure for redevelopment.
- 3.88 There are a number of sporting pitches in the District; seven Artificial Grass Pitches, five football pitches and six hockey pitches<sup>94</sup>. There are also nine pools within Cherwell spread across seven sites<sup>95</sup>. Levels of participation in the five sports of gym, cycling, swimming, athletics and fitness classes extracted from the Sport England Local Profile Tool show that Cherwell has higher than average participation levels across all categories at a regional and national level. Consultation undertaken as part of the ongoing work to prepare Cherwell District Council's Open Space, Sport and Recreation, Assessment and Strategies<sup>96</sup> reveal the facilities and spaces that are used most often by residents and visitors. The facilities and services used most often by respondents included natural greenspaces, formal parks and gardens, swimming pools, children's playgrounds,

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<sup>90</sup> Compare Your Area. Police.UK. (<https://www.police.uk/thames-valley/N426/performance/compare-your-area/>) Accession on 15<sup>th</sup> February 2017.

<sup>91</sup> Nomis Labour Market Profile – Cherwell. (<https://www.nomisweb.co.uk/reports/lmp/la/1946157323/report.aspx?town=cherwell#>) Accessed 15<sup>th</sup> February 2017.

<sup>92</sup> GCSE and equivalent results: 2015 to 2016 (provisional). Department for Education. (<https://www.gov.uk/government/statistics/gcse-and-equivalent-results-2015-to-2016-provisional>)

<sup>93</sup> Nomis Labour Market Profile – Cherwell. (<https://www.nomisweb.co.uk/reports/lmp/la/1946157323/report.aspx?town=cherwell#>) Accessed 15<sup>th</sup> February 2017.

<sup>94</sup> Sport England (2014) Strategic Assessment of need for AGPs Provision in Cherwell, Interim Report. ([http://www.cherwell.gov.uk/media/pdf/i/h/Sport\\_England\\_AGPS\\_Final\\_Report\\_April\\_20141.pdf](http://www.cherwell.gov.uk/media/pdf/i/h/Sport_England_AGPS_Final_Report_April_20141.pdf))

<sup>95</sup> Sport England (2014) Strategic Assessment of need for Pools Provision in Cherwell, Interim Report. (<http://www.cherwell.gov.uk/index.cfm?articleid=9641>)

<sup>96</sup> Cherwell District Council Open Space, Sport and Recreation, Assessment and Strategies, Nortoft Partnerships Ltd, 2017

walking and running routes and amenity green spaces. The consultation revealed that there is a strong desire for more natural green spaces, cycle routes, walking and running routes. The balance of opinion suggests that there is also need for more hard courts/multi use games areas, for synthetic/artificial grass pitches, athletics facilities, and indoor tennis.

### **Economy**

- 3.89 The District's largest employment sectors are: distribution, manufacturing, office, retailing and other services, and public sector employment including in health, defence and education. The District has a clear social and economic relationship with Oxford and to a lesser extent with Northamptonshire.
- 3.90 Banbury is principally a manufacturing town and service centre while Bicester is a garrison town with a military logistics, storage and distribution and manufacturing base. Both towns are important economic locations for the District. Kidlington functions as a village service centre but has a larger, varied employment base benefiting from its proximity to Oxford, its location next to the strategic road network, and the location of Oxford London Airport immediately to the north. Bicester and Kidlington lie within Oxford's hinterland. Bicester now has significant employment sites identified in order to reduce out commuting of its increasing population. In rural areas, the function of villages as places to live and commute from has increased as the traditional rural economy has declined with only a few small places of employment in most areas. The number of people employed in agriculture fell by 18% between 1990 and 2000 and between 2007 and 2008 figures continued to show a decline.
- 3.91 Oxford's economy is the primary economy within Oxfordshire with over 4,600 businesses providing 114,000 jobs and seven million tourists who visit the city each year<sup>97</sup>. Seven of the ten largest employers in Oxfordshire are based in Oxford. Almost 90% of employees work in services, including approximately a fifth in retail, hotel and catering. Oxford's economic profile is famous for academic (Oxford University and Oxford Brookes University), motor manufacturing and tourism sectors. Other key features of the local economy include the bioscience sector; IT, software and creative media businesses; and research and development businesses developed by Oxford's universities.
- 3.92 The M40 motorway passes through Cherwell close to Banbury and Bicester. There are direct rail links from Banbury and Bicester to London, Birmingham and Oxford. A new line was introduced to London Marylebone from Oxford Parkway Station in autumn 2015.

### *Employment and Economic Activity*

- 3.93 Cherwell District's Annual Monitoring Report<sup>98</sup> reports a considerable gain in employment floor space in the District, with over 67,000sqm completed, with only 2.1 ha being lost to other non-employment uses. The most recent statistics show that between October 2015 to September 2016<sup>99</sup>, 79.4% of Cherwell's residents aged 16-74 were economically active; this is above the national average of 77.8%. Of this 3.5% were unemployed which is below the national average of 4.9%. The three main employment sectors in Cherwell in the same period were professional occupations (20.8%), administrative and secretarial (13.7%) and associate professional & technical occupations (11.0%).
- 3.94 The number of people claiming Jobseeker's Allowance as a percentage of the working age resident population was 0.4% in Cherwell as of August 2016<sup>100</sup>, which is lower than both the regional average (0.8%) and national average (1.2%).
- 3.95 Of the 6,415 enterprises within Cherwell in 2015<sup>101</sup>, 88.2% were considered as 'micro' size (0-9 employees), 9.6% were considered to be 'small' (10-49 employees), 1.8% were considered to be 'medium' (50-249 employees) and 0.3% were considered to be 'large' (250+ employees).

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<sup>97</sup> Economic Profile of Oxford (2016). Oxford City Council.  
([https://www.oxford.gov.uk/downloads/file/2343/oxford\\_profile\\_2016\\_key\\_facts](https://www.oxford.gov.uk/downloads/file/2343/oxford_profile_2016_key_facts))

<sup>98</sup> Cherwell Annual Monitoring Report (2016) Cherwell Local Development Framework

<sup>99</sup> Nomis 2016 Labour Market Profile – Cherwell.  
(<https://www.nomisweb.co.uk/reports/lmp/la/1946157323/report.aspx?town=cherwell#>) Accessed 15<sup>th</sup> February 2017.

<sup>100</sup> Nomis 2016 Labour Market Profile – Cherwell .  
(<https://www.nomisweb.co.uk/reports/lmp/la/1946157323/report.aspx?town=cherwell#>) Accessed 15<sup>th</sup> February 2017.



- 3.96 In 2016<sup>102</sup>, the average gross weekly pay for residents of ages 16 and above in full time work in Cherwell was £582.80. This figure is just above the regional average of £82.00 per week and higher than the national average of £541.00 per week.
- 3.97 In 2016, Cherwell District Council commissioned a Strategic Economic Growth Study that provides an overview of the current economic interdependencies between the south of Cherwell District and Oxford City and comments on growth trends, key sectors/clusters and key opportunities<sup>103</sup>. The Study highlights that Cherwell benefits from high economic activity but that its ageing population and high economic activity creates challenges to developing the local economy. The Study highlights two distinct 'Travel to Work Areas' (TTWAs):
- North Cherwell (alongside parts of neighbouring authority areas including South Northamptonshire) is focused on servicing the employment cluster within Banbury.
  - South Cherwell falls into a larger TTWA that is focussed on Oxford, which extends further to include the wider districts that form part of the Oxfordshire Local Enterprise Partnership (OxLEP) area. Two of the District's main towns (Bicester and Kidlington), London Oxford Airport (LOA) and a number of rural settlements all provide a working population to Oxford.
- 3.98 The study highlights the importance of the corridor between Oxford and Milton Keynes as being a key economic growth area driven by the presence of key high value sectors that have settled in this area.
- 3.99 As part of the Oxford Northern Gateway, the area around Begbroke is recognised as one of the locations with the greatest potential to support the activity growing out of Oxford sustainably and improve connections north of Oxford to Bicester, strengthened by the close proximity of London Oxford Airport.

### Tourism

- 3.100 The combination of historical towns and the District's rural setting are important factors for attracting visitors to Cherwell.
- 3.101 Banbury is an old market town with its origins dating back to the Saxon era and is host to many historical attractions such as Broughton Castle and Tooley's boatyard dating back over 200 years. The town is attractive with many independent shops, restaurants and cafes and a range of accommodation. The Oxford Canal passes through Banbury offering the opportunities for tourist trips on narrowboats or to walk along its tranquil towpaths.
- 3.102 Growing from a small agricultural market town, Bicester echoes its past by holding traditional weekly market-day, as well as a Farmers' Market once a month in the Market Square. The town also has many places of historic interest including a 17th century Dovecote, St. Edburg's Church built in 1104 and the Old Priory and the Old Vicarage built around 1500.
- 3.103 During 2014, there were 6.6 million day trips to Cherwell with an expenditure of £247 million with a significant proportion of day trips in Bicester Village retail outlet<sup>104</sup>. There were 1.2 million night trips with an expenditure of £72.7 million in Cherwell for the same period. The total turnover related to all trip expenditure was £319.8 million and 4,652 FTE jobs were supported by tourism spending within the District in 2014<sup>105</sup>. The most recent Tourism Development Study<sup>106</sup> shows that tourism within the District is short stay and the majority of visitors (90%) are domestic.

<sup>101</sup> Nomis 2016 Labour Market Profile - Cherwell.  
(<https://www.nomisweb.co.uk/reports/lmp/la/1946157323/report.aspx?town=cherwell#>) Accessed 15<sup>th</sup> February 2017.

<sup>102</sup> Nomis 2016 Labour Market Profile - Cherwell.  
(<https://www.nomisweb.co.uk/reports/lmp/la/1946157323/report.aspx?town=cherwell#>) Accessed 15<sup>th</sup> February 2017.

<sup>103</sup> Strategic Economic Growth Study, GVA, March 2017

<sup>104</sup> The Economic Impact of Tourism on Oxfordshire Estimates for 2014 County and District Results. August 2015.  
(<http://mediafiles.thedms.co.uk/Publication/OS-OX/cms/pdf/Experience%20Oxfordshire%20The%20Economic%20Impact%20of%20Tourism%20on%20Oxfordshire%20in%202014.pdf>)

<sup>105</sup> The Economic Impact of Tourism on Oxfordshire Estimates for 2014 County and District Results. August 2015  
(<http://mediafiles.thedms.co.uk/Publication/OS-OX/cms/pdf/Experience%20Oxfordshire%20The%20Economic%20Impact%20of%20Tourism%20on%20Oxfordshire%20in%202014.pdf>)

<sup>106</sup> Cherwell District Council (2008) Cherwell Tourism Development Study.  
([http://www.cherwell.gov.uk/media/pdf/a/c/Cherwell\\_Tourism\\_Development\\_Study\\_\(August\\_2008\).Pdf](http://www.cherwell.gov.uk/media/pdf/a/c/Cherwell_Tourism_Development_Study_(August_2008).Pdf))

## Transport

- 3.104 The M40 runs north-south through the District passing to the east of Banbury and to the west of Bicester providing good links to London and Birmingham. There are also number of A-roads within the District as shown in **Figure 3.11: Transport Links**.
- 3.105 Cherwell residents travel further to work than people in the rest of the south east and nationally. It is estimated that 23,629 people commute from Cherwell with the majority (7,543) commuting into Oxford<sup>107</sup>. Evidence also suggests that 57,451 people commute into Oxford with significant flows deriving from the other Oxfordshire districts with the Vale of White Horse being the most prominent (16,563)<sup>108</sup>.
- 3.106 The District has high levels of car ownership and residents living in rural areas in particular are highly dependent on cars resulting in a number of congestion hotspots in the District including in the centres of Banbury, Bicester and to some extent Kidlington<sup>109</sup>. According to the 2011 census data<sup>110</sup>, 15.6% of residents in Cherwell had no cars or vans in household, which is significantly lower than the national average of 25.6%, 41.4% of Cherwell residents had one car or van in household which is similar to the national average of 42.2%, and 32.5% had two cars or vans in household which is significantly higher than the national average of 24.7%.
- 3.107 There has been a general decrease of road traffic casualties in Cherwell with nearly 900 in the year 2000 to almost 600 in the year 2015. During 2014 there were four fatal, 93 serious and 491 slight road traffic casualties<sup>111</sup>.
- 3.108 There are five railway stations in Cherwell as illustrated in **Figure 3.11**. Banbury station is served by Chiltern Railways connecting Banbury with London Marylebone, Oxford and Birmingham, Cross Country linking the town with Manchester, Bournemouth, Newcastle and Reading. The station has four platforms and 795 car parking spaces.
- 3.109 Bicester has two train stations; Bicester North (the larger) and Bicester Village. Bicester North station is on the Chiltern Main Line running south to London Marylebone and north to Birmingham.
- 3.110 Oxford Parkway Station is also served by Chiltern Railways and is located between Kidlington and Oxford, near the A34. In October 2015, a new line was introduced to London Marylebone from this station and is now extended to Oxford which is anticipated to bring significant economic benefits to those living along the route<sup>112</sup>. The proposed HS2 route passes through small sections of the District's eastern boundary. Cherwell District Council along with other councils in the South East and Midlands has opposed the Government's high-speed rail project<sup>113</sup>.
- 3.111 London Oxford Airport is situated north-west of Kidlington. The airport is home to the Oxford Aviation Academy training student commercial pilots. The airport is mainly used for private and recreational aviation activity as well as operating a small number of private and chartered flights. It is also one of Kidlington's main employment areas.
- 3.112 Oxfordshire County Council's A44/A4260 Corridor Study<sup>114</sup> was published in 2017 in response to considerations brought forward through Cherwell District Council's Kidlington Framework Masterplan, specifically the need to enhance bus and cycle routes to and from Oxford and strengthen the ability of the existing highway network to more effectively accommodate high levels of traffic. The Study highlighted that the A44 has the greatest score for upgrading to accommodate greater numbers of vehicles but that the quitter A4260 would be more appropriate

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<sup>107</sup> Commuting flows from the Annual Population Survey, Great Britain, 2011 ([http://www.neighbourhood.statistics.gov.uk/HTMLDocs/Commute\\_APS\\_Map/Index.html](http://www.neighbourhood.statistics.gov.uk/HTMLDocs/Commute_APS_Map/Index.html)) Accessed 15<sup>th</sup> February 2017.

<sup>108</sup> Commuting flows from the Annual Population Survey, Great Britain, 2011 ([http://www.neighbourhood.statistics.gov.uk/HTMLDocs/Commute\\_APS\\_Map/Index.html](http://www.neighbourhood.statistics.gov.uk/HTMLDocs/Commute_APS_Map/Index.html)) Accessed 15<sup>th</sup> February 2017.

<sup>109</sup> 2014 Air Quality Progress Report for Cherwell District Council. (2014) (<http://www.cherwell.gov.uk/index.cfm?articleID=4080>)

<sup>110</sup> ONS (2011) Table KS404EW Car or Van availability, local authorities in England and Wales. (<https://www.ons.gov.uk/census/2011census/2011censusdata/2011censusdatacatalogue>)

<sup>111</sup> Oxfordshire County Council Road Traffic Accident Casualty Data Summary 2014 (<https://www.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roadsandtransport/safety/CasualtyReport2014.pdf>)

<sup>112</sup> October 2015 Timetable (<http://www.chilternrailways.co.uk/october-timetable>) Accessed 15<sup>th</sup> February 2017.

<sup>113</sup> Cherwell District Council - High speed 2 rail link (<http://www.cherwell.gov.uk/index.cfm?articleid=8118>) Accessed 15<sup>th</sup> February 2017.

<sup>114</sup> A44/A4260 Corridor Study, Oxfordshire county Council, 2017

for cycling investment. In addition, Cherwell District Council's Local Plan Part 1 Review Transport Assessment<sup>115</sup> acknowledges the necessity for the development of 4,400 homes in close proximity to Oxford to contribute to such transport improvements, particularly in light of the fragility of the existing highway network which are already susceptible to high levels of traffic congestion and delay. The Study concludes that the closer the additional 4,400 homes are located to Oxford the better, so as to minimise the impact of vehicle trips on the already congested highway network and increase the effectiveness of non-motorised (walk/cycle) and public transport travel options, safety measures, air quality measures and journey time reductions, particularly around the A34/A40/A44/A4260 interchanges. The Study raises the importance of effectively:

- Improving sustainable transport (walk, cycle, public transport) connectivity between Kidlington/Yarnton/Begbroke and employment sites north of Oxford (notably Langford Lane and the proposed Northern Gateway site), Oxford City centre jobs/retail/cultural facilities, and local shops and community facilities.
- Managing increases in commuter trips on the A44/A4144 and A4026 /Oxford Rd corridors – particularly where they cross the A34 and A44 – which will impact on existing trip demands along these corridors.
- Managing the increases in traffic along the A44 and A4026 as a result of development along the corridor west of Kidlington.

## Oxford City spatial portrait

- 3.113 As described above, Oxford has an acute housing shortage, particularly affordable housing and student accommodation. The Oxford Green Belt, formerly designated in 1975, with a tight inner boundary around the built-up area of the city, and extending outwards for around five to six miles in every direction and into each of Oxford's neighbouring districts, has for almost 40 years provided an open, landscape backdrop to the urban area of Oxford and prevented coalescence with neighbouring towns and villages. However, it has also presented a major constraint on the City's growth and development, alongside the constraints of the floodplain and sensitive ecological and historical areas.
- 3.114 Oxford is a world-renowned tourist destination and historic city, with over 1,500 listed buildings and 16 conservation areas, which cover 17.3% of the total area of the city. The built-up area extends to the administrative boundary around much of the eastern side of the city, and the river corridors of the Thames to the west and Cherwell to the east have created extensive green wedges running north-south through the city. This gives Oxford a distinctive physical form, with much of the residential population concentrated to the east of the city centre. Around 27% of Oxford is in the Green Belt, with much of this land being flood plain associated with the two river corridors, and therefore presenting areas of high flood risk. The historic city parks and nature conservation areas (including a Special Area of Conservation (SAC) and several Sites of Special Scientific Interest (SSSIs)) create pockets and corridors of green space within the city boundary.
- 3.115 Oxford is also an important retail centre with a successful economy based on higher education, health services, car manufacturing, high-tech and medical scientific research. The potential of Oxford and its sub-region to act as a catalyst for growth and investment has been recognised in past and present regional and local planning policy.
- 3.116 Providing sufficient homes to meet Oxford's needs, and the constraints to development presented by natural and historic assets as well as the Green Belt, is a significant challenge for the five local planning authorities in Oxfordshire; one which is being addressed through the countywide joint work discussed in **Chapter 2**.




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<sup>115</sup> Local Plan Part 1 Review Transport Assessment, ITP, 2017






















Figure 3.1

Landscape Designations

-  Cherwell District boundary
-  Other district boundaries
-  Area of Outstanding Natural Beauty (AONB)

Oxfordshire Wildlife & Landscape Study

-  Alluvial Lowlands
-  Clay Vale
-  Estate Farmlands
-  Farmland Hills
-  Farmland Plateau
-  Farmland Slopes and Valley Sides
-  Lowland Village Farmlands
-  Pasture Hills
-  Rive Meadowlands
-  Rolling Clayland
-  Rolling Farmland
-  Rolling Village Pastures
-  Upstanding Village Farmlands
-  Vale Farmland
-  Wooded Estate Slopes and Valley Sides
-  Wooded Estatelands
-  Wooded Farmland
-  Wooded Hills
-  Wooded Pasture Valleys and Slopes

Map Scale @ A3: 1:175,000

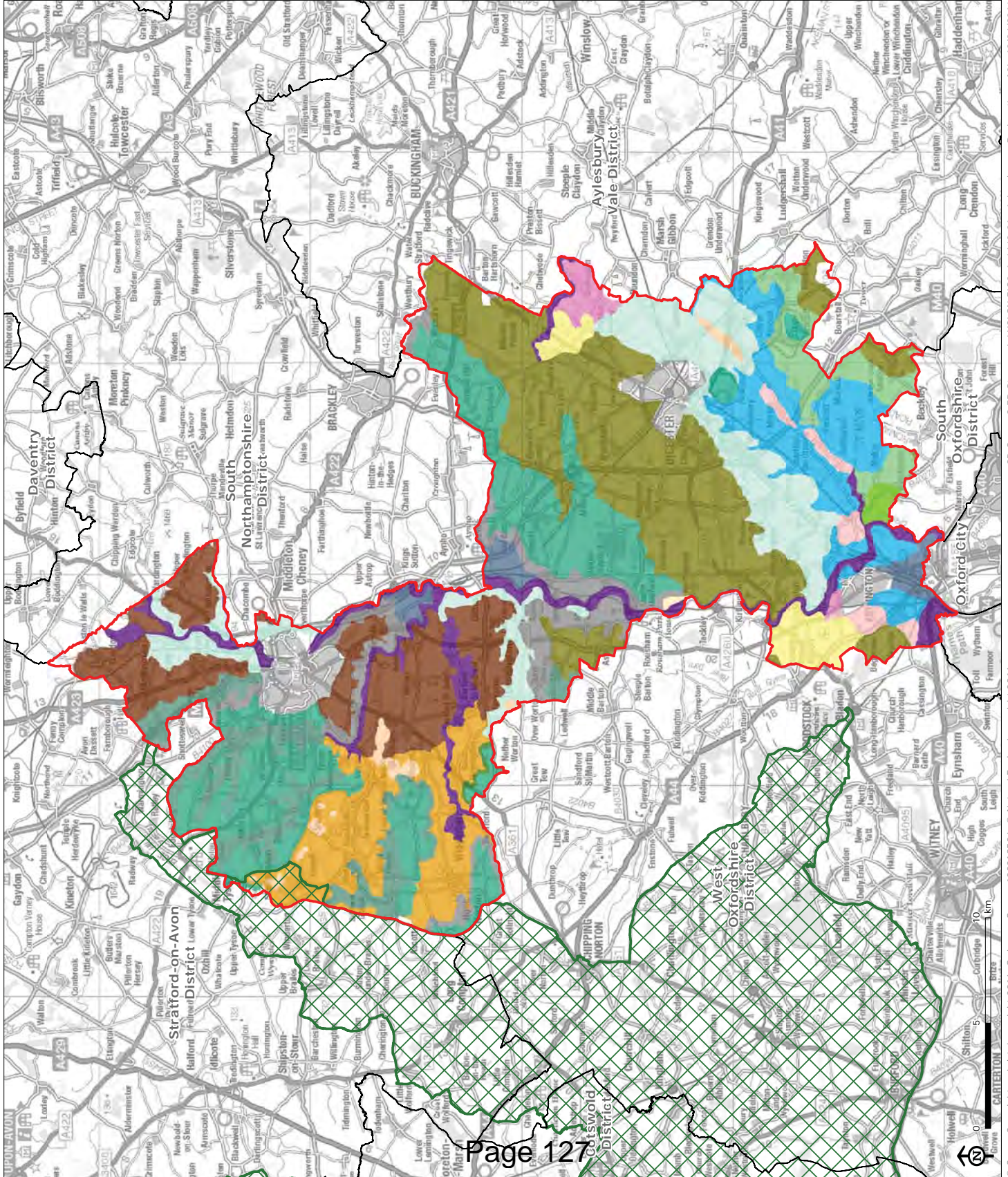


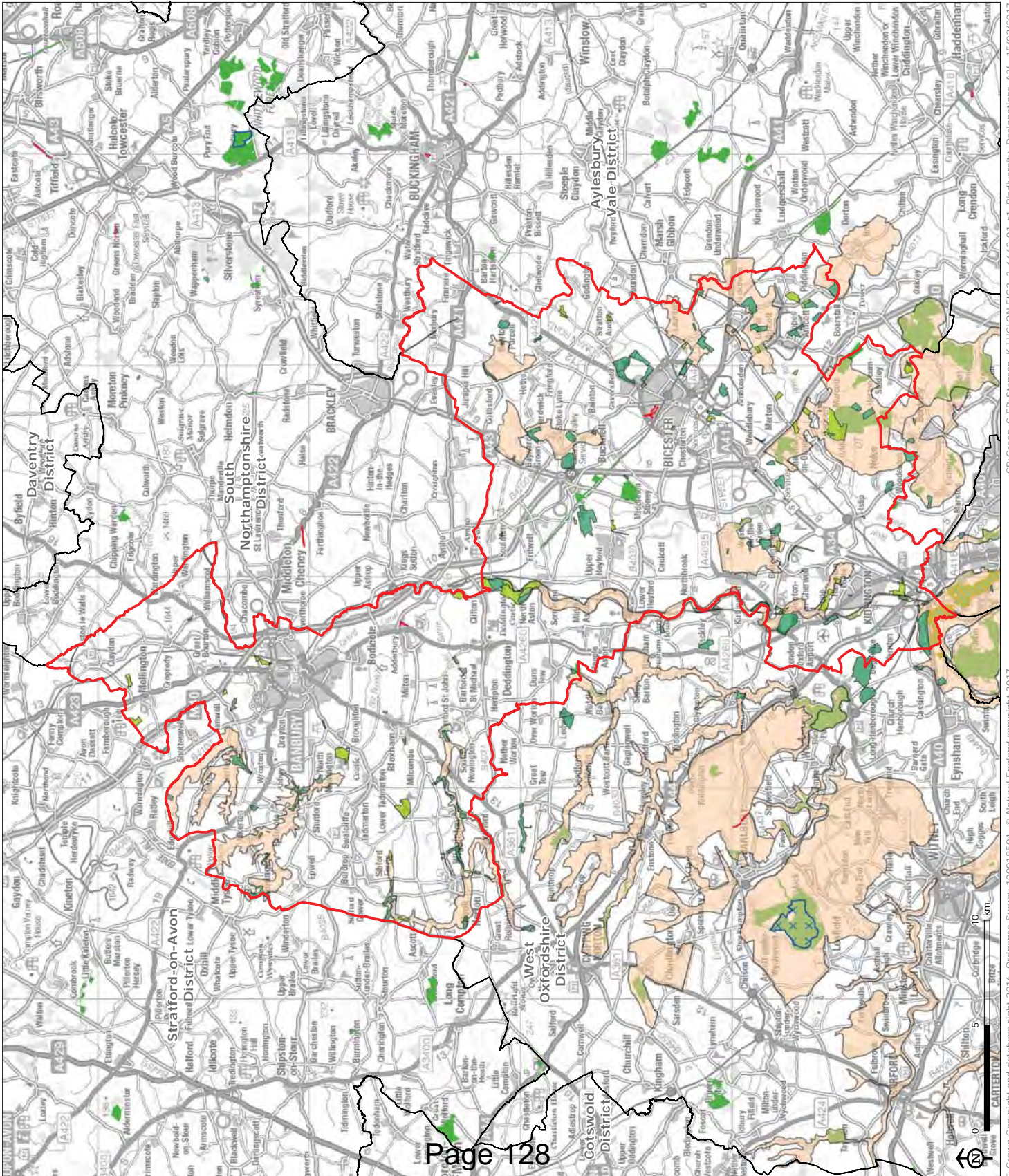


Figure 3.2

Biodiversity Designations

- Cherwell District boundary
  - Other district boundaries
  - Special Area of Conservation (SAC)
  - Site of Special Scientific Interest (SSSI)
  - National Nature Reserve (NNR)
  - Local Nature Reserve (LNR)
- Local Designations**
- Local Wildlife Site (LWS)
  - District Wildlife Site (DWS)
  - Conservation target areas

Map Scale @ A3: 1:175,000



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Figure 3.3

Geological Designations

- Cherwell District boundary
- Other district boundaries
- Local geological site

Map Scale @ A3: 1:175,000

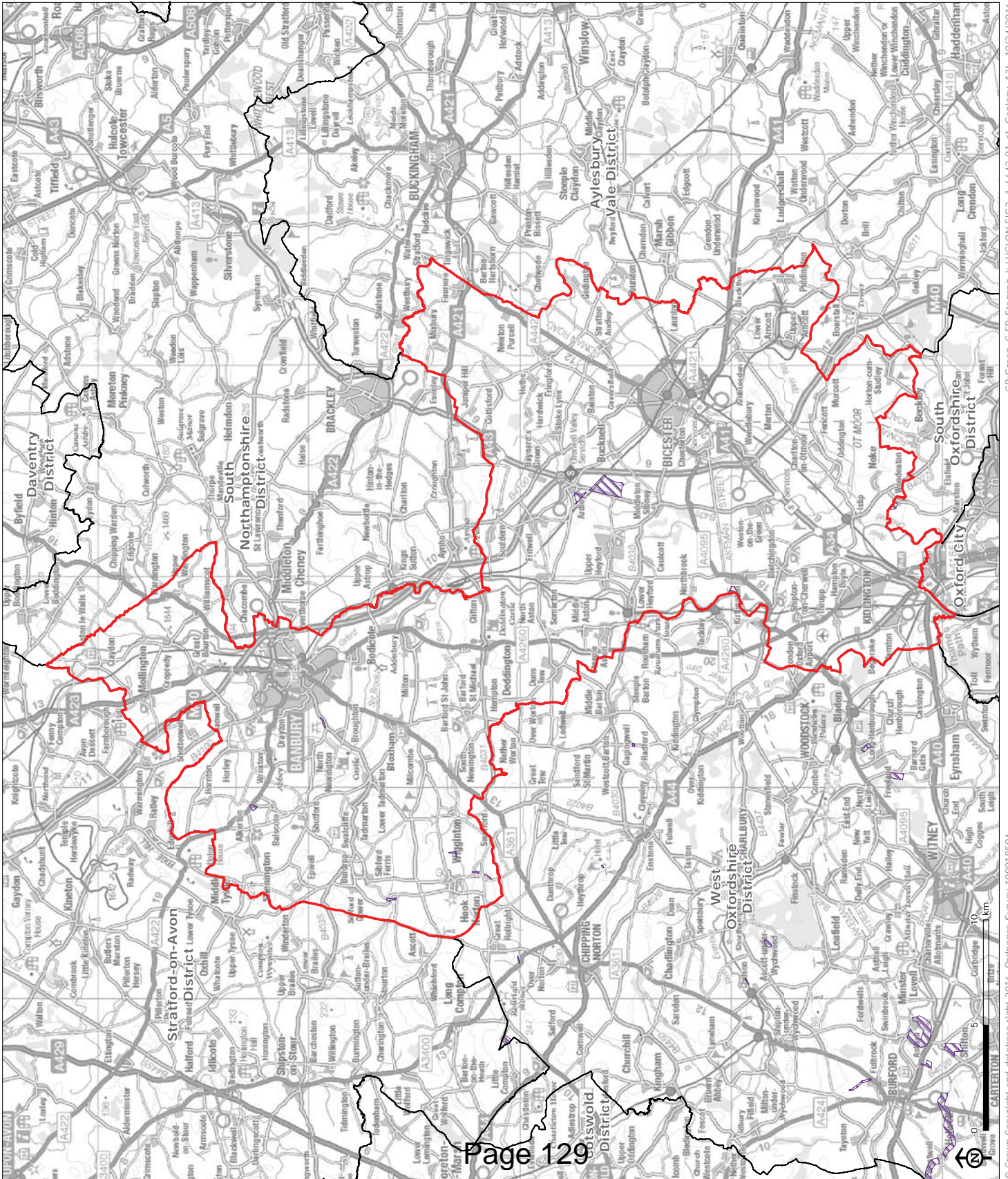


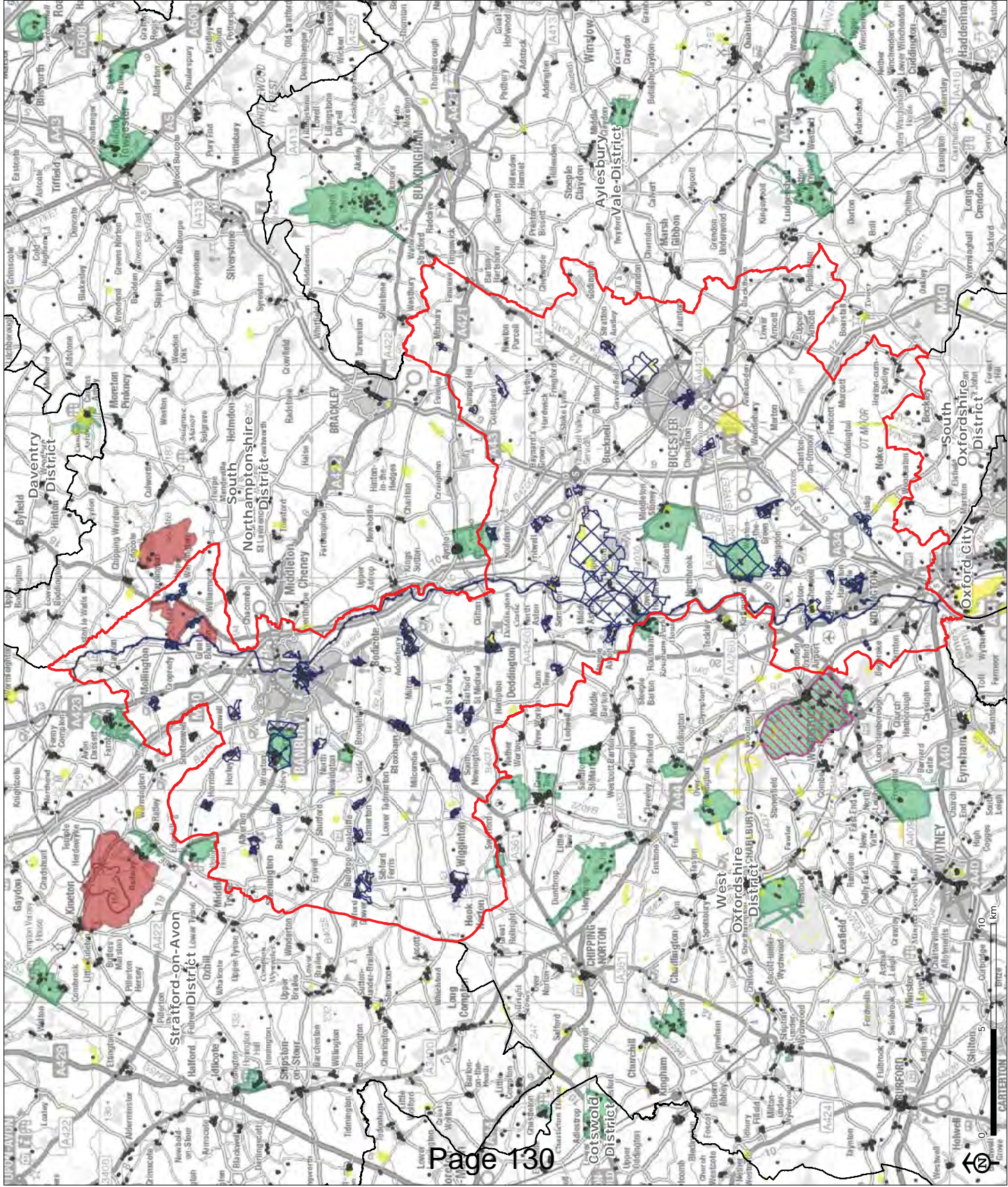


Figure 3.4

Heritage Designations

- Cherwell District boundary
- Other district boundaries
- Listed buildings
- World Heritage Site (WHS)
- Scheduled monument
- Registered park and garden
- Registered battlefield
- Conservation areas

Map Scale @ A3: 1:175,000



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 CB.Green\_C EB:Stenson\_k LUC\ON FIG3\_5\_6642-01\_1\_Heritage\_Designations\_A3\_ 10/24/2016 Source: Historic England, Cherwell District Council

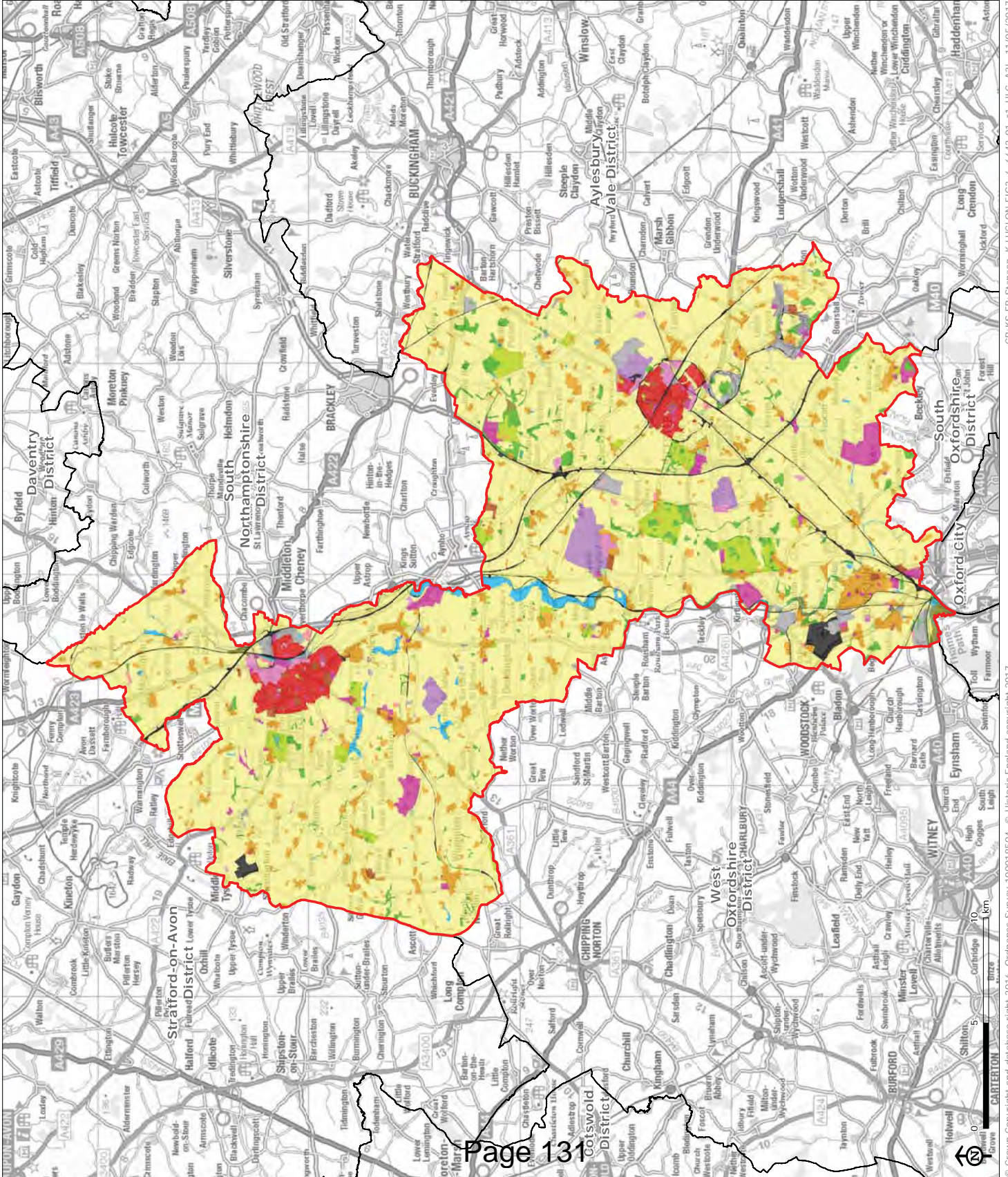


Figure 3.5

Historic Landscape Classification (HLC)

- Cherwell District boundary
- Other district boundaries
- HLC broad type**
- Civic Amenities
- Civil Provision
- Commercial
- Communication
- Enclosure
- Industry
- Military
- Orchards and Horticulture
- Ornamental
- Recreation
- Rural Settlement
- Unclassified Land
- Urban Settlement
- Water and Valley Floor
- Woodland

Map Scale @ A3: 1:175,000



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 Source: Cherwell District Council

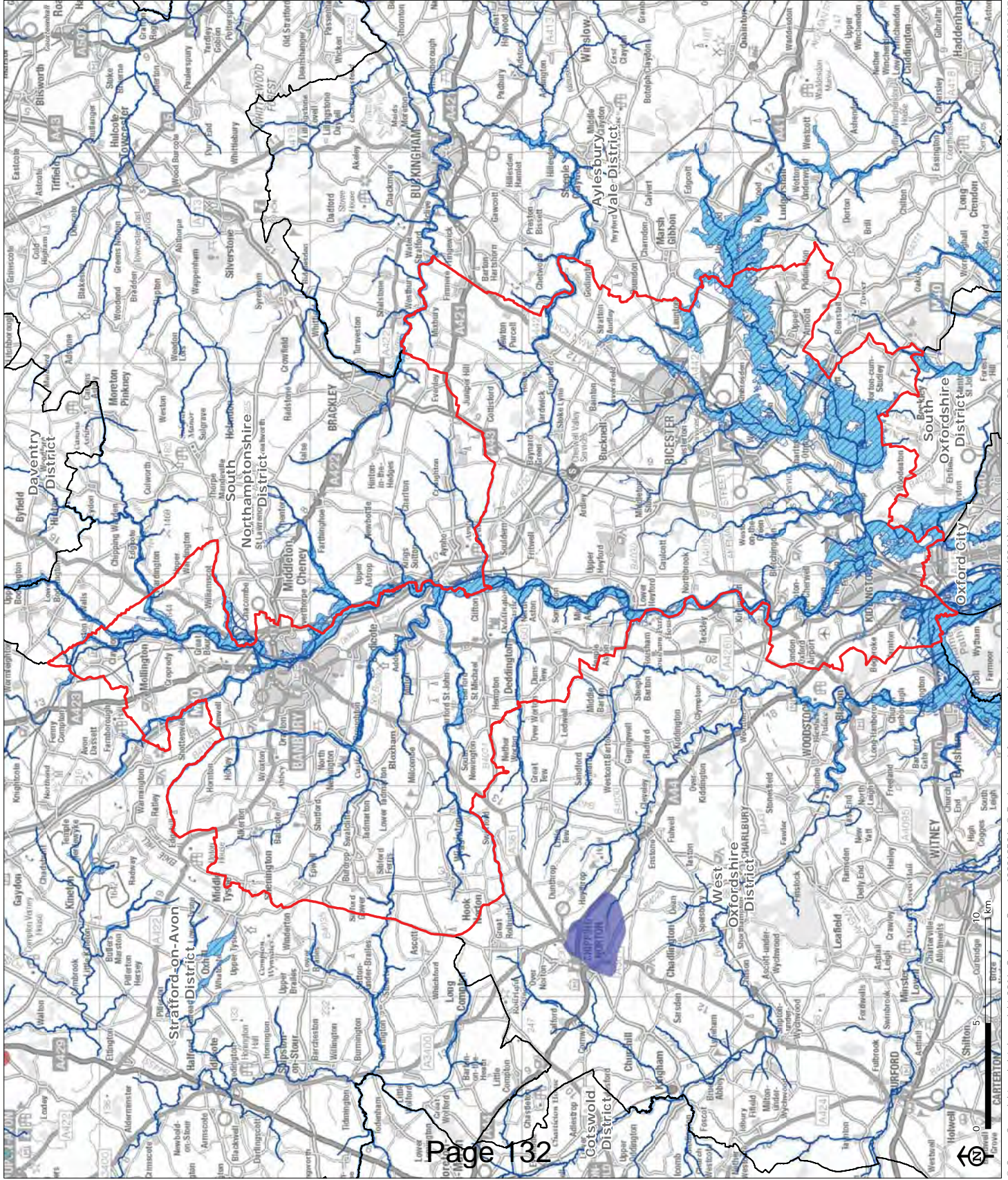


**Figure 3.6**

**Hydrology**

- Cherwell District boundary
  - Other district boundaries
  - River
  - Flood zone 2
  - Flood zone 3
- Ground Water Source Protection Zone (GWSPPZ)**
- 1
  - 1c
  - 2c
  - 3

Map Scale @ A3: 1:175,000



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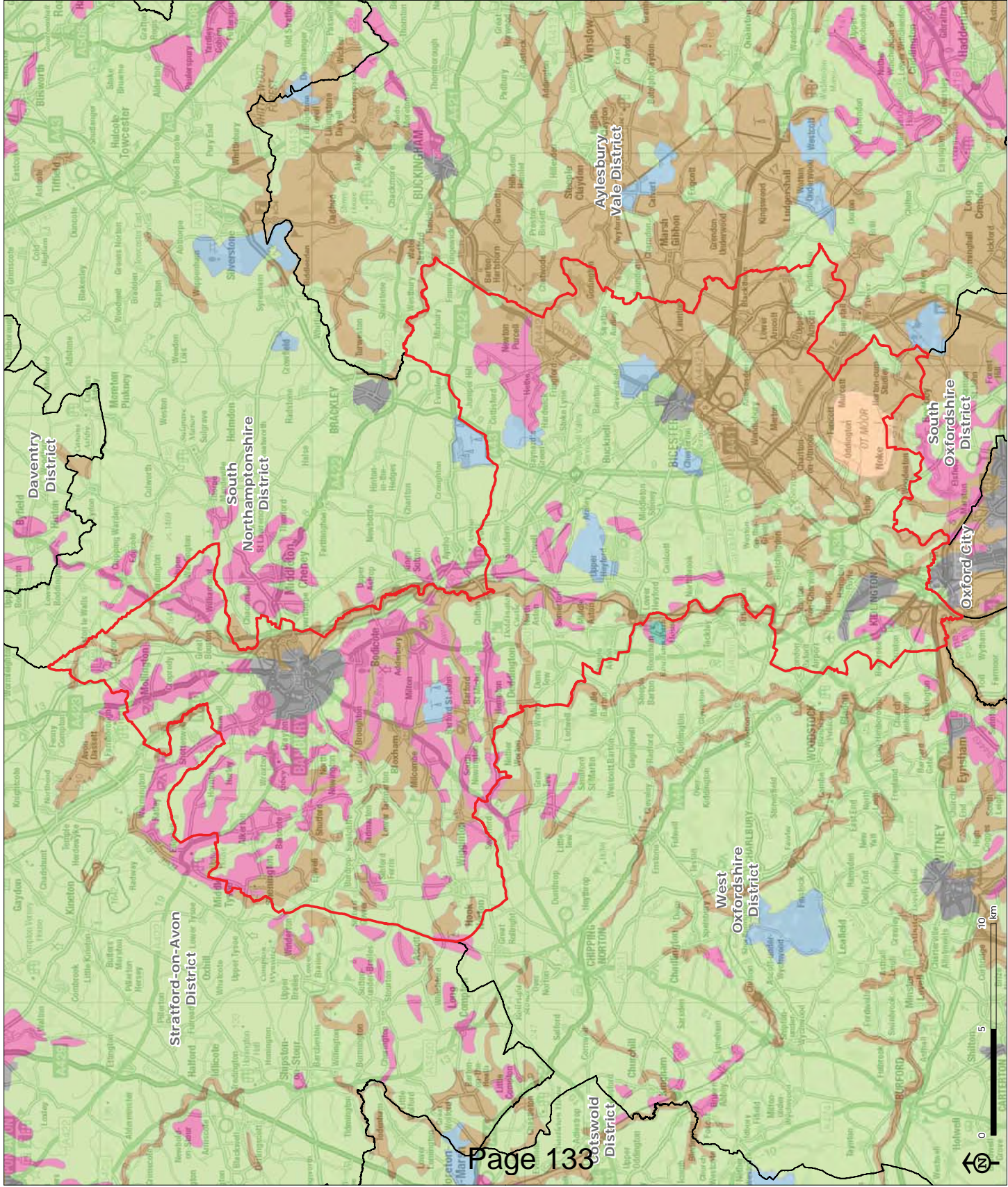


Figure 3.7

**Agricultural Land Classification**

- Cherwell District boundary
- Other district boundaries
- National Agricultural Land Classification (ALC)**
- Grade 1
- Grade 2
- Grade 3
- Grade 4
- Grade 5
- Non Agricultural
- Urban (Indicative)

Map Scale @ A3: 1:175,000













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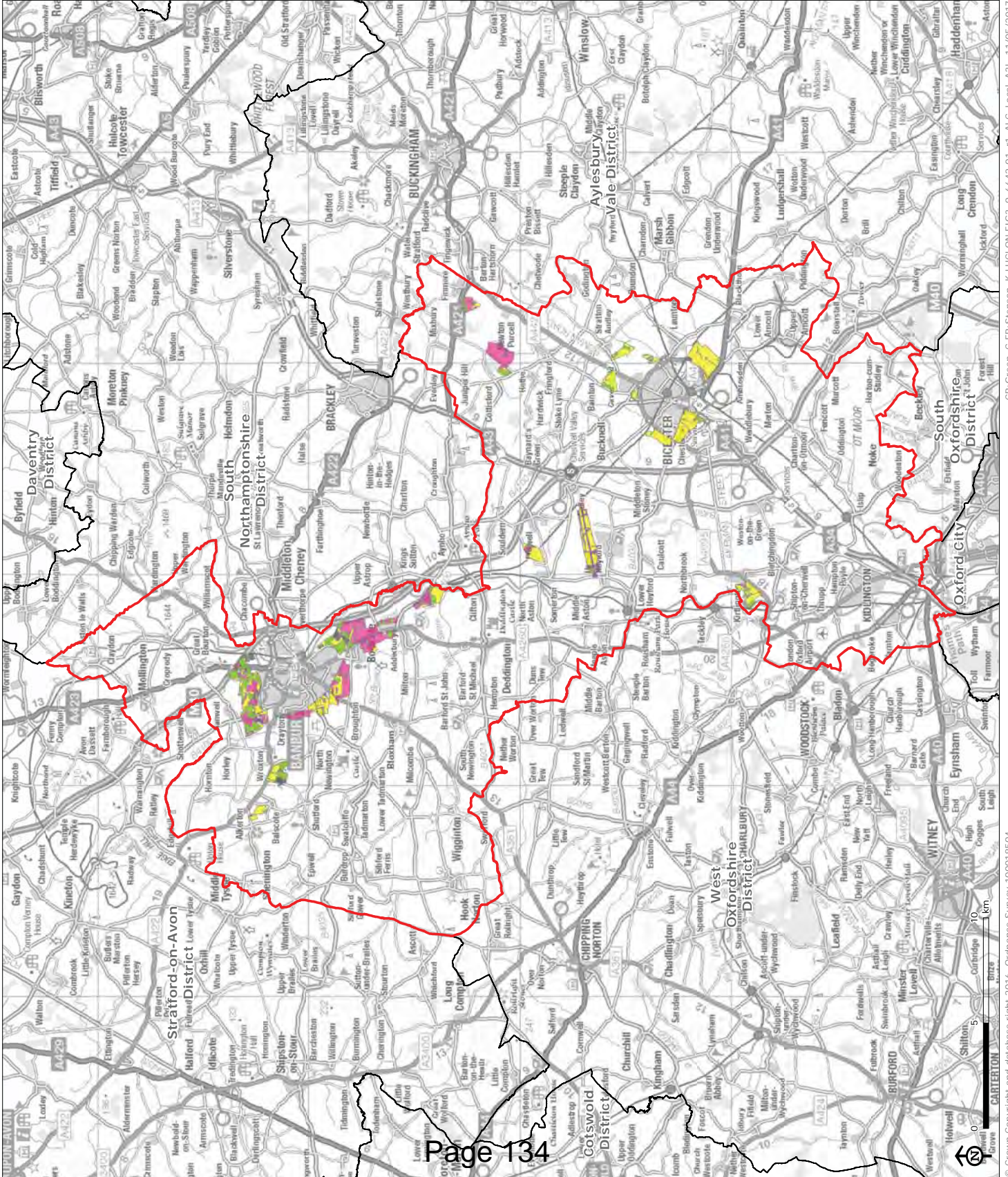


Figure 3.8

Local Agricultural Land Classification

-  Cherwell District boundary
-  Other district boundaries
- Local Agricultural Land Classification (ALC)**
-  Grade 1
-  Grade 2
-  Grade 3a
-  Grade 3b
-  Grade 4
-  Grade 5
-  Other
-  Not Surveyed

Map Scale @ A3: 1:175,000



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 CB:Green\_C EB:Stenson\_K LUC:ON FIG3\_9\_6642-01\_r1\_ALC\_Local\_A3L 11/05/2017  
 Source: Cherwell District Council



Figure 3.9

Recreation - Green and Open Space

- Cherwell District boundary
- Other district boundaries
- Country park
- Existing green space

Map Scale @ A3: 1:175,000

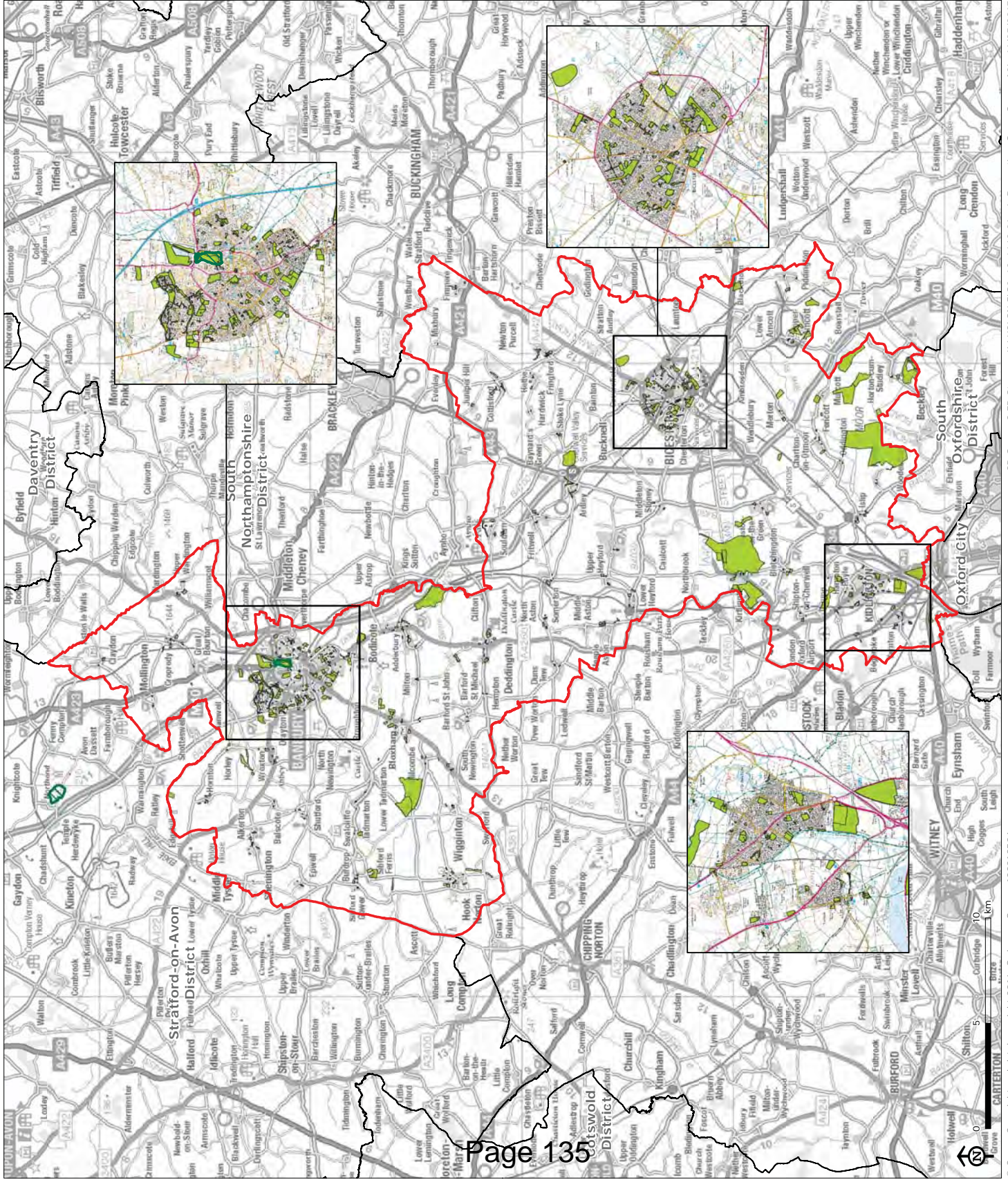




Figure 3.10

Recreation - PROW and Cycle Routes

- Cherwell District boundary
- Other district boundaries
- National trail
- Public Rights of Way (PROW)**
  - Public footpath
  - Public bridleway
  - Restricted byways
  - Byway Open to All Traffic (BOAT)
- National and regional cycle routes**
  - Traffic Free
  - On Road
  - National Cycle Network link

Map Scale @ A3: 1:175,000

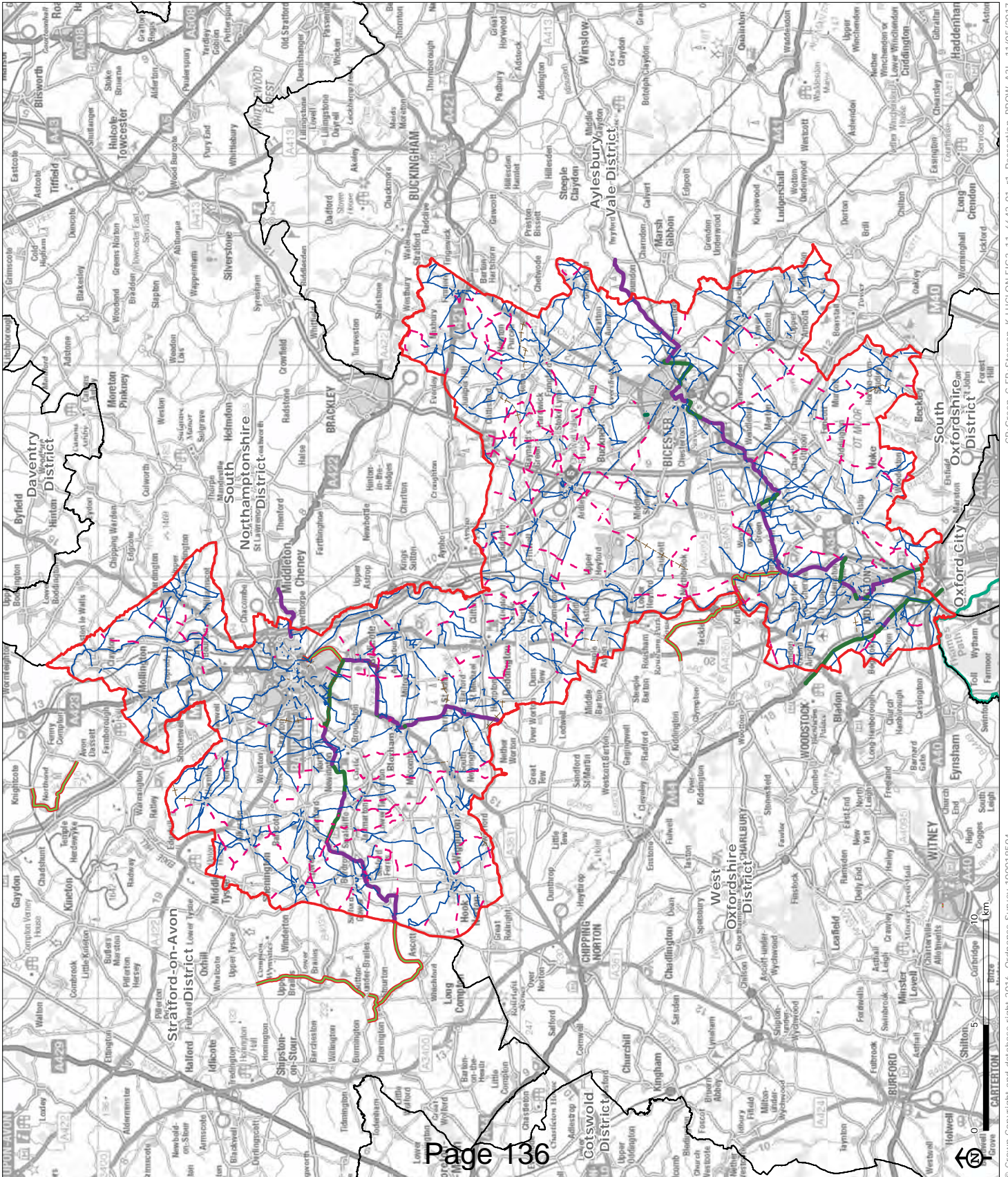


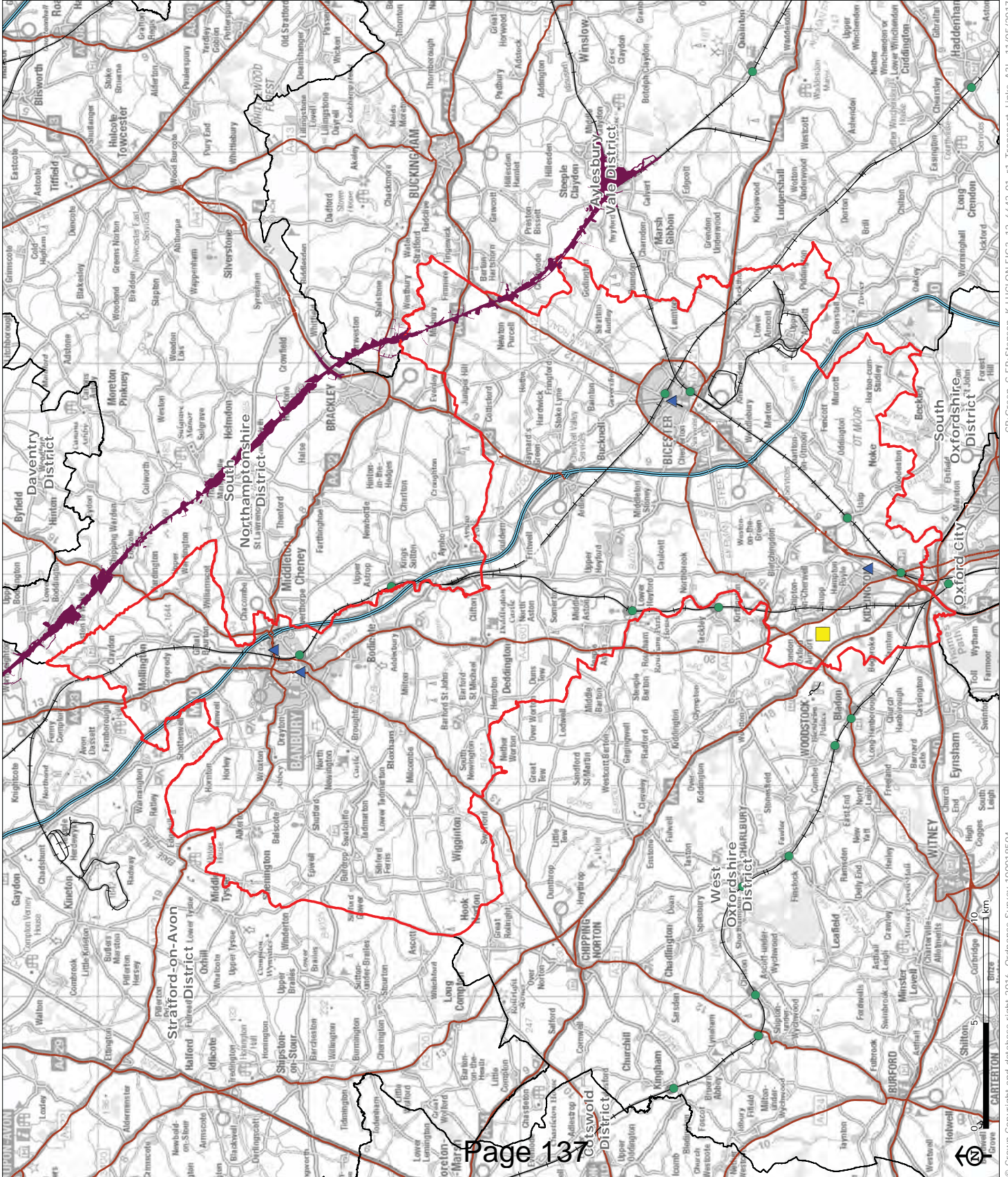


Figure 3.11

Transport Links

- Cherwell District boundary
- Other district boundaries
- Motorway
- A Road
- Railway track
- Railway station
- London Oxford Airport
- Air Quality Management Area (AQMA)
- Proposed HS2 route and safeguarding zones

Map Scale @ A3: 1:175,000



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## 4 Key Sustainability Issues and Likely Evolution without the Plan

- 4.1 Analysis of the baseline information has enabled a number of key sustainability issues facing Cherwell to be identified. Identification of the key sustainability issues and consideration of how these issues might develop over time if the Local Plan Part 1 Partial Review is not prepared help to meet the requirements of Annex 1 of the SEA Directive to provide information on:

*“the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan; and*

*any existing environmental problems which are relevant to the plan.”*

- 4.2 A set of key sustainability issues for Cherwell was previously identified and set out in the SA Reports for the adopted Local Plan Part 1. That list of key issues was reviewed in the SA Scoping Report for the Local Plan Part 1 Partial Review to reflect the updated baseline information and refined to be more concise. These issues have been further revised following further consultation. The revised set of key sustainability issues is presented in **Table 4.1** overleaf. The Council’s Partial Review also sets out key issues.
- 4.3 It is also a requirement of the SEA Directive that consideration is given to the likely evolution of the environment in the plan area (in this case Cherwell) if the Local Plan Part 1 Partial Review was not to be implemented. This analysis is also presented in **Table 4.1**, in relation to each of the key sustainability issues.
- 4.4 The information in **Table 4.1** shows that, in general, the current trends in relation to the various social, economic and environmental issues affecting Cherwell (and where relevant Oxford) would be more likely to continue without the implementation of the Local Plan Part 1 Partial Review although the policies in the adopted Local Plan Part 1 will go some way towards addressing many of the issues. In most cases, the emerging Local Plan Part 1 Partial Review offers opportunities to directly and strongly affect existing trends in a positive way, through an up-to-date plan which reflects the requirements of the NPPF and buildings on the adopted Local Plan Part 1 policies. These issues may also be addressed in Local Plan Part 2.

**Table 4.1 Key Sustainability Issues for Cherwell (and Oxford where relevant) and Likely Evolution without the Local Plan Part 1 Review**

Key Sustainability Issues for Cherwell and Oxford	Likely Evolution without the Local Plan Part 1 Partial Review
<p><b>Climate change</b> is likely to affect biodiversity, increase hazards from fluvial flooding, increase the problem of low flow rivers during the summer and also affect the social and economic aspects of life.</p>	<p>Climate change is likely to have ongoing effects regardless of the adoption of the Local Plan Part 1 Partial Review, although the adopted Local Plan Part 1 already includes policies seeking to address this issue, and these could continue to apply in the absence of the Local Plan Part 1 Partial Review. These policies include ESD 1: Mitigating and Adapting to Climate Change, which requires development to be located in sustainable locations, maximise the use of sustainable modes of transport, be resilient to climate change, minimise the risk of flooding and reduce the effects on the microclimate; ESD 2: Energy Hierarchy and Allowable Solutions, which encourages reducing energy, supplying energy efficiently and making use of renewable energy; ESD 3: Sustainable Construction, which states that all new development must contain sustainable design and construction technology including high levels of water efficiency, meets or exceeds BREEAM 'Very Good' rating. The Local Plan Part 2 offers the opportunity to build on these policies through other development management policies.</p>
<p>Cherwell District contains many areas of <b>high ecological value</b> including sites of international and national importance (in particular Oxford Meadows SAC which spans the border between Cherwell District and Oxford City). These are under threat from urban pressures, including disturbance and damage from recreational use.</p>	<p>Pressures on the natural environment in Cherwell are likely to continue regardless of the adoption of the Local Plan Part 1 Partial Review, although the adopted Local Plan Part 1 already includes policies seeking to address these pressures, including ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment, ESD 11: Conservation Target Areas which requires proposed development within or adjacent to a Conservation Target Area to provide biodiversity surveys and a report will be required to identify constraints and opportunities for biodiversity enhancement; and ESD 9: Protection of the Oxford Meadows SAC. Without the site allocations to be made in the Local Plan Part 1 Partial Review for meeting Oxford's housing needs, further development may not come forward in the most appropriate locations and impacts on biodiversity could be inappropriate.</p>
<p>The <b>countryside</b> is continuously under pressure from urban influences and the demand for new development is strong.</p>	<p>Pressures on the countryside are likely to continue regardless of the adoption of the Local Plan Part 1 Partial Review, although the adopted Local Plan Part 1 already allocates large scale development sites which will focus much of the new development in the District in those areas which have been subject to SA through the preparation of the Local Plan Part 1 and selected by the Council as the most appropriate locations for development at the time. Without the site allocations to be made in the Local Plan Part 1 Partial Review for meeting Oxford's housing needs, further development may not come forward in the most appropriate locations and impacts on the countryside could be inappropriate.</p>

Key Sustainability Issues for Cherwell and Oxford	Likely Evolution without the Local Plan Part 1 Partial Review
<p>The District has significant <b>areas of landscape importance</b>, including the Cotswolds AONB, and Oxfordshire Character Areas.</p>	<p>The adopted Local Plan Part 1 already includes policies seeking to protect and enhance the landscape, including ESD 12: Cotswolds Area of Outstanding Natural Beauty (AONB), which seeks to protect and enhance the AONB; and ESD 13: Local Landscape Protection and Enhancement, which aims to enhance the character and appearance of Cherwell's landscape.</p> <p>The Local Plan Part 1 Partial Review builds on these overarching policies through new strategic and site allocation policies selected following consideration of their impacts on the landscape through the SA. Without the site allocations to be made in the Local Plan Part 1 Review, further development may not come forward in the most appropriate locations and impacts on the landscape could be inappropriate.</p>
<p>Development in the south of Cherwell District and Oxford is constrained by the <b>Oxford Green Belt</b>.</p>	<p>The adopted Local Plan Part 1 already includes policies seeking to protect the Green Belt, specifically ESD 14: Oxford Green Belt which requires development to maintain the boundaries of the Green Belt and to be within the character of the designation.</p> <p>As part of the Local Plan Part 1 Review, the findings of the countywide Green Belt Study (2015) and District-wide Green Belt Study (2017) will be taken into account, when considering locational options for meeting Oxford's unmet need within Cherwell District. Green Belt land is planned for removal from the Green Belt to accommodate development, but without the Local Plan Part 1 Partial Review unmet housing need would not be met. The Local Plan Part 1 Partial Review identifies strategic and site allocation policies following consideration of their impacts through the SA.</p>
<p><b>Conserving and enhancing designated and non-designated heritage assets, such as historic Oxford and the Blenheim Palace World Heritage Site</b>, and the contribution made by their settings and addressing heritage assets at risk from neglect, decay, or development pressures.</p>	<p>The adopted Local Plan Part 1 already includes policies seeking to protect and enhance the historic environment, including ESD 15: The Character of the Built and Historic Environment, which requires development in the vicinity of any distinctive natural or historic assets, to deliver high quality design that complements the asset.</p> <p>While that policy would continue to apply in the absence of the Local Plan Part 1 Partial Review, the Part 1 Partial Review builds on this overarching policy through new strategic and site allocation policies following consideration of their impacts on the historic environment through the SA.</p>
<p>There are a series of <b>rivers</b> that pass through the area that can cause serious <b>flooding</b>.</p>	<p>The adopted Local Plan Part 1 already includes policies seeking to reduce flood risk in the District including ESD 6: Sustainable Flood Risk Management, which seeks to reduce flood risk in the District and safeguarding floodplains and not increasing flood risk</p>



Key Sustainability Issues for Cherwell and Oxford	Likely Evolution without the Local Plan Part 1 Partial Review
<p>The <b>amount of water</b> abstracted for Banbury and for agricultural purposes has resulted in low flows. This is adversely affecting the biological and ecological statuses of watercourses in the District.</p>	<p>elsewhere; ESD 7: Sustainable Drainage Systems (SuDS), which requires all development to use SuDS for the management of surface water run-off.</p> <p>The policy would continue to apply in the absence of the Local Plan Part 1 Partial Review. New development can increase the risk of flooding but the Part 1 Partial Review builds on this overarching policy through strategic and site allocation policies selected following consideration of their impacts on the risk of flooding through the SA.</p> <p>As the Part 1 Review seeks to meet a portion of Oxford's unmet housing need within Cherwell, it is likely to increase demand for water resources. However, the adopted Local Plan Part 1 includes policies to protect water courses in the District including ESD 8: Water Resources, which will only permit development where adequate water resources exist and that do not adversely affect the water quality.</p> <p>The policy would continue to apply in the absence of the Local Plan Part 1 Partial Review. New development may contribute towards issues relating to water quantity and quality but the Local Plan Part 1 Partial Review builds on this overarching policy through strategic and site allocation policies selected following consideration of their impacts on the water environment through the SA.</p>
<p>The <b>water environment</b> suffers from degraded physical habitat, localised low flows and diffuse pollution. The Oxford Meadows SAC is potentially adversely affected by changes to water quality and quantity.</p>	<p>The adopted Local Plan Part 1 already includes policies seeking to protect and enhance water quality including ESD 8: Water Resources, which seeks to maintain water quality, ensure of adequate water resources and promote sustainability in water use; ESD 9: Protection of the Oxford Meadows SAC, which requires development to have no adverse effects on the water quality or quantity of any adjacent or nearby watercourses.</p> <p>The policy would continue to apply in the absence of the Local Plan Part 1 Partial Review. New development may contribute towards issues relating to the water environment but the Local Plan Part 1 Partial Review builds on this overarching policy through strategic and site allocation policies selected following consideration of their impacts on the water environment through the SA.</p>
<p>There are increasing demands for <b>energy</b> provision predicted for the future. Some parts of the community experience <b>fuel poverty</b>.</p>	<p>Although the District's energy consumption is decreasing, the 1,142 additional homes per annum or a total of 22,840 dwellings in the plan period could increase demand for and energy consumption in Cherwell. In addition, the Part 1 Partial Review seeks to meet a portion of Oxford's unmet housing need within Cherwell, therefore it is likely to further increase demand for energy.</p>

Key Sustainability Issues for Cherwell and Oxford	Likely Evolution without the Local Plan Part 1 Partial Review
<p>Poor <b>air quality</b> is experienced in some parts of Cherwell due to high concentrations of Nitrogen Oxide. There are already three AQMAs designated in the District, with a fourth recommended for designation. The Oxford Meadows SAC has the potential to be adversely affected by air pollution.</p>	<p>However, the Local Plan Part 1 Partial Review builds on this overarching policy through new strategic and site allocation policies selected following consideration of their impacts in the SA.</p> <p>Although Policy ESD10 requires air quality assessment for development proposals likely to have significant negative impacts on biodiversity, there are no dedicated policies in Local Plan Part 1 that address AQMAs (Air Quality Management Areas). The adoption of the emerging Local Plan Part 2 would offer an opportunity to include a policy that could help to reduce the degradation of air quality in the District, and the Local Plan Part 1 Partial Review identifies new strategic and site allocation policies selected following consideration of their impacts on air quality through the SA.</p>
<p>Increasing <b>urbanisation</b> and the demand for further travel has resulted in a <b>loss of tranquillity</b> and increased <b>light pollution</b>.</p>	<p>The adopted Local Plan Part 1 Partial Review seeks to meet a portion of Oxford's unmet housing need within Cherwell, therefore it could increase the need to travel and levels of light pollution and the trend could be exacerbated. However, the Local Plan Part 1 Partial Review identifies strategic and site allocation policies selected following consideration of their impacts on light pollution and tranquillity through the SA.</p>
<p>The <b>age</b> structure of the population currently shows a significantly below average representation of retired people, however this is predicted to increase significantly. This will have implications for the economy, service provision, accommodation and health.</p>	<p>The adopted Local Plan Part 1 (Policy BSC4) expects new development to provide for a mix of homes which responds to both housing need and market conditions. It addresses specifically the need to respond to an aging population by requiring large housing sites to provide specialist housing for older people.</p> <p>While such policies would continue to apply in the absence of the Local Plan Part 1 Partial Review, the Review builds on this overarching policy through strategic and site allocation policies selected following consideration of their impacts through the SA.</p>
<p><b>House prices</b> in the area are higher than the national average and wages below the regional average. There is a shortfall in the <b>supply of new housing</b> in both Cherwell District and Oxford City and a <b>need for affordable homes</b>.</p>	<p>The proportion of new housing that will be affordable was determined through the adopted Local Plan Part 1 through policy BSC 3: Affordable Housing, which requires a minimum of 30% of housing to be affordable at Banbury and Bicester and 35% at Kidlington and elsewhere. Without the implementation of policies and proposals in the Local Plan Part 1 Partial Review there may be less certainty about the delivery of that affordable housing.</p> <p>The acute lack of affordable homes in Oxford will be more difficult to address especially as between 24,000 and 32,000 houses are needed in the city between 2011 and 2031 and the house prices are around 50% more than the national average and 11 times more</p>

Key Sustainability Issues for Cherwell and Oxford	Likely Evolution without the Local Plan Part 1 Partial Review
<p>The District's Strategic Economic Growth Study highlights that Cherwell benefits from <b>high economic activity</b>, driven by the presence of key high value sectors that have settled in this area, combined with an <b>ageing population</b> presents challenges to developing the local economy.</p>	<p>than the average salary of an Oxford worker. It is estimated that 1,029 affordable homes are needed per year in Oxford. Student accommodation is also a consideration in Oxford's housing supply as between the two universities, over 6,000 students live outside of university accommodation.</p> <p>Local Plan Part 1 contains policies and proposals, including for employment development, which will help to consolidate and expand the growing high value economic activity in the District between Oxford and Milton Keynes.</p> <p>The proportion of new housing that will be affordable was determined through the adopted Local Plan Part 1 through policy BSC 3: Affordable Housing, which requires a minimum of 30% of housing to be affordable at Banbury and Bicester and 35% at Kidlington and elsewhere. The increased provision of new and affordable homes within the District through the allocation of housing developments to meet Cherwell and Oxford's housing needs will make it easier for younger generations to live and work in the District, helping to feed the growing economy.</p>
<p>Cherwell and Oxford on average are not generally deprived. However, particular <b>pockets of deprivation</b> exist.</p>	<p>Both Cherwell and Oxford are in the 35% least deprived areas in England, however they both have parcels of deprivation. Oxford has 10 neighbourhood areas that are among the 20% most deprived areas in England.</p> <p>The adopted Local Plan Part 1 contains policies and proposals, including for employment development, which will help to address deprivation. The Local Plan Part 1 Partial Review builds on this and enables opportunities to access employment.</p>
<p>The <b>health and well being</b> of the population in Cherwell is generally the same or better than the England average. However, as at the national-level, the main health priorities for Cherwell are reducing obesity in children and adults, increasing physical activity, and improving access to screening programmes.</p>	<p>New development may increase congestion and air pollution to the detriment of the local population's health and well being. However, the Local Plan Part 1 Partial Review allocates new housing sites in close proximity to existing centres of services and facilities as well as establishes new sustainable transport links and recreation areas to encourage physically active and healthier lifestyles. Without the Local Plan Part 1 Partial Review this issue may be less well addressed.</p>
<p><b>Car ownership</b> in the area is high, and there are serious congestion problems in key locations, including around Kidlington and the approach into Oxford.</p>	<p>New development may increase congestion but the Local Plan Part 1 Partial Review allocates new housing sites that encourage the use of sustainable transport and are allocated following consideration of their impacts on transport patterns through the SA. Without the Local Plan Part 1 Partial Review this issue may be less well addressed.</p>



## 5 Sustainability Appraisal Framework

### SA objectives

- 5.1 The development of a set of SA objectives (known as the SA framework) is a recognised way in which the likely environmental and sustainability effects of a plan can be described, analysed and compared. A set of SA objectives for the Cherwell Adopted Local Plan Part 1 was developed and used throughout the SA of the Local Plan Part 1 and was subject to consultation with the statutory consultees at that time. The SA objectives were developed from the review of plans, policies and programmes, the collection of baseline information and the identification of the key sustainability issues at that time.
- 5.2 The SA framework that was developed for the Local Plan Part 1 has been used as the starting point for the SA framework for the Local Plan Part 1 Partial Review. It has been reviewed in light of the revised and updated review of plans, policies and programmes, baseline information and key sustainability issues for Cherwell (as presented in **Chapters 2, 3 and 4**) and amendments have been made to a number of the objectives to ensure that they are appropriate for the SA of the Local Plan Part 1 Partial Review. A small number of changes have been made to some of the sub-objectives in the SA framework in order to ensure that they provide a robust and appropriate basis for the SA and cover only those issues that a Local Plan Part 1 Partial Review can actually influence. None of the changes affect the headline SA objectives. Where appropriate, the assumptions that have been used in the SA of areas of search and site options (described further ahead in this chapter and presented in **Appendix 2** have also been updated to reflect these minor changes to the SA framework.
- 5.3 All of the topics specifically required by the SEA Regulations are clearly addressed by the headline SA objectives. The total number of SA objectives has decreased from 19 to 17, and they have been re-ordered to highlight the SA objectives which relate directly to meeting Oxford's unmet needs and the SA objectives with a particular spatial relevance to Oxford.
- 5.4 The sub-objectives add detail to explain the SA objective and inform the appraisal process. In some cases they are directly linked to the Council's evidence base and/or decision making process for selecting options and policies. For example, the sub-objective relating to the coalescence of settlements.
- 5.5 The principal driver for the Part 1 Partial Review is to accommodate some of Oxford's unmet housing need. Part 1 of Cherwell's Local Plan already makes provision for Cherwell's housing and employment needs over the Plan period. Therefore, SA objectives relating to the provision of housing and economic growth development have been appraised mainly for effects on the City of Oxford. However, it is recognised that economic effects will be wider and/or consequential.
- SA Objective 1 – To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.
  - SA Objective 16 – To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.
  - SA Objective 17 – To sustain and develop economic growth and innovation, an educated/skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.
- 5.6 Furthermore, SA objectives considered to be of particular spatial relevance to Oxford as well as Cherwell have been appraised for effects in relation to both the City of Oxford and Cherwell District:
- SA Objective 3 – To reduce poverty and social exclusion.
  - SA Objective 6 – To improve accessibility to all services and facilities.

- SA Objective 10 – To reduce air pollution (including greenhouse gas emissions) and road congestion.
- 5.7 The remaining SA objectives in Cherwell District's SA Framework relate to sustainability issues in Cherwell, which generally relate to the natural and historic environment in Cherwell, and have therefore only been appraised for effects on Cherwell District.
- 5.8 The review of the SA objectives has sought to avoid duplication and any single SA objective covering too many issues (as this would result in mixed effects always being identified for that SA objective).
- 5.9 Following the consultation on the initial SA Report relating to the Local Plan Part 1 Partial Review Options Paper in November 2016, a few minor changes were made to the SA Framework. These changes largely represented clarifications and simplifications to wording in response to consultation responses (see **Appendix 4**).
- 5.10 The SA framework for the Local Plan Part 1 Partial Review is presented in **Table 5.1** below. The final column in the table demonstrates which SA objective addresses each of the topics that are required by the SEA Directive to be covered (set out in Schedule 2 of the SEA Regulations).

**Table 5.1: SA Framework for the Cherwell Local Plan Part 1 Review**<sup>116</sup>

SA Objective	Sub-Objective	SEA Topic
<b>SA Objectives related to meeting Oxford's Needs (Oxford Effects Recorded)</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	1. Will it contribute to meeting Oxford's unmet housing requirements? 2. Will it increase the supply of affordable homes, including for the homeless? 3. Will it encourage a mixed use and range of housing tenure, including meeting affordable housing needs?	Population and Human Health
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	1. Will it promote accessible employment opportunities? 2. Will it contribute to reducing short and long-term unemployment?	Population and Human Health and Material Assets
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness	1. Will it encourage new business start-ups and opportunities for local people? 2. Will it improve business development and enhance productivity? 3. Will it enhance the image of Oxford as a business location? 4. Will it encourage inward investment?	Population and Human Health and Material Assets

<sup>116</sup> The SA Framework does not consider Green Belt. However, the effects of options on the openness of the countryside and the wider landscape are addressed through the consideration of effects on the landscape (SA objective 8), the effects of options on the setting and special character of historic Oxford are considered under the appraisal of effects on the historic environment (SA objective 9) and the efficient use of land through the consideration of effects on SA objective 13.

The principle of the loss or use of Green Belt as a policy designation is a matter considered by the Council independently from the SA process. However, it is recognised that exceptional circumstances will need to be demonstrated (in compliance with the NPPF) in order to release any land from the Green Belt.

SA Objective	Sub-Objective	SEA Topic
of Oxford and Oxfordshire.	<p>5. Will it make land and property available for business development?</p> <p>6. Will it assist in increasing the viability of the rural and farming economy?</p> <p>7. Will it promote development in key sectors?</p> <p>8. Will it promote regeneration; reducing disparities with surrounding areas?</p> <p>9. Will it promote development in key clusters?</p> <p>10. Will it increase business opportunities in the tourism sector?</p>	
<b>SA objectives with particular spatial relevance to Oxford (Oxford and Cherwell Effects Recorded)</b>		
3. To reduce poverty and social exclusion.	<p>1. Will it assist in reducing poverty and social exclusion in Cherwell and Oxford?</p> <p>2. Does the spatial option provide opportunities to contribute towards the regeneration of more deprived neighbourhoods?</p>	Population, Human Health and Material Assets
6. To improve accessibility to all services and facilities.	<p>1. Will it promote compact, mixed-use development, with good accessibility to local facilities (e.g. employment, education, health services, shopping, leisure, green spaces and culture) that improves accessibility and decreases the need to travel?</p> <p>2. Will it provide convenient access to the cultural offer of Oxford via existing transport links?</p>	Population, Human Health and Material Assets
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	<p>1. Will it address any particular air quality impacts arising from specific operational and/or construction related development activities?</p> <p>2. Will it improve air quality particularly within identified AQMAs?</p> <p>3. Will it promote more sustainable transport patterns and reduce the need to travel, particularly in areas of high congestion, including public transport, walking and cycling?</p> <p>4. Will it promote more sustainable transport patterns in rural areas?</p> <p>5. Will it reduce journey times between key employment areas and key transport interchanges?</p>	Air, Climatic Factors, and Human Health
<b>Other Social and Economic SA Objectives (Cherwell Effects Recorded)</b>		
2. To improve the health and well-being of the population & reduce inequalities in health.	<p>1. Will it improve access to doctors' surgeries and health care facilities?</p> <p>2. Will it encourage healthy lifestyles and provide opportunities for sport and recreation?</p>	Population, Human Health and Material Assets



SA Objective	Sub-Objective	SEA Topic
4. To reduce crime and disorder and the fear of crime.	<ol style="list-style-type: none"> <li>1. Are the principles of good urban design in reducing crime promoted as part of the proposal?</li> <li>2. Will it assist in reducing actual levels of crime?</li> <li>3. Will it assist in reducing the fear of crime?</li> </ol>	Population and Human Health
5. To create and sustain vibrant communities	<ol style="list-style-type: none"> <li>1. Will it improve residential amenity (including potential to reduce light, smell and noise pollution) and sense of place?</li> <li>2. Will it improve the satisfaction of people with their neighbourhoods as places to live and encourage ownership?</li> </ol>	Population, Human Health and Material Assets
<b>Environmental SA Objectives (Cherwell Effects Recorded)</b>		
7. To conserve and enhance and create resources for biodiversity	<ol style="list-style-type: none"> <li>1. Will it, protect, enhance or restore a locally or nationally designated site of nature conservation importance (including those in Oxford that may be affected by new development in Cherwell)?</li> <li>2. Will it assist Cherwell District Council's Biodiversity Action Plan (BAP) and/or the Oxfordshire BAP achieve its targets?</li> <li>3. Will it conserve or enhance biodiversity assets or create new habitats?</li> <li>4. Will it minimise the fragmentation of existing habitats and enhance, restore or create networks of habitats?</li> <li>5. Will it conserve and enhance species diversity; and in particular avoid harm to protected species?</li> <li>6. Will it encourage protection of and increase the number of trees?</li> </ol>	Biodiversity, Fauna and Flora
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	<ol style="list-style-type: none"> <li>1. Will it protect, enhance and restore the District's natural environment assets (e.g. the countryside, parks and green spaces, common land, woodland and forest reserves, AONBs etc.)?</li> <li>2. Will it promote the accessibility of the District's countryside in a sustainable and well-managed manner?</li> <li>3. Will it improve the landscape, ecological quality and character of open spaces?</li> <li>4. Will it enhance the townscape and public realm?</li> <li>5. Will it prevent coalescence between settlements?</li> </ol>	Landscape, Biodiversity, Flora and Fauna
9. To protect, enhance and make accessible for enjoyment, the historic environment.	<ol style="list-style-type: none"> <li>1. Will it protect, enhance and restore Cherwell's cultural and heritage assets (e.g. World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Historic Parks and Gardens and Conservation Areas) and the setting of historic Oxford?</li> <li>2. Will it promote the accessibility of the District's historic environment in a sustainable and well-managed manner?</li> <li>3. Will it help preserve and record archaeological features?</li> </ol>	Cultural Heritage, including architectural and archaeological heritage

SA Objective	Sub-Objective	SEA Topic
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	<ol style="list-style-type: none"> <li>1. Will it improve the water quality of the District's rivers and inland water?</li> <li>2. Will it enable recycled water to be used?</li> <li>3. Will it promote sustainable water resource management, provision of new facilities/ infrastructure or water efficient measures?</li> </ol>	Water, Biodiversity, Fauna and Flora
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	<ol style="list-style-type: none"> <li>1. Will it reduce the risk of flooding from rivers, watercourses and sewer flooding to people and property?</li> <li>2. Will it result in inappropriate development in the flood plain?</li> <li>3. Will it increase the provision of sustainable drainage in new developments?</li> </ol>	Water, Soil, Climatic Factors and Human Health
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	<ol style="list-style-type: none"> <li>1. Will it maximise the provision of housing development on previously developed land as opposed to greenfield sites?</li> <li>2. Will it maximise the provision of employment development on previously developed land as opposed to greenfield sites?</li> <li>3. Will it maximise housing densities to make efficient use of land?</li> <li>4. Will it ensure land is remediated where appropriate?</li> <li>5. Will it reduce the loss of soil and high grade agricultural land to development?</li> </ol>	Soil, Climatic Factors
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	<ol style="list-style-type: none"> <li>1. Will it promote the adoption of sustainable design in construction practices and the use of recycled materials?</li> <li>2. Will it promote the use of locally and sustainably sourced, and recycling of materials in construction and renovation?</li> <li>3. Will it lead to an increase in the proportion of energy needs being met from renewable sources?</li> <li>4. Will it promote the incorporation of small-scale renewable in developments?</li> </ol>	Climatic Factors
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	<ol style="list-style-type: none"> <li>1. Will it promote sustainable waste management practices through a range of waste management facilities?</li> <li>2. Will it reduce hazardous waste?</li> <li>3. Will it increase waste recovery and recycling?</li> </ol>	Soil and Climatic Factors

## Use of the SA framework

- 5.11 The findings of the SA of the areas of search and potential site allocations for the Local Plan Part 1 Partial Review are presented in SA matrices, which include a colour coded symbol showing the score for the site against each of the SA objectives along with a concise justification for the score given. The detailed SA matrices are presented in **Appendices 4, 5, 6 and 7**.
- 5.12 The use of colour coding in the matrices allows for likely significant effects (both positive and negative) to be easily identified, as shown in the key below.

### Key to SA scores

++	Significant positive effect likely
+	Minor positive effect likely
0	Negligible effect likely
-	Minor negative effect likely
--	Significant negative effect likely
?	Likely effect uncertain
+/-	Mixed effect likely
++/-	
+/--	
++/--	

- 5.13 In carrying out the SA use has been made of Geographical Information Systems (GIS) which provide mapped data of key factors of relevance to the identification of significant effects such as:
- Landscape, biodiversity and cultural heritage designations.
  - Agricultural land classifications.
  - Areas at risk of flooding.
  - Mineral deposits.
  - Areas of social deprivation.
  - Location of employment, retail, community facilities (e.g. schools and hospitals), neighbourhood centres.
  - Transport network including public transport (bus, rail).
- 5.14 It has also been informed by the most recent technical studies, such as the Transport Assessment and Landscape Capacity and Sensitivity Assessment.
- 5.15 Cumulative effects have been considered by comparing the likely effects of the strategic and site allocations policies in the Part 1 Partial Review Plan within the context of the adopted Part 1 Plan and the effects identified for the remainder of the Local Plan (in the 2013 original SA Report) in order to consider the cumulative effects of Part 1 Partial Review to the Local Plan as a whole.



## Assumptions

- 5.16 SA involves the judging of the effects of a range of reasonable options. However, in order to ensure consistency in the appraisal of the site options, detailed sets of assumptions have been developed, and were initially presented in the SA Scoping Report. For each of the SA objectives in the SA framework, a clear set of decision-making criteria and assumptions for determining significance of the effects are set out. These assumptions, which have largely been applied through the use of Geographical Information Systems (GIS) data, are presented in **Appendix 2**. It is recognised that in some cases site promoters have specified the location of development within promoted sites and this has been considered by the Council in selecting and or allocating land use distribution on sites. However, not all site options have detailed development plans; therefore, in order to ensure that all options have been appraised to the same level of detail in the SA, all options have been appraised at a high level based on the potential capacity of each site and the Council's most up-to-date objectively assessed evidence base.
- 5.17 A separate set of assumptions were devised for the appraisal of open space site options, reflecting the fact that new and improved open spaces could affect some of the SA objectives in different ways to the residential site options. The assumptions for the appraisal of open space options are presented in **Appendix 2**.
- 5.18 The assumptions presented in **Appendix 2** have been amended since they were proposed in the SA Scoping Report, in order to reflect the latest SA framework, to ensure that they are appropriate for the Local Plan Part 1 Review, and to take into account evidence and information that has become available since 2015, improving the robustness of the site appraisals. In particular, the assumptions were tailored for the appraisal of both the broad areas of search presented in **Chapter 7** and site options presented in **Chapter 9**.
- 5.19 As outlined in paragraph 5.9, following the consultation on the initial SA Report relating to the Local Plan Part 1 Partial Review Options Paper in November 2016, a few minor changes were made to the SA assumptions. These changes largely represented clarifications and simplifications to wording in response to consultation responses (see **Appendix 3**). However, four assumptions were rewritten to draw on Cherwell District Council's new Landscape Character Sensitivity and Capacity Assessment (2017) work. Three of the assumption revisions related to the assumptions used in the SA of residential site options:
- SA Objective 7 – To conserve and enhance and create resources for biodiversity.
  - SA Objective 8 – To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.
  - SA Objective 9 – To protect, enhance and make accessible for enjoyment, the historic environment.
- 5.20 The assumption used in the SA of the open space site options was also revised to draw on the Landscape work for SA Objective 8 – To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.
- 5.21

## 6 Appraisal of Vision and Strategic Objectives

### Introduction

- 6.1 This Chapter sets out the findings of the SA of the Local Plan Part 1 Partial Review Vision and Strategic Objectives. The Vision of the Local Plan Part 1 Partial Review is:

*“To provide new development that meets Oxford’s agreed, identified housing needs, supports the city’s world-class economy, universities and its local employment base, and ensures that people have convenient, affordable and sustainable travel opportunities to the city’s places of work, study and recreation, and to its services and facilities. This development will be provided so that it:*

- i. creates balanced and sustainable communities*
- ii. is well connected to Oxford*
- iii. is of exemplar design which responds distinctively and sensitively to the local built, historic and environmental context*
- iv. is supported by necessary infrastructure*
- v. provides for a range of household types and incomes reflecting Oxford’s diverse needs*
- vi. contributes to improving health and well-being, and*
- vii. seeks to conserve and enhance the natural environment.”*

- 6.1 During an initial stage of the Sustainability Appraisal process, a draft vision was appraised. The Council describes how the proposed vision was informed by the key issues faced by Oxford in providing new homes, in addressing the unaffordability of housing, in supporting economic growth and in dealing with its land supply constraints. It was informed by the initial sustainability appraisal, other plan evidence and by the outcome of cooperation, consultation and engagement. The Council advises that the proposed vision seeks to respond to the issues involved in accommodating further development in a strongly and rapidly growing Cherwell with the need to protect its environment, to achieve more use of sustainable transport and to protect the identity of existing communities. The vision needs to be read in addition to the existing vision for Cherwell set out at paragraphs A.8 to A.27 of the adopted Cherwell Local Plan 2011-2031.

- 6.2 The council proposed four Strategic Objectives for the purposes of achieving the Vision:

- **SO16** – *To work with Oxford City Council and Oxfordshire County Council, and other neighbouring authorities as required, in delivering Cherwell’s contribution to meeting Oxford’s unmet housing needs with its required infrastructure by 2031.*
- **SO17** – *To provide Cherwell’s contribution to meeting Oxford’s unmet housing needs so that it supports the projected economic growth which underpins the agreed Oxfordshire Strategic Housing Market Assessment 2014 and the local economies of Oxford and Cherwell.*
- **SO18** – *To provide housing for Oxford so that it substantively provides affordable access to new homes for those requiring ‘affordable’ housing, new entrants to the housing market, key workers and those requiring access to Oxford’s key employment areas, and to provide well designed development that responds to both needs and the local context.*
- **SO19** – *To provide Cherwell’s contribution to meeting Oxford’s unmet housing needs in such a way that it complements the County Council’s Local Transport Plan, including where applicable, its Oxford Transport Strategy and so that it facilitates demonstrable and deliverable improvements to the availability of sustainable transport for access to Oxford.*

- 6.3 The Council advises that the proposed objectives were informed by the key issues faced by Oxford in providing new homes, in addressing the unaffordability of housing, in supporting economic growth and in dealing with its land supply constraints. They were also informed by the initial sustainability appraisal, other plan evidence and by the outcome of cooperation, consultation and engagement. The proposed objectives seek to respond to the issues involved in accommodating further development to deliver the proposed vision.
- 6.4 The existing Cherwell Local Plan 2011-2031 provides fifteen strategic objectives for Cherwell (SO1 to SO15) in the interest of developing a sustainable local economy, for building sustainable communities and for ensuring sustainable development. Although tailored to meeting Cherwell's needs, all of the objectives remain relevant in planning for the additional housing to meet Oxford's unmet needs. In shaping the vision the Council has been careful not to harm the adopted Cherwell Local Plan strategy.

## Summary of effects

- 6.5 This section presents the potential sustainability effects of the Part 1 Review Vision and four Strategic Objectives on the City of Oxford and Cherwell District. The preferred Vision and four Strategic Objectives have been appraised against each SA Objective in the SA Framework. The effects are summarised in **Table 6.1**.



Table 6.1: Summary of effects of Vision and Strategic Objectives

Vision and Strategic Objectives	SA1: Building Sustainable Homes	SA2: Improving Health and Social Inequality	SA3: Reducing Poverty and Social Exclusion	SA4: Reducing Crime	SA5: Creating Vibrant Communities	SA6: Accessibility to Services and Facilities	SA7: Conserving and Enhancing Biodiversity	SA8: Protecting and Enhancing the Landscape	SA9: Protecting and Enhancing the Historic Environment	SA10: Reducing Road Pollution and Congestion	SA11: Improving Water Quality	SA12: Reducing Flooding Risk	SA13: Efficient Use of Land	SA14: Sustainable Resource Consumption	SA15: Sustainable Waste Management	SA16: Creating Employment Opportunities	SA17: Creating Economic Growth
Vision	++	+	+	0	+	++	+/-?	+/-?	+/-?	+/-?	0	+/-?	0	0	0	+	++
SO16 – Contribute to meeting Oxford's unmet need	++	+	+	0	+	+	-?	-?	-?	+/-?	0	-?	-?	0	0	+	+
SO17 – Support economic growth	++	+	+	0	+	+	-?	-?	-?	+/-?	0	-?	-?	0	0	+	++
SO18 – Provide affordable, well-designed dwellings	++	+	+	0	+	+	+/-?	+/-?	+/-?	+/-?	0	+/-?	+/-?	0	0	+	+
SO19 – Improve sustainable transport links	++	+	+	0	+	++	-?	-?	-?	+/-?	0	-?	-?	0	0	+	+

- 6.6 The Vision focusses on the delivery of affordable, well-designed and well-located (i.e. in close proximity to Oxford) homes to contribute towards fulfilling Oxford's unmet housing need. Therefore, a significant positive effect has been identified for SA Objective 1 which promotes the building of sustainable and affordable homes. Significant positive effects have also been identified for SA Objectives 6 and 17 because the Vision emphasises the importance of convenient and sustainable access to Oxford's places of work, study and recreation, as well as its services and facilities. The close proximity of new homes to Oxford, as well as convenient access via sustainable modes of transport has the potential to have a significant positive effect on reducing road congestion and air pollution from transport (SA Objective 10). However, overall, this effect is recorded as mixed and uncertain due to the potential for some minor adverse effects associated with increased construction rates in the short term and population growth in the medium and long term increasing the number of private vehicles on the road network. The significant positive effects of the Vision are likely to result in indirect minor positive effects for SA objectives 2, 3, 5 and 16. Mixed minor positive and minor adverse effects are predicted for SA objectives 7, 8, 9, 12 and 13. The minor adverse effects are due to the fact that a significant increase in the number of homes within the District has the potential have cumulative effects on the area's biodiversity, landscape, cultural heritage, flood risk and agricultural land resource. These minor adverse effects are considered to be uncertain until the exact quantity, location, detailed design, density and landscaping of the homes are known. The minor positive effects are due to the Vision's commitment to respond distinctively and sensitively to the local built, historic and environmental context. Negligible effects are recorded for SA Objectives 4, 11, 14 and 15 as the Vision is unlikely to affect levels of crime, water quality, sustainable resource consumption and waste management.
- 6.7 Strategic Objectives 16 and 18 are broadly considered to have the same effects as the Vision, with the exception that more minor positive effects are recorded under SA Objectives 6, 10 and 17. This is because SO16 and SO18 focus on the delivery of affordable homes rather than their proximity and sustainable accessibility to Oxford. The predicted effects of SO18 slightly differ from those of SO16 because SO18 refers to the need for the design of new homes to respond to the local context. Consequently, it is considered that there is more potential for minor positive effects associated with SA Objectives 7, 8, 9, 12 and 13. Overall, these effects are recorded as mixed uncertain due to the potential for some minor adverse effects associated with a significant increase in development in the area effecting existing biodiversity, landscape and cultural heritage assets, agricultural land resource and increasing flood risk. Again, the uncertainty attached to these effects is because the exact quantity, location, detailed design, density and landscaping of the new homes is unknown.
- 6.8 Strategic Objective 17 is broadly considered to have the same effects as the Vision, with the exception that more minor positive effects are recorded under SA Objectives 6 and 10. This is because SO17 focuses on the delivery of affordable homes with express purpose of supporting the economic growth of Oxford and Cherwell, rather than convenient and sustainable access to Oxford. Consequently, the significant positive effect on SA Objective 17 is retained. In addition, SO17 is considered to have uncertain minor negative effects against SA Objectives 7, 8, 9, 12 and 13.
- 6.9 Strategic Objective 19 is broadly considered to have the same effects as the Vision, with the exception that a more minor positive effect is recorded under SA Objective 17. This is because SO19 focuses on the need for new residential developments to complement the County Council's Local Transport Plan and the Oxford Transport Strategy, so that the developments facilitate improvements sustainable transport network, particularly to and from Oxford, rather than economic growth. Consequently, the significant positive effects on SA Objectives 6 and 10 are retained. In addition, SO19 is considered to have uncertain minor negative effects against SA Objectives 7, 8, 9, 12 and 13.

## Selection of Vision and Strategic Objectives

- 6.10 The Council has taken forward the proposed vision into the Plan. It advises: *"The proposed vision is an evolution of the draft vision having regard to the initial sustainability appraisal, other plan evidence and by the outcome of cooperation, consultation and engagement. New elements include responding distinctively and sensitively to the local, built and environmental context; contributing to the improvement of health and well-being and conserving and enhancing the natural environment. This has led to overall improvements in the SA's conclusions on the environmental effects of the vision. There are no significant negative effects identified. The proposed vision has been taken forward as a sound basis for the Plan."*



## 7 Appraisal of areas of search findings

### Introduction

7.1 This Chapter sets out the findings of the SA for the likely environmental, social and economic effects of nine areas of search covering the whole of Cherwell – potential broad locations for accommodating the additional growth. These are:

- Option A – Kidlington & Surrounding Area
- Option B – North & East of Kidlington
- Option C – Junction 9, M40
- Option D – Arncott
- Option E – Bicester and Surrounding Area
- Option F – Former RAF Upper Heyford & Surrounding Area
- Option G – Junction 10, M40
- Option H – Banbury & Surrounding Area
- Option I – Remainder of District / Rural Dispersal

7.2 The location of each area is shown in **Figure 7.1: Areas of Search** and descriptions of each area are set out below.

#### Area of search A: Kidlington and surrounding area

7.3 The area contains the large village of Kidlington which is surrounded by the Oxford Green Belt. It lies directly to the north of the City of Oxford at the southern end of Cherwell District. The area also contains the smaller villages of Yarnton and Begbroke, as well as the Oxford Spires Business Park and London-Oxford Airport. Oxford Parkway Station, connecting Kidlington to Oxford and Bicester sits within the area. The Rivers Cherwell and Thames and their associated floodplains flow through the area, supporting ecological assets.

#### Area of search B: North and east of Kidlington

7.4 The area contains the villages of Islip and Shipton-on-Cherwell which lie to the north of Kidlington at the southern end of Cherwell District. Two railway lines run through the two villages; however only Islip has its own station, connecting the village to Oxford and Bicester. The large Shipton-on-Cherwell Quarry sits to the north of the village of Shipton-on-Cherwell. The quarry is designated as a SSSI and Local Wildlife Site and lies adjacent to the River Cherwell and Oxford Canal.

#### Area of search C: Junction 9, M40

7.5 The area is centred on Junction 9 of the M40 motorway, which connects the area to London and Oxford to the south and Banbury to the north. The village of Wendlebury lies in the centre of the area. A railway line connecting Bicester and Oxford runs through the area, but there is no existing railway station. The town of Bicester sits close to the north eastern edge of the area and is accessible via the A41.

#### Area of search D: Arncott

7.6 The area lies in the south eastern corner of Cherwell District. The area contains the village of Arncott and three significant areas of development to the west, east and south of the village: Arncott Depot, St Georges Barracks and Piddington Depot.

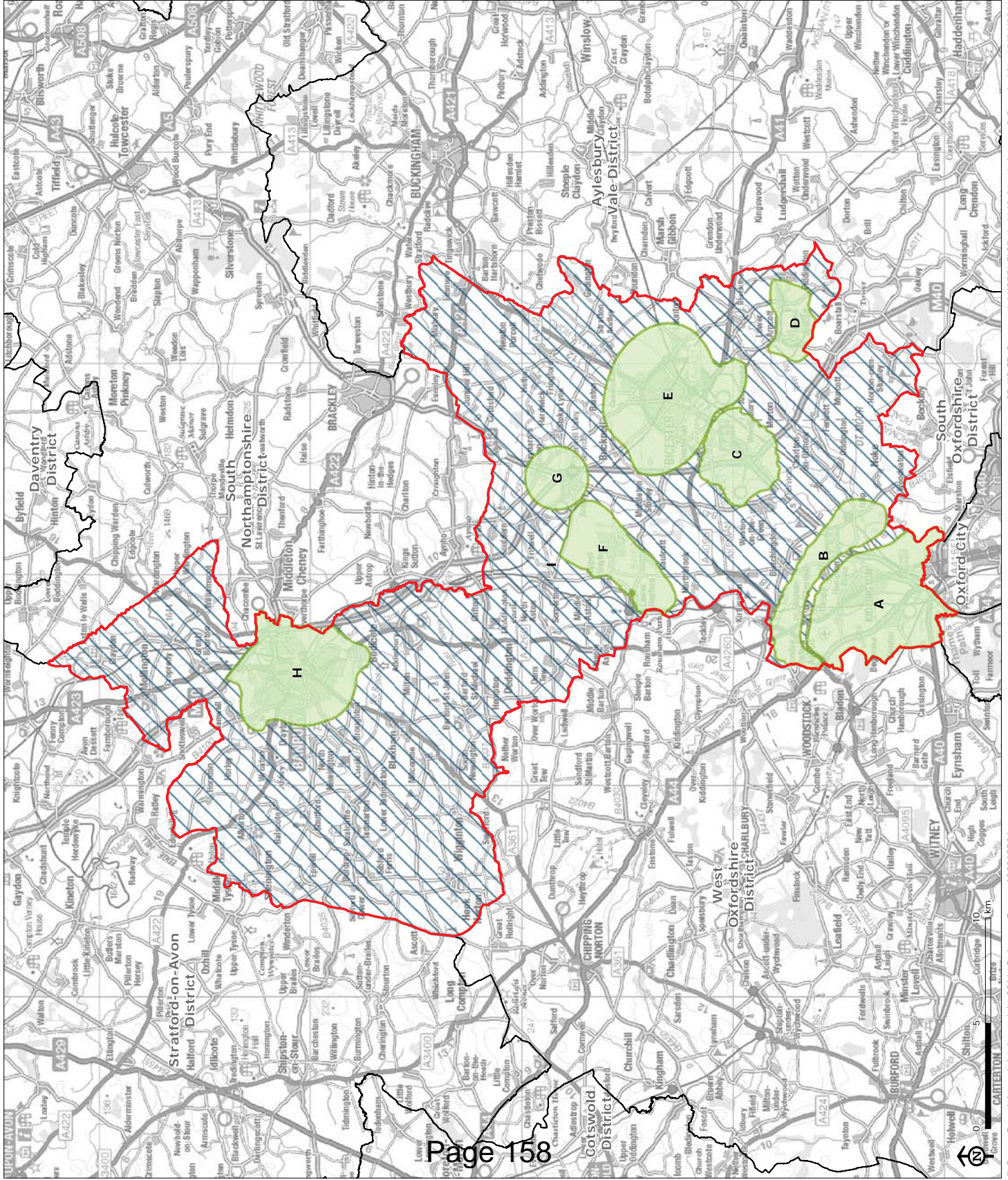


Figure 7.1

Areas of Search

- Cherwell District boundary
- Other district boundaries
- Areas of search**
- A to H
- I

Map Scale @ A3: 1:175,000



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 CB:KS:EB:Stenson\_K:LUCBRI FIG7.1\_6642-01\_r1\_Areas\_of\_Search\_A3L 10/24/2016 Source: Cherwell District Council



### Area of search E: Bicester and surrounding area

- 7.7 The area contains the town of Bicester and the surrounding area, which includes the villages of Caversfield and Launton. Two railway lines run through the town, connecting the area to Oxford, London and Banbury. Graven Hill depot and Bicester Airfield lie to the south and north of the town respectively.

### Area of search F: Former RAF Upper Heyford and surrounding area

- 7.8 The area contains the former RAF Upper Heyford. The base has been allocated in the adopted Part 1 of the Cherwell Local Plan for the development of a new settlement of approximately 2,361 dwellings. The area lies adjacent to the village of Lower Heyford which has a railway station connecting the area to Banbury and Oxford. Much of the area is designated as Conservation Area associated with the historic villages and the former RAF base.

### Area of search G: Junction 10, M40

- 7.9 The area is centred on Junction 10 of the M40 motorway, which connects the area to London and Oxford to the south and Banbury to the north. The villages of Ardley and Fewcott and Cherwell Valley Services lie within the area.

### Area of search H: Banbury and surrounding area

- 7.10 The area contains the town of Banbury and the surrounding area, which includes the village of Bodicote. A railway line runs through the town, connecting the area to Oxford and Warwick. The River Cherwell and the Oxford Canal flow through the centre of the town. Both the canal and the railway line are bordered by a number of large industrial estates.

### Area of search I: Remainder of district / rural dispersal

- 7.11 The area represents the remainder of the District, i.e. the land that does not fall within the other areas of search. The vast majority of the area is rural in nature, containing small hamlets and villages removed from urban centres. The large wetland of Otmoor is situated at the southern end of the area. A small portion of the Cotswolds AONB falls within the north western corner of the area.

## Identification of the reasonable alternatives

- 7.12 Although the housing need arises from Oxford, options across the whole District have been examined as reasonable alternatives because Oxfordshire has a countywide Housing Market Area (SHMA, 2014). The Areas of Search have been identified having regard to the location of urban areas, the potential opportunities to develop on previously developed land, received site submissions and 'focal points' or nodes that might be developable.
- 7.13 The Banbury area (Option H), Bicester area (Option E) and Former RAF Upper Heyford (within Option F) are growth locations in the adopted Cherwell Local Plan Part 1 (2011-2031). Options C and G are focused on two strategically significant motorway junctions – 9 and 10 of the M40. Area A has an immediate relationship with Oxford and contains key transport corridors (road and rail). Option B also has a close relationship to Oxford with focal points on transport corridors, at existing settlements or through areas of previously developed land. Option D comprises an area of the district with large areas of previously developed land. Option I forms the district's remaining rural areas where limited development is currently provided for through the adopted Local Plan.
- 7.14 As the purpose of the Partial Review is to meet Oxford's unmet housing need, options close to Oxford, including within the Green Belt cannot be considered to be unreasonable. The Planning Inspector who examined the adopted Cherwell Local Plan 2011-2031, anticipated that the Green Belt would need to be within scope. His Non-Technical Summary records: *"Add a formal commitment from the Council, together with other relevant Councils, to undertake a joint review of the boundaries of the Oxford Green Belt, once the specific level of help required by the city of*



*Oxford to meet its needs that cannot reasonably be met within its present confines, is fully and accurately defined"*

- 7.15 The identification of the Areas of Search enables the Council to consider potential development options at a broad area level before considering specific sites within the selected sustainable areas. It has sought to establish a strategic location for growth; one on which to pursue site identification and to identify the specific options that would sustainably deliver the Partial Review's vision and objectives. This is a reasonable and pragmatic approach which avoids what would otherwise be a disproportionate process (in the context of the focused remit of the Partial Review) to consider many more individual sites at a detailed and district wide level. In total, there are 142 identified sites across the district which meet the minimum specified site area of two hectares. All of these sites that are within scope are part of the assessment of Areas of Search.
- 7.16 The Council has consulted on the Areas of Search through formal consultation on an Options Paper and through stakeholder and parish engagement.
- 7.17 The feedback received is documented in the Council's Statement of Consultation. In summary, the following main variations to the Council's approach were suggested:
1. Locating development at the most sustainable Category A villages in Area I.
  2. The strategy should follow that in the adopted Local Plan which should concentrate development at Banbury and Bicester with some limited development in the rural areas.
  3. A combination of Options should be considered. For example, most development in Areas of Search A and B but with some smaller sites allocated in the most sustainable Category A villages.
  4. The consideration of other 'freestanding' locations.
- 7.18 In response to (1) and (4) the Council advises that the consideration of Area I entails the consideration of possible growth at Category A villages in addition to other rural options such as new freestanding locations. This is reflected in the appraisal below and is considered by the Council in selecting its options to take forward to the site assessment stage (see paragraphs 7.69 to 7.91 below).
- 7.19 In response to (2) and (3), the Council considers combinations of Areas of Search in selecting its options to take forward to the site assessment stage (see paragraphs 7.69 to 7.91 below).
- 7.20 The Council's consultation on the Areas of Search was supported by an Initial Sustainability Appraisal and Interim Transport Assessment in addition to the completed work of the Oxfordshire Growth Board.
- 7.21 The appraisal of the Proposed Submission Plan takes into account the Council's evidence base as of the end of May 2017.

## Approach to appraisal

- 7.22 Each area of search was appraised against the SA Framework on the assumption that housing growth could be located in any part of each the areas. However it is recognised that strategic development may not be appropriate in all locations within the areas of search. The detailed assumptions for appraising the effects of housing development within the areas of search are set out in **Appendix 2**.
- 7.23 All areas of search were appraised on the same basis using the assumptions set out in **Appendix 2**. This was in order to ensure that all reasonable alternatives for locating the additional development required were appraised in a consistent and systematic manner using the same baseline information where available.

## Summary of area of search effects on the City of Oxford

- 7.24 This section presents the areas of search effects on the City of Oxford. These are summarised in and outlined in more detail in the appraisal matrices in **Appendix 4**. These SA findings were considered by Cherwell District Council in identifying the most sustainable and suitable locations (Areas of Search) in which to accommodate Oxford's housing needs. It has allowed the Council to examine how each Area of Search performs in terms of achieving the Vision and Plan Objectives.
- 7.25 The Partial Review of Cherwell District Council's Part 1 Local Plan is intended to accommodate some of Oxford's unmet housing need. Therefore, SA Objectives 1, 16 and 17 in Cherwell District Council's SA Framework were considered to be particularly relevant in appraising the effects of the areas of search on the City of Oxford. Furthermore, SA objectives 3, 6 and 10 were considered to be of particular spatial relevance to Oxford and were therefore also used to appraise effects on the City of Oxford. The remaining SA objectives in Cherwell District's SA Framework relate to sustainability issues in Cherwell and were therefore only appraised for effects on Cherwell District

Table 7.1 : Summary of areas of search effects on the City of Oxford

SA Objectives of Relevance to Oxford	SA Objectives related to meeting Oxford's Needs								
	B – North and East of Kidlington	A – Kidlington and surrounding area	E – Bicester and surrounding area	C – Junction 9, M40	F – Former RAF Upper Heyford and surrounding area	H – Banbury and surrounding area	D – Arcott	G – Junction 10, M40	I – Remainder of District / Rural dispersal
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	++	++	++	++	++	++	++	++
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire	++	++	+/-	+	+/-	--	+/-	+/-	-?
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire	+	+	+	+	+	+	+	+	+
<b>SA objectives with particular spatial relevance to Oxford (only Oxford effects recorded here)</b>									
3. To reduce poverty and social exclusion	0	0	0	0	0	0	0	0	0
6. To improve accessibility to all services and facilities	++	++	++	+	+	+	--	--	--
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	++	++/-	++	+	+	+	--	--	--



### **SA Objectives related to meeting Oxford's Needs**

*SA objective 1: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home*

- 7.26 All nine areas of search are considered to make a significant positive contribution to meeting Oxford's unmet housing need. Given their size, they all have the potential to accommodate all or a substantial amount of the residential development required.
- 7.27 Cherwell's housing need has already been planned for through the Part 1 strategic allocations and any additional Part 2 allocations.

*SA objective 16: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire*

- 7.28 Areas of search A and B scored a significant positive effect against SA objective 16. This is because both areas lie close to the northern edge of Oxford and have good access to jobs in the City via existing public transport and the local road network.
- 7.29 Areas of search C, D, E, F, G and I are considered to make minor positive and minor negative effects against this objective. This is because these areas lie further away from the City of Oxford, which would mean that new residents would have further to travel by public transport network and/or the road network.
- 7.30 Area of search H scored a significant negative effect against SA objective 16. This is because the town of Banbury lies a significant distance from the City of Oxford in the northern half of Cherwell District.
- 7.31 Cherwell's employment need has already been planned for through the Part 1 strategic allocations and any additional Part 2 allocations.

*SA objective 17: To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.*

- 7.32 All nine areas of search are considered to make a minor positive contribution to objective 17. The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect. In addition, indirect minor positive effects on economic growth are also likely in the short term as a result of the increased rates of construction associated with the new developments.
- 7.33 Cherwell's employment need has already been planned for through the Part 1 strategic allocations and any additional Part 2 allocations.

### **SA objectives with particular spatial relevance to Oxford**

*SA objective 3: To reduce poverty and social exclusion*

- 7.34 All nine areas of search are considered to have a negligible effect on SA objective 3. Area of search A sits in close proximity to the urban edge of Oxford. However, the Oxford communities that border the area are considered to be some of the least deprived areas on the indices of multiple deprivation.

*SA objective 6: To improve accessibility to all services and facilities*

- 7.35 Areas of search A, B and E scored 'Green' in ITP's assessment of proximity to current sustainable transport links to Oxford and therefore scored a significant positive effect in relation to access to services and facilities in Oxford. This is because areas A and B are in close proximity to the City and Area E, containing Bicester and the surrounding area, has strong public transport connections with the City, including a railway line and bus routes.
- 7.36 Areas of search C, F and H are considered to have a minor positive effect against SA objective 6 either due to their relatively close proximity to the City of Oxford or due to their relatively strong public transport links, most notably via the railway line which runs through the centre of Cherwell District.
- 7.37 Areas of search D, G and I are all considered to score a significant negative effect against SA objective 6 because these areas are more isolated meaning that new residents would most likely have to rely on the road network and private cars to access facilities and services in Oxford.

*SA objective 10: To reduce air pollution (including greenhouse gas emissions) and road congestion*

- 7.38 Areas of search A, B and E scored 'Green' in ITP's assessment of proximity to current sustainable transport links to Oxford and therefore scored a significant positive effect in relation to air pollution. This is because areas A and B are in close proximity to the City and accessible via more sustainable transport modes and Area E, containing Bicester and the surrounding area, has strong public transport connections with City, including a railway line and bus routes. Area of search A also scores a minor adverse effect against SA objective 10 due to its close proximity to the City of Oxford, including the City's Air Quality Management Area (AQMA), the reasoning being that a significant amount new housing in this area could increase the levels of traffic within the AQMA.
- 7.39 Areas of search C, F and H are considered to have a minor positive effect against SA objective 6 either due to their relatively close proximity to the City of Oxford or due to their relatively strong public transport links, most notably via the railway line which runs through the centre of Cherwell District. Therefore, new residents within these areas could access Oxford without having to rely on carbon intensive private cars.
- 7.40 Areas of search D, G and I are all considered to score a significant negative effect against SA objective 6 because these areas are more isolated meaning that new residents would most likely have to rely on the road network and private cars to access facilities and services in Oxford.

## Summary of area of search effects on Cherwell District

- 7.41 This section presents the 'areas of search' effects on Cherwell District. These are summarised in **Table 7.2** and outlined in more detail in the appraisal matrices in **Appendix 4**. These SA findings were considered by Cherwell District Council in identifying the most sustainable and suitable location (Areas of Search) in which to accommodate Oxford's housing needs. It has allowed the Council to examine how each Area of Search performs in terms of achieving the Vision and Plan Objectives.
- 7.42 The principal driver for the Partial Review of Cherwell District Council's Part 1 Local Plan is to accommodate some of Oxford's unmet housing need. Part 1 of Cherwell's Local Plan already makes provision for Cherwell's housing and employment needs over the Plan period. Therefore, SA objectives relating to the provision of housing and economic growth (SA Objectives 1, 16 and 17) have been appraised for effects on the City of Oxford (as outlined above) and are not presented in this section. In terms economic growth it is recognised there may be wider and secondary effects for Oxfordshire resulting from housing development.

**Table 7.2: Summary of Areas of Search effects on Cherwell District**

SA Objectives	SA Objectives with particular spatial relevance to Oxford (Cherwell effects recorded here)									
	B – North and East of Kidlington	H – Banbury and surrounding area	A – Kidlington and surrounding area	E – Bicester and surrounding area	F – Former RAF Upper Heyford and surrounding area	C – Junction 9, M40	D – Arcott	G – Junction 10, M40	I – Remainder of District / Rural dispersal	
<b>SA Objectives</b>										
<b>SA objectives with particular spatial relevance to Oxford (Cherwell effects recorded here)</b>										
3. To reduce poverty and social exclusion	0	+	0	0	0	0	0	0	0	0
6. To improve accessibility to all services and facilities	++	++	++	++	+++?	++	+	--	--?	-
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	++	++/-	++/-	++/-	+	+	+	-	-	-
<b>Other Social and Economic SA objectives (effects only relate to Cherwell District)</b>										
2. To improve the health and well-being of the population & reduce inequalities in health.	++	++	++	++	++	+	+	+	+	+
4. To reduce crime and disorder and the fear of crime.	0	0	0	0	0	0	0	0	0	0
5. To create and sustain vibrant communities	-	-	-	-	-	-	-	-	-	-
<b>Environmental SA objectives (effects only relate to Cherwell District)</b>										
7. To conserve and enhance and create resources for biodiversity	--?	--?	--?	--?	--?	--?	--?	--?	--?	--?



SA Objectives	B – North and East of Kidlington	H – Banbury and surrounding area	A – Kidlington and surrounding area	E – Bicester and surrounding area	F – Former RAF Upper Heyford and surrounding area	C – Junction 9, M40	D – Arncott	G – Junction 10, M40	I – Remainder of District / Rural dispersal
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	-?	-?	-?	--?	-?	--?	-?	--?
9. To protect, enhance and make accessible for enjoyment, the historic environment.	--?	--?	--?	--?	--?	--?	--?	--?	--?
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	0	0	0	0	0	0	0	0
12. To reduce the risk of flooding and resulting detriment to public well- being, the economy and the environment	-	-	-	-	-	-	-	-	-
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	--?	--?	--?	--?	--?	-?	--?	--?
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	-?	-	-?	0	0	0	-?	-?
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-	-	+?	-	+?	-	-

## **SA objectives with particular spatial relevance to Oxford**

### *SA objective 3: To reduce poverty and social exclusion*

- 7.43 All but one of the nine areas of search is considered to have a negligible effect on SA objective 3. This is because the vast majority of the communities within Cherwell's area of search are considered to be some of the least deprived areas on the indices of multiple deprivation. Consequently, new residential development within these areas is not considered to generate many opportunities to reduce poverty and social exclusion.
- 7.44 Area of search H, which includes the town of Banbury and the surrounding area, scores a minor positive effect against this objective. This is because there are several communities within the town which are recorded as being within the 10-30% percentiles on the indices of multiple deprivation, which is well below the national average. Therefore, housing growth within close proximity to these communities has the potential to have a positive effect in reducing poverty and social exclusion in Cherwell by contributing to the regeneration of the communities through investment in new public realm, facilities and services.

### *SA objective 6: To improve accessibility to all services and facilities*

- 7.45 Areas of search A, B, E and H are considered to have a significant positive effect on SA objective 6. This is because all contain or lie adjacent to Cherwell District's main settlements of Bicester, Banbury and Kidlington and therefore have good access to their good range of facilities and services.
- 7.46 Areas of search C and F are also considered to have a significant positive effect on SA objective 6. This is because both areas contain or lie in close proximity to Category A villages within Cherwell District which also contain school facilities. Area C is also in close proximity to Bicester. Area F contains services and facilities at the former airbase. Area of search D scores a minor positive effect because it contains the Category A village of Upper Arncott but does not contain its own school facilities.
- 7.47 Areas of search G and I are considered to have a significant negative effect on SA objective 6. This is because these areas are relatively isolated, meaning that new residents in these locations would have to travel further to access local services and facilities within Cherwell District.

### *SA objective 10: To reduce air pollution (including greenhouse gas emissions) and road congestion*

- 7.48 Areas of search A, B, E and H are considered to have a significant positive effect on SA objective 10. This is because all contain or lie adjacent to Cherwell District's main settlements of Bicester, Banbury and Kidlington and therefore have good access to their good range of facilities and services without the need to travel by private, car encouraging new residents in the District to travel via more sustainable modes. Areas of search A, E and H also score a minor negative effect against this objective in acknowledgement of the fact that these areas contain or lie in close proximity to Air Quality Management Areas (AQMAs) known to have high levels of air pollution associated with concentrations of road traffic. Significant increases in new residents in these locations could increase the number of private cars on the road and the number of local receptors suffering from the effects of air pollution.
- 7.49 Areas of search C, D and F are considered to have a minor positive effect on SA objective 10. This is because these locations have some sustainable transport networks which would encourage new residents to travel via more sustainable modes than private cars.
- 7.50 Area of search G and I are considered to have a minor negative effect on SA objective 10 because the areas are not in close proximity to local services and facilities within the District's towns and villages and there are limited railway, bus and cycle services and facilities.

## **Other social and economic SA objectives only considered to relate to Cherwell District**

### *SA objective 2: To improve the health and wellbeing of the population and reduce inequalities in health*

- 7.51 Areas of search A, B, E, F and H are all considered to have a significant positive effect on SA objective 2. This is because these areas contain locations which are within 800m of healthcare facilities, such as hospitals and GP surgeries, open spaces or sports facilities for recreation and Public Rights of Way. Consequently, new residents within these areas would be able to access local medical facilities and adopt active lifestyles relatively easily, contributing positively to their health.
- 7.52 Areas of search C, D, G and I are all considered to have a minor positive effect on SA objective 2. This is because these areas contain some, but not all, health care facilities, open spaces or sports facilities for recreation and Public Rights of Way.

*SA objective 4: To reduce crime and disorder and the fear of crime*

- 7.53 All nine areas of search are considered to have a negligible effect on SA objective 4. This is because the effects of developments on levels of crime and fear of crime will depend on the design of the developments and factors such as the incorporation of green space which will not be influenced by the location of residential development.

*SA objective 5: To create and sustain vibrant communities*

- 7.54 All nine areas of search are considered to have a minor negative effect on SA objective 5. This is because all areas of search are in close proximity to existing residential development which could be adversely effected by the construction of new homes. Furthermore, all areas of search either contain or sit directly adjacent to significant pieces of infrastructure, such as 'A' roads, motorways and railway lines. Locating new residential development in close proximity to such infrastructure has the potential to generate long term adverse noise effects for new communities.

**Environmental SA objectives only considered to relate to Cherwell District**

*SA objective 7: To conserve and enhance and create resources for biodiversity*

- 7.55 All nine areas of search are considered to have the potential to generate significant adverse effects against SA objective 7. While the direct effects of new development within the areas on biodiversity and geodiversity assets cannot be determined with certainty at this strategic level of assessment, the general principle of housing growth within the areas has the potential to generate significant, indirect adverse effects on such assets, in the short term during construction and in the long term associated with the general increase in population. Direct effects will be determined once more specific proposals are developed and submitted as part of a planning application.

*SA objective 8: To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside*

- 7.56 Areas of search B, D, F and I are considered to have a significant negative effect on SA objective 8. This is because these locations are generally more rural in character with limited urbanising influences on the countryside. Therefore, more housing growth within these relatively open and rural areas is more likely to have a significant adverse effect on the landscape character of the wider countryside within the District.
- 7.57 Areas of search A, C, E, G and H are considered to have a minor negative effect on SA objective 8. This is because these areas contain some of the District's main settlements, i.e. Banbury, Bicester and Kidlington, or contain motorway junctions which are more likely to be able to accommodate housing growth as extensions to their existing urban edges (or in the vicinity of the junction) without significant adverse effects on the landscape character of the wider countryside.
- 7.58 All these effects are uncertain until the detailed design, landscaping and scale of developments are known.

*SA objective 9: To protect, enhance and make accessible for enjoyment, the historic environment*

- 7.59 All nine areas of search are considered to have the potential to generate significant adverse effects against SA objective 9. While the effects of new housing development in the areas are uncertain until the location, layout, landscaping and design are known, the general principle of housing growth within the areas has the potential to generate significant adverse effects on the setting and special character of statutory cultural heritage assets, as well as local cultural heritage assets.

*SA objective 11: To maintain and improve the water quality of rivers and to achieve sustainable water resources management*

- 7.60 All nine areas of search are considered to have a negligible effect on SA objective 11. This is because the location of potential residential development is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development.

*SA objective 12: To reduce the risk of flooding and resulting in detriment to public well-being, the economy and the environment*

- 7.61 All nine areas of search are considered to have a minor negative effect on SA objective 12. This is because the vast majority of the land within the areas of search is greenfield land outside of flood zone



3. Development on such land is likely to increase the impermeable surface area of the District with long term and cumulative negative effects on flood risk. However, the vast majority of the land within the areas is not at immediate risk of flooding.

*SA objective 13: To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance*

7.62 All but one of the areas of search is considered likely to have a significant adverse effect on SA objective 13. This is because the majority of the land within the majority of the areas is greenfield land classified as high quality agricultural land. Consequently, development on such land will result in a net loss of greenfield and agricultural land within the District. A significant proportion of the agricultural land is Grade 3, but it is uncertain whether it is Grade 3a or Grade 3b.

7.63 Area of search D is the exception, scoring a minor negative effect. This is because the area contains the urban area of the villages of Upper and Lower Arncott and a large area of previously developed MOD land, including buildings and areas of hardstanding. However, the majority of the land within the Area is greenfield land designated as Grade 4 Agricultural Land. There is also some Grade 3 agricultural land.

7.64 All the effects of new housing development in the areas are uncertain until the location, layout and design are known.

*SA objective 14: To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products*

7.65 The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of areas of search on this SA objective will largely be negligible.

7.66 However, areas containing Minerals Consultation Areas (identified through the Oxfordshire Minerals Local Plan) could result in development sterilising mineral resources and restricting the availability of resources in the District. A significant proportion of areas A and B are Mineral Consultation Areas. Therefore, both areas score a minor negative effect against this objective. Areas of search E, G, H and I are also considered to have the potential to have minor adverse effects on SA objective 14, although this effect is considered to be less certain due to the fact that smaller proportions of the areas are covered by the Minerals Consultation Areas.

7.67 Areas of search C, D and F are considered to have a negligible effect against this objective because these locations do not contain Minerals Consultation Areas.

*SA objective 15: To reduce waste generation and disposal, and achieve the sustainable management of waste*

7.68 All but two of the areas of search are considered to have a minor adverse effect on SA objective 15. This is because the vast majority of these areas are greenfield land with limited opportunities to reuse existing materials left behind on previously developed sites. However, areas of search D and F are considered to have the potential for minor positive effects because they contain significant areas of previously developed land where there may be opportunities for re-using existing buildings and materials, although this is uncertain depending on the previous uses of the areas.

## Selection of Areas of Search for more detailed site assessment

7.69 The Council has considered the Areas of Search having regard to the appraisal results, the Plan's key issues, its vision and objectives, the evidence base and the outcome of cooperation, consultation and engagement.

7.70 The options were:

- Option A – Kidlington & Surrounding Area
- Option B – North & East of Kidlington
- Option C – Junction 9, M40

- Option D – Arccott
- Option E – Bicester and Surrounding Area
- Option F – Former RAF Upper Heyford & Surrounding Area
- Option G – Junction 10, M40
- Option H – Banbury & Surrounding Area
- Option I – Remainder of District / Rural Dispersal

7.71 The Council notes the SA's overall conclusions which are summarised as follows:

- Areas of Search B and A score the most significant positive effects (++).
- Areas of Search A and B score the most significant positive effects in relation to meeting Oxford's needs.
- Areas of Search B, H, A and E score the most positive significant effects on Cherwell.
- All Areas of Search record some significant negative effects (--) overall.
- Areas of Search B, A, E, C and F score the least significant negative effects in relation to meeting Oxford's needs.
- Areas of Search H, A, E and C score the least significant negative effects on Cherwell.

7.72 The Council notes that in terms of meeting Oxford's needs and meeting SA objectives of particular relevance to Oxford, Areas of Search A and B perform best in sustainability terms; that Options C, E, F, and H perform less well; and that Options D, G, I perform most poorly. SA objectives related to sustainable transport and access to Oxford's employment areas are most influential in the differences between options. Areas A and B benefit from sustainable transport factors and access to services and facilities and jobs.

#### Reasons for not selecting Areas of Search C to I

7.73 The Council advises that having regard to the SA, the rest of its evidence base and the outcome of consultation, engagement and cooperation, Areas of Search C to I are not considered to be suitable for accommodating housing to help meet Oxford's unmet housing needs. This is for the following reasons:

1. They are less well situated to build communities associated with Oxford.
2. They are less well situated to assist with the delivery of the Oxford Transport Strategy, in terms of existing sustainable travel connectivity and the opportunity for sustainable commuter travel behaviour.
3. They are more likely to result in a higher level of commuting to Oxford by private motor vehicle.
4. They are likely to result in less affordable transport options for accessing Oxford for potential occupiers of affordable and low cost housing.
5. More dispersed options provide less opportunity for strategic infrastructure investment (e.g. transport and education).
6. It is likely that significant additional development could not be built at Bicester, Banbury and RAF Upper Heyford by 2031, in addition to that in the existing Local Plan.

7.74 For these reasons, the Council considers that Areas of Search C to I, or a combination of any options including C to I, would not sufficiently deliver the Partial Review's vision and objectives.

7.75 The Council also considers that a development strategy focused on any of Areas of Search C to I, or any combination of those areas, would have a greater detrimental impact on the existing development strategy for Cherwell set out in the existing Local Plan. It advises that the reasons for this are as follows:

#### *Option C – Junction 9, M40*

7.76 Development in Area of Search C would result in a new growth location which would have a significant impact on the district's settlement hierarchy (comprising three urban areas and an existing village

categorisation) and the rural character of the district in that area (contrary to the existing Plan's vision and policy ESD13).

- 7.77 Furthermore, significant development close to Bicester would provide unwarranted competition for private and public investment potentially hindering the delivery of existing Local Plan policies by 2031.

*Option D – Arncott*

- 7.78 Development in Area of Search D would result in a new growth location which would have a significant impact on the district's settlement hierarchy (comprising three urban areas and an existing village categorisation) and the rural character of the district in that area (contrary to the existing Plan's vision and policy ESD13).

- 7.79 Furthermore, significant development close to Bicester would provide unwarranted competition for private and public investment potentially hindering the delivery of existing Local Plan policies by 2031.

*Option E – Bicester and Surrounding Area*

- 7.80 Additional significant development in the Bicester area would provide unwarranted competition for private and public investment potentially hindering the delivery of existing Local Plan policies by 2031.

*Option F – RAF Upper Heyford and Surrounding Area*

- 7.81 Additional significant development at or adjoining former RAF Upper Heyford is unlikely to be deliverable by 2031.

- 7.82 Furthermore, significant development elsewhere in the Area of Search would result in a new growth location which would have a significant impact on the district's settlement hierarchy (comprising three urban areas and an existing village categorisation) and the rural character of the district in that area (contrary to the existing Plan's vision and policy ESD13).

*Option G – Junction 10, M40*

- 7.83 Development in Area of Search G would result in a new growth location which would have a significant impact on the district's settlement hierarchy (comprising three urban areas and an existing village categorisation) and the rural character of the district in that area (contrary to the existing Plan's vision and policy ESD13).

*Option H – Banbury and Surrounding Area*

- 7.84 Additional significant development in the Banbury area would provide unwarranted competition for private and public investment potentially hindering the delivery of existing Local Plan policies by 2031.

*Option I – Remainder of District / Rural Dispersal*

- 7.85 Significant development focused on the district's villages would undermine the existing Cherwell strategy by placing over-reliance on delivery in rural areas of the district causing harm in terms of transport impacts. The Planning Inspector who examined the Plan in 2014-2015 said:

*"The plan's overall strategy sustainably focusses most new development on the two towns of Bicester and Banbury, with about 5,400 new homes in the rural areas, including at Kidlington and the former RAF Upper Heyford to 2031. This is clearly the most sustainable strategy for the district over the plan period and reflects the guidance in paras 17 and 30 of the NPPF. It properly seeks to alter the local pattern of recent housing growth, as a disproportionate percentage (almost half) has taken place in the smaller settlements, adding to commuting by car and congestion on the road network at peak hours. The number of new homes outside the two towns would be around a quarter of the overall total for the plan period taking into account the significant level of housing land supply already available in the rural areas."* (Cherwell Local Plan 2011-2031, Inspector's Report, para. 212)

- 7.86 Furthermore, significant development elsewhere in the Area of Search would result in a new growth location which would have a significant impact on the district's settlement hierarchy (comprising three urban areas and an existing village categorisation) and the rural character of the district in that area (contrary to the existing Plan's vision and policy ESD13).

**Reasons for selecting Areas of Search A and B**

- 7.87 The Council considers that only Option A (Kidlington & Surrounding Area) and Option B (North & East of Kidlington) are suitable for meeting Oxford's unmet needs.



7.88 It advises that this is due to the:

1. Proximity to Oxford, the existing availability of public transport and the opportunity to maximise the use of sustainable and affordable transport in accessing Oxford's key employment areas and services and facilities.
2. Opportunity to achieve an overall, proportionate reduction in reliance on the private motor vehicle in accessing Oxford's key employment areas and services and facilities and to achieve further investment in sustainable transport infrastructure.
3. Deliverability of sustainable transport improvements in comparison to other Areas of Search.
4. Relationship of existing communities to Oxford.
5. Existing economic relationship between the Areas of Search and Oxford
6. Opportunity to provide affordable homes to meet Oxford's identified need close to the source of that need.

7.89 The Council notes that Areas of Search A and B would be inconsistent with the existing Local Plan strategy of mostly avoiding development in the Green Belt. However, it considers that development in the Green Belt does not in itself interfere with the delivery of growth at Bicester, Banbury and Former RAF Upper Heyford or the management of sustainable levels of growth in the rural areas. It notes that the Green Belt in Cherwell has not previously been considered for additional development. The Council also considers that the remit of the Partial Review is such that the Green Belt could not be ruled out as a location for additional development to meet Oxford's needs and that this was recognised by the Planning Inspector who endorsed the Partial Review commitment.

7.90 The Council is of the view Options A and B could deliver the vision and objectives which underpin the Partial Review without significantly undermining the delivery of the development strategy for meeting Cherwell's needs set out in the existing Local Plan.

7.91 The Council considers that the unsuitability of other options and the lack of urban capacity within the administrative boundary of Oxford, means that there are exceptional circumstances to consider options that affect the Green Belt. In the absence of other suitable options, Areas A and B were taken forward.

## 8 Appraisal of quantum of additional development findings

### Introduction

- 8.1 As outlined in **Chapter 2**, a strategic work programme has been developed by the Oxfordshire Growth Board. Called the Post SHMA Strategic Work Programme, the Programme is informing local plan reviews (including Cherwell's) including by identifying and appraising strategic spatial options for accommodating Oxford City's unmet housing need. While the Programme does not allocate sites, it does demonstrate the potential ability of each District to deliver a range of sites that can be shown to closely relate to Oxford and thus to enable the unmet housing need of Oxford to be apportioned in a manner which would deliver development which is sustainable over a realistic time period.
- 8.2 Within this context, the Cherwell Local Plan Part 1 Partial Review seeks to assess how Cherwell District can help to accommodate a proportion of Oxford's unmet housing need.
- 8.3 This chapter presents the findings of the SA of three options to be potentially planned for in the Cherwell Local Part 1 Partial Review.

### Identification of reasonable alternatives

- 8.4 On the 26<sup>th</sup> September 2016, the Growth Board decided on an apportionment of 14,850 homes to the district and city councils. Cherwell District was asked to consider the accommodation of 4,400 homes in addition to its existing Local Plan commitments (some 22,840 homes).

**Table 8.1: Oxfordshire Growth Board apportionment of Oxford's Unmet Housing Needs**

District	Apportionment – Number of Homes (Net)
Cherwell	4,400
Oxford	550
South Oxfordshire <sup>117</sup>	4,950
Vale of White Horse	2,200
West Oxfordshire	2,750
Total	14,850
Cherwell	4,400

- 8.5 It is for each of the Oxfordshire districts through their statutory Local Plan processes to explore how to accommodate their apportioned share of Oxford's unmet need under the requirements of the Duty to Co-operate.
- 8.6 Cherwell's apportionment of 4,400 dwellings equates to just under 30% of Oxford's agreed unmet housing need up to 2031 (15,000 homes). The SA is testing this figure in the interest of ensuring it is a sustainable requirement in the context of alternatives.

<sup>117</sup> South Oxfordshire District Council did not agree to the apportionment.

- 8.7 The District Council has advised that there is no evidence for a justified, specific alternative to 4,400 homes. However, a significantly lower or higher figure are reasonable alternatives in the context of the high level of development already committed in Cherwell and the high level of housing need faced by Oxford.
- 8.8 Three options are therefore appraised for quantities of additional housing growth:
- 4,400 homes (the Growth Board figure).
  - Significantly less than 4,400 homes.
  - Significantly more than 4,400 homes.

## Approach to appraisal

- 8.9 The appraisal acknowledges that 4,400 is not an insignificant number of homes, which generates significant effects against several SA objectives; however, as a set figure, it is considered that the delivery of 4,400 homes will generate more significant effects than the less than 4,400 homes option and less significant effects than the more than 4,400 homes option.
- 8.10 An initial high-level appraisal was undertaken of each growth option against the SA Framework on the assumption that the growth could be located anywhere within Cherwell District.
- 8.11 Following this high-level appraisal, each growth option was appraised against the SA Framework on the assumption that the growth would all be located within areas of search A and B. This was because, following consideration of the potential effects of accommodating the growth options within and across all areas of search on Cherwell District and the City of Oxford (see **Chapter 7 & Chapter 8**), areas of search A and B are identified by the Council as the most sustainable locations for accommodating additional housing growth. Therefore, the detailed assumptions for appraising the effects of housing development within the areas of search (see **Appendix 2**) were also applied for the appraisal of the three quantum options for additional housing growth, while taking into account the differing amount of new housing that might be delivered under each option.
- 8.12 All three quantum options were appraised on the same basis using the assumptions in **Appendix 2**. This was in order to ensure that the three reasonable alternatives for the amount of additional development to be delivered were appraised in a consistent and systematic manner.

## Initial high-level appraisal of accommodating each growth option anywhere within Cherwell District

- 8.13 This section presents the quantum effects on the City of Oxford and Cherwell District summarised in **Table 8.2**.



**Table 8.2: High-level appraisal of accommodating each growth option anywhere within Cherwell District**

Quantum Options Sustainability Effects		4,400 Homes	> 4,400 Homes	< 4,400 Homes
<b>SA objectives which relate to meeting Oxford's needs</b> (scores only relate to Oxford City)				
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	++	++	++ +/- -?
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of Oxford and Oxfordshire	++	++	++	+ / --
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of Oxford and Oxfordshire	+ / ?	+ / ?	+ / ?	+ / - ?
<b>SA objectives with particular spatial relevance to Oxford</b> (scores relate to Oxford City and Cherwell District)				
3. To reduce poverty and social exclusion	+ / ?	+ / ?	+ / ?	+ / ?
6. To improve accessibility to all services and facilities	?	?	?	?
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	-- / ?	-- / ?	-- / ?	- / ?
<b>Other Social and Economic SA objectives</b> (scores only relate to Cherwell District)				
2. To improve the health and well-being of the population & reduce inequalities in health	?	?	?	?
4. To reduce crime and disorder and the fear of crime	0	0	0	0
5. To create and sustain vibrant communities	- / ?	- / ?	- / ?	- / ?
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)				
7. To conserve and enhance and create resources for biodiversity	-- ?	-- ?	-- ?	- ?
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside	- ?	-- ?	-- ?	- ?

Quantum Options Sustainability Effects		4,400 Homes	> 4,400 Homes	< 4,400 Homes
9. To protect, enhance and make accessible for enjoyment, the historic environment		--?	--?	-?
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management		0	0	0
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment		--?	--?	-?
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance		--?	--?	-?
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products		?	?	?
15. To reduce waste generation and disposal, and achieve the sustainable management of waste		-	-	-

### **SA objectives which relate to meeting Oxford's need**

*SA objective 1: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home*

- 8.14 Cherwell District Council has been apportioned 4,400 dwellings as a result of the Oxfordshire Growth Board's Post SHMA Strategic Work Programme. This equates to just under 30% of Oxford's unmet housing need up to 2031. Significant positive effects are recorded for options delivering 4,400 or more.
- 8.15 Delivering significantly less than 4,400 homes within Cherwell is likely to result in an under provision of housing for Oxford, which has the potential to generate significant adverse effects on this objective. However, even the provision of significantly fewer dwellings within Cherwell still has the potential to meet a proportion of Oxford's unmet housing need with significant positive effects. Overall, this effect is uncertain until the number of homes is known.

*SA objective 16: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District*

- 8.16 Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford. Delivering all 4,400 homes, or significantly more will significantly increase the number of homes (including affordable homes) providing the opportunity for local workers and students to access the City's employment opportunities, with significant positive effects on this objective.
- 8.17 Delivering significantly less than 4,400 homes could result in significantly fewer homes making it harder for local workers and students to access the City's employment opportunities, inhibiting economic growth in the area with significant adverse effects on this objective.
- 8.18 However, even the provision of significantly fewer dwellings within Cherwell still has the potential to meet a proportion of Oxford's unmet housing need, helping to attract and retain workers and students to the area with minor positive effects on this objective. Overall, this effect is uncertain until the number and location of homes is known.

*SA objective 17: To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District*

- 8.19 Delivering all 4,400 homes, or significantly more, in close proximity to the City of Oxford will make it easier for the wider County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell as a result of the increased rates of construction associated with the new developments.
- 8.20 Delivering significantly less than 4,400 homes could result in significantly fewer homes providing less opportunities for access to the City's employment and education opportunities, inhibiting economic growth and innovation in the area with minor adverse effects on this objective.
- 8.21 However, even the provision of significantly fewer dwellings within Cherwell still has the potential to meet a proportion of Oxford's unmet housing need, helping to attract and retain workers and students to the area with minor positive effects on this objective. Overall, this effect is uncertain until the number and location of homes is known.

### **SA objectives with particular spatial relevance to Oxford**

*SA objective 3: To reduce poverty and social exclusion objective 3: To reduce poverty and social exclusion*

- 8.22 The District has pockets of deprivation but generally is considered to contain some of the least deprived areas on the indices of multiple deprivation but these vary depending upon location. Therefore, new development is likely to have a positive but uncertain effect on reducing poverty and social exclusion.

*SA objective 6: To improve accessibility to all services and facilities*

- 8.23 Due to the unknown location of development effects are uncertain.



*SA objective 10: To reduce air pollution (including greenhouse gas emissions) and road congestion*

- 8.24 Close proximity or easy access to local facilities and services, reduces the need to travel by private car, helping to encourage the use of more sustainable modes of transport which contribute towards reducing air pollution and road congestion.
- 8.25 Options which provide a greater number of homes are likely to lead to more air pollution and congestion.
- 8.26 Delivering all 4,400 homes, or significantly more could lead to significant adverse effects on this objective. Delivering significantly less than 4,400 could have a minor adverse effect on this objective. As 4,400 represents a set figure in terms of this assessment, this may assist in limiting adverse effects. Due to the unknown location of development effects are uncertain.

**Other social and economic SA objectives only considered to relate to Cherwell District**

*SA objective 2: To improve the health and wellbeing of the population and reduce inequalities in health*

- 8.27 Due to the unknown location of development effects are uncertain.

*SA objective 4: To reduce crime and disorder and the fear of crime*

- 8.28 All three quantum options are considered to have a negligible effect on SA objective 4. This is because the effects of developments on levels of crime and fear of crime will depend on the design of the developments and factors such as the incorporation of green space which will be addressed through development management policies and proposals put forward at the planning application stage.

*SA objective 5: To create and sustain vibrant communities*

- 8.29 A minor negative effect is identified for the options which would result in the development of additional new homes within Cherwell. This is because Cherwell contains a significant number of existing residential communities. Therefore, new housing growth in Cherwell has the potential to generate noise, air and light pollution affecting existing communities, particularly in the short term during construction. Due to the unknown location of development effects are uncertain.

**Environmental SA objectives only considered to relate to Cherwell District**

*SA objective 7: To conserve and enhance and create resources for biodiversity*

- 8.30 The general principle of housing growth has the potential to generate indirect adverse effects on biodiversity assets, in the short term during construction and in the long term associated with the general increase in population in the area. The greater the number of new homes delivered the more potential there is for significant adverse effects. However as 4,400 represents a set figure in terms of this assessment, this may assist in limiting adverse effects.
- 8.31 Delivering significantly less than 4,400 homes has the potential to generate more minor adverse effects, although this is uncertain until the exact number of homes and their location are known.

*SA objective 8: To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside*

- 8.32 The general principle of housing growth has the potential to generate indirect adverse effects on landscape and countryside. The greater the number of new homes delivered the more potential there is for significant adverse effects. As 4,400 represents a set figure in terms of this assessment, this may assist in limiting adverse effects.
- 8.33 Accommodating significantly more than 4,400 dwellings has the potential to generate more significant adverse effects on this SA objective.

- 8.34 All effects of new development irrespective of the overall amount are uncertain as their location, layout, landscaping and design are known.

*SA objective 9: To protect, enhance and make accessible for enjoyment, the historic environment*

- 8.35 The general principle of housing growth has the potential to generate significant adverse effects on the setting and special character of the District. The greater the number of new homes delivered (i.e. under the options for 4,400 homes or significantly more), the more potential for significant adverse effects. Delivering significantly less than 4,400 homes within area has the potential to generate more minor adverse effects, although this is uncertain as the exact number of homes and their location are

known. However as 4,400 represents a set figure in terms of this assessment, this may assist in limiting adverse effects.

- 8.36 All effects of new development irrespective of the overall amount are uncertain as their location, layout, landscaping and design are known.

*SA objective 11: To maintain and improve the water quality of rivers and to achieve sustainable water resources management*

- 8.37 All three quantum options are considered to have a negligible effect on SA objective 11. This is because the effects of residential would be determined through the detailed proposals for each development.

*SA objective 12: To reduce the risk of flooding and resulting in detriment to public well-being, the economy and the environment*

- 8.38 The general principle of housing growth within Cherwell has the potential to increase the area of impermeable surfaces within the District with adverse effects on this objective. The greater the number of new homes delivered, the more potential for significant adverse effects. Delivering 4,400 homes or significantly more than 4,400 homes has the potential to generate more significant adverse effects. As 4,400 represents a set figure in terms of this assessment, this may assist in limiting adverse effects.

- 8.39 Accommodating significantly less than 4,400 dwellings has the potential to generate more minor adverse effects.

- 8.40 All effects of new development irrespective of the overall amount are uncertain until their location, layout, landscaping and design are known.

*SA objective 13: To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance*

- 8.41 For the District to be able to accommodate additional housing growth it is likely that the majority of this development will take place on greenfield land classified as high quality agricultural land. Development of 4,400 dwellings, or significantly more, on such land will result in a net loss of greenfield and agricultural land within the District with significant adverse effects on this objective.

- 8.42 Accommodating significantly less than 4,400 dwellings has the potential to generate more minor adverse effects.

- 8.43 All effects of new development irrespective of the overall amount are uncertain until their location, layout, landscaping and design are known.

*SA objective 14: To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products*

- 8.44 Due to the unknown location of development effects are uncertain.

*SA objective 15: To reduce waste generation and disposal, and achieve the sustainable management of waste*

- 8.45 For the District to be able to accommodate additional housing growth it is likely that the majority of this development will take place on greenfield land limiting the opportunity to reuse existing buildings and materials. Therefore minor adverse effects are recorded.

## Summary of quantum effects in Areas of Search A and B

- 8.46 This section presents the quantum effects on the City of Oxford and Cherwell District summarised in **Table 8.3** and outlined in more detailed in the appraisal matrices in **Appendix 5**.

**Table 8.3: Summary of quantum effects in Areas of Search A and B**

Quantum Options Sustainability Effects		4,400 Homes	>4,400 Homes	<4,400 Homes
<b>SA objectives which relate to meeting Oxford's needs</b> (scores only relate to Oxford City)				
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home	++	++	++	++/--?
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of Oxford and Oxfordshire	++	++	++	+/--?
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of Oxford and Oxfordshire	+	+	+	+/-?
<b>SA objectives with particular spatial relevance to Oxford</b> (scores relate to Oxford City and Cherwell District)				
3. To reduce poverty and social exclusion	0	0	0	0
6. To improve accessibility to all services and facilities	++	++	++	+/-?
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	++/-	++/-	++/-	+/-?
<b>Other Social and Economic SA objectives</b> (scores only relate to Cherwell District)				
2. To improve the health and well-being of the population & reduce inequalities in health	++	++	++	+/-?
4. To reduce crime and disorder and the fear of crime	0	0	0	0
5. To create and sustain vibrant communities	-	-	-	-
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)				
7. To conserve and enhance and create resources for biodiversity	--?	--?	--?	--?
8. To protect and enhance landscape character and quality and make accessible for	-?	-?	--?	--?



Quantum Options Sustainability Effects			
	4,400 Homes	>4,400 Homes	<4,400 Homes
enjoyment, the countryside			
9. To protect, enhance and make accessible for enjoyment, the historic environment	--?	--?	-?
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	0	0
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	--?	--?	-?
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance	--?	--?	-?
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products	-	-	-
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	-	-

## **SA objectives which relate to meeting Oxford's need**

*SA objective 1: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home*

- 8.47 Cherwell District Council has been apportioned 4,400 dwellings as a result of the Oxfordshire Growth Board's Post SHMA Strategic Work Programme. This equates to just under 30% of Oxford's unmet housing need up to 2031. Significant positive effects are recorded for the two options delivering all 4,400 homes, or significantly more, in close proximity to the City of Oxford.
- 8.48 Delivering significantly less than 4,400 homes within Cherwell is likely to result in an under provision of housing in and around Oxford, which has the potential to generate significant adverse effects on this objective. However, even the provision of significantly fewer dwellings within Cherwell still has the potential to meet a proportion of Oxford's unmet housing need with significant positive effects. Overall, this effect is uncertain until the number of homes is known.

*SA objective 16: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire*

- 8.49 Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford. Delivering all 4,400 homes, or significantly more, in close proximity to the City of Oxford will significantly increase the number of homes (including affordable homes) making it easier for local workers and students to access the City's employment opportunities, with significant positive effects on this objective.
- 8.50 Delivering significantly less than 4,400 homes within close proximity to Oxford could result in significantly fewer homes in close proximity to the City, making it harder for local workers and students to access the City's employment opportunities, inhibiting economic growth in the area with significant adverse effects on this objective. However, even the provision of significantly fewer dwellings within Cherwell still has the potential to meet a proportion of Oxford's unmet housing need, helping to attract and retain workers and students to the area with minor positive effects on this objective. Overall, this effect is uncertain until the number of homes is known.

*SA objective 17: To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.*

- 8.51 Delivering all 4,400 homes, or significantly more, in close proximity to the City of Oxford will make it easier for the wider County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell as a result of the increased rates of construction associated with the new developments.
- 8.52 Delivering significantly less than 4,400 homes within close proximity to Oxford could result in significantly fewer homes in close proximity to the City, making it harder for local workers and students to access the City's employment and education opportunities, inhibiting economic growth and innovation in the area with minor adverse effects on this objective. However, even the provision of significantly fewer dwellings within Cherwell still has the potential to meet a proportion of Oxford's unmet housing need, helping to attract and retain workers and students to the area with minor positive effects on this objective. Overall, this effect is uncertain until the number of homes is known.

## **SA objectives with particular spatial relevance to Oxford**

*SA objective 3: To reduce poverty and social exclusion*

- 8.53 Kidlington and the surrounding area within areas of search A and B are generally considered to contain some of the least deprived areas on the indices of multiple deprivation. Therefore, new development within areas of search A and B is likely to have a negligible effect on reducing poverty and social exclusion, i.e. new residential communities are unlikely to contribute to regenerating areas of search A and B.

*SA objective 6: To improve accessibility to all services and facilities*

- 8.54 Delivering all 4,400 homes, or significantly more, in close proximity to the City of Oxford and the village of Kidlington will ensure that the new homes are located in areas with a good range of local services and facilities and in close proximity to the City of Oxford, with potential significant positive effects on this objective.

8.55 Delivering significantly less than 4,400 homes within close proximity to Oxford would result in the need to meet significantly more of Oxford's unmet housing need in alternative locations within the County, locations which might not have as good accessibility to local services and facilities and the City of Oxford, resulting in minor adverse effects on this objective. However, even the provision of significantly fewer dwellings within Cherwell could still ensure that a proportion of Oxford's unmet housing need is located in close proximity to the City's facilities and services, with minor positive effects on this objective. Overall, this effect is uncertain until the specific number of homes that would be delivered is known.

*SA objective 10: To reduce air pollution (including greenhouse gas emissions) and road congestion*

8.56 Close proximity or easy access to local facilities and services, reduces the need to travel by private car, helping to encourage the use of more sustainable modes of transport which contribute towards reducing air pollution and road congestion.

8.57 Delivering all 4,400 homes, or significantly more, in close proximity to the City of Oxford and the village of Kidlington will ensure that the new homes are located in areas with a good range of local services and facilities and in close proximity to the City of Oxford with potential significant positive effects on this objective.

8.58 Delivering significantly less than 4,400 homes within close proximity to Oxford would result in the need to meet significantly more of Oxford's unmet housing need in alternative locations within the County, locations which might not have as good accessibility to local services and facilities and the City of Oxford, resulting in minor adverse effects on this objective. However, even the provision of significantly fewer dwellings within Cherwell could still ensure that a proportion of Oxford's unmet housing need is located in close proximity to the City's facilities and services, with minor positive effects on this objective. Overall, this effect is uncertain until the specific number of homes that would be delivered is known.

8.59 The southern edge of areas of search A and B borders the Oxford Air Quality Management Area (AQMA), which covers the entire City. Development in close proximity to the AQMA could impact on local air quality and health, particularly if vehicle movements associated with the new development (including potentially HGVs) compound existing air quality problems, with minor adverse effects on this objective for all three options that would meet, exceed or be less than Cherwell's apportionment of 4,400 homes.

**Other social and economic SA objectives only considered to relate to Cherwell District**

*SA objective 2: To improve the health and wellbeing of the population and reduce inequalities in health*

8.60 Delivering all 4,400 homes, or significantly more, in close proximity to Oxford and the villages of Kidlington, Begbroke, Islip and Yarnton will ensure that the new homes are located in areas with a good access to medical services and open spaces for recreation, with significant positive effects on this objective.

8.61 Delivering significantly less than 4,400 homes within close proximity to Oxford and the villages would result in the need to meet significantly more of Oxford's unmet housing need in alternative locations within the County; locations which might not have as good accessibility to medical services and open spaces and sports facilities for recreation, resulting in minor adverse effects on this objective. However, even the provision of significantly fewer dwellings within Cherwell could still ensure that a proportion of Oxford's unmet housing need is located in close proximity to medical services and recreation facilities of Oxford, Kidlington, Islip and Yarnton, with minor positive effects on this objective. Overall, this effect is uncertain until the specific number of homes that would be delivered is known.

*SA objective 4: To reduce crime and disorder and the fear of crime*

8.62 All three quantum options are considered to have a negligible effect on SA objective 4. This is because the effects of developments on levels of crime and fear of crime will depend on the design of the developments and factors such as the incorporation of green space which will be addressed through development management policies and proposals put forward at the planning application stage.



*SA objective 5: To create and sustain vibrant communities*

- 8.63 A minor negative effect is identified for the options which would result in the development of additional new homes within Cherwell. This is because the area within and around Kidlington (areas of search A and B) contain a significant number of existing residential communities. Therefore, new housing growth in this area has the potential to generate noise, air and light pollution affecting existing communities, particularly in the short term during construction. Furthermore, the area contains London-Oxford Airport and the Oxford Spires Business Park, two railway lines and the A44 and A34. New housing developments in close proximity to London-Oxford Airport, A-roads or railway lines have the potential to generate minor adverse effects on new communities, associated with long term noise, air and light pollution effects.

**Environmental SA objectives only considered to relate to Cherwell District**

*SA objective 7: To conserve and enhance and create resources for biodiversity*

- 8.64 The general principle of housing growth has the potential to generate indirect adverse effects on biodiversity assets, in the short term during construction and in the long term associated with the general increase in population in the area. The greater the number of new homes delivered (i.e. under the options for 4,400 homes or significantly more), the more potential there is for significant adverse effects.
- 8.65 Delivering significantly less than 4,400 homes has the potential to generate more minor adverse effects, although this is uncertain until the exact number of homes and their location are known.

*SA objective 8: To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside*

- 8.66 Being in close proximity to the large village of Kidlington and the urban area of Oxford, the area where new homes would be delivered is more likely to be able to accommodate housing growth as extensions to their existing urban edges without significant adverse effects on the landscape character of the wider countryside within the District. Therefore, accommodating 4,400 homes, or significantly fewer homes, in areas of search A and B has the potential to generate minor adverse effects.
- 8.67 Accommodating significantly more than 4,400 dwellings has the potential to generate more significant adverse effects on this SA objective.
- 8.68 All effects of new development irrespective of the overall amount are uncertain until their location, layout, landscaping and design are known.

*SA objective 9: To protect, enhance and make accessible for enjoyment, the historic environment*

- 8.69 Given the concentration of historic assets, including the setting of historic Oxford, within areas of search A and B, the general principle of housing growth has the potential to generate significant adverse effects on their setting and special character. The greater the number of new homes delivered (i.e. under the options for 4,400 homes or significantly more), the more potential for significant adverse effects. Delivering significantly less than 4,400 homes within areas of search A and B has the potential to generate more minor adverse effects, although this is uncertain until the exact number of homes and their location are known.
- 8.70 All effects of new development irrespective of the overall amount are uncertain until their location, layout, landscaping and design are known.

*SA objective 11: To maintain and improve the water quality of rivers and to achieve sustainable water resources management*

- 8.71 All three quantum options are considered to have a negligible effect on SA objective 11. This is because the location of potential residential development is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development.

*SA objective 12: To reduce the risk of flooding and resulting in detriment to public well-being, the economy and the environment*

- 8.72 The general principle of housing growth within areas of search A and B (most likely on greenfield land) has the potential to increase the area of impermeable surfaces within the District with adverse effects on this objective. The greater the number of new homes delivered, the more potential for significant adverse effects. Delivering 4,400 homes, or significantly more than 4,400 homes, within areas of search A and B has the potential to generate more significant adverse effects, although this uncertain until the exact number of homes and their location are known.
- 8.73 Accommodating significantly less than 4,400 dwellings has the potential to generate more minor adverse effects.
- 8.74 All effects of new development irrespective of the overall amount are uncertain until their location, layout, landscaping and design are known.

*SA objective 13: To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance*

- 8.75 For areas of search A and B to be able to accommodate additional housing growth it is likely that the majority of this development will take place on greenfield land classified as high quality agricultural land. Development of 4,400 dwellings, or significantly more, on such land will result in a net loss of greenfield and agricultural land within the District with significant adverse effects on this objective.
- 8.76 Accommodating significantly less than 4,400 dwellings has the potential to generate more minor adverse effects.
- 8.77 All effects of new development irrespective of the overall amount are uncertain until their location, layout, landscaping and design are known.

*SA objective 14: To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products*

- 8.78 For areas of search A and B to be able to accommodate additional housing growth it is likely that the majority of this development will take place on greenfield land within a Minerals Consultation Region, sterilising a portion of the County's finite mineral resources and limiting its local availability. Therefore minor adverse effects are recorded.
- 8.79 The development of no new homes will result in negligible effects on this objective.

*SA objective 15: To reduce waste generation and disposal, and achieve the sustainable management of waste*

- 8.80 For areas of search A and B to be able to accommodate additional housing growth it is likely that the majority of this development will take place on greenfield land limiting the opportunity to reuse existing buildings and materials. Therefore minor adverse effects are recorded.

## Reasons for selecting 4,400 homes

- 8.81 In summary, the SA shows that providing fewer than 4,400 homes has the least potential for significant environmental effects but also does not provide any distinguishable significant positive effects. Providing more than 4,400 homes provides significant positive economic and social effects but also significant potential negative effects on objectives relating to the environment. Providing 4,400 homes also provides the same significant positive effects but with less significant negative effects.
- 8.82 The Council advises: *"Having regard to this outcome and the fact that planning for a housing requirement in accordance with a countywide cooperative conclusion accords with the requirements of para. B.95 of the adopted Cherwell Local Plan 2011-2031, it is considered that 4,400 homes is the appropriate option to take forward. Para B.95 makes clear that 'These issues are not for Cherwell to consider in isolation' and the clear relationship between the conclusion of joint work and the need for the Partial Review – '...this will trigger a partial review of the Local Plan...for that part of the unmet need to be accommodated in the Cherwell District'".*

## 9 Appraisal of site options within Areas of Search A and B Findings

### Introduction

- 9.1 This Chapter sets out the findings of the SA of the 42 site options within areas of search A and B. 38 sites were appraised within the initial SA. In addition, it presents the findings of three additional site options promoted within areas of search A and B during the consultation on the Local Plan Part 1 Partial Review Options Paper. The three new site options – 202, 209, 210 – represent alternative site locations. An alternative site boundary to the previously appraised site option 39 was proposed during the consultation of the Local Plan Part 1 Partial Review Options Paper. Consequently, the original appraisal work undertaken for site option 39 has been revised to reflect the new site boundary and the site reference has been renamed 39A. Finally, an alternative site boundary to the previously appraised site option 20 was identified, including land at Yarnton nurseries and Begbroke, by the Council following the consultation of the Local Plan Part 1 Partial Review Options Paper. The alternative site boundary has therefore been appraised in addition to site option 20 as site option 20A.
- 9.2 The location of each residential and open space option is shown in **Figure 9.1: Residential and Open Space Site Options within Areas of Search A and B**.<sup>118</sup>
- 9.3 Of the 42 site options appraised in this chapter, 11 site options have been taken forward (either fully or in partially) for allocation<sup>119</sup> within the Local Plan Part 1 Partial Review. **Table 9.1** lists the site options and the site allocation policies each site option sits within. The site allocation policies are illustrated in **Figure 10.1** in **Chapter 10**. These site options are also highlighted in bold in **Tables 9.2 to 9.4** so that their scores can be easily compared with the alternative options. The reasoning behind the selection of the 11 site options for allocation in the Local Plan Part Partial Review is outlined at the beginning of **Chapter 10**.

**Table 9.1: Site Options selected for allocation in Local Plan Part 1 Partial Review**

Site Allocation Policy	Original Site Option Ref.	Full / Partial Allocation
Policy 6a – Land East of Oxford Road	Site 38 - North Oxford Triangle, Kidlington	Partially Allocated
Policy PR6b - Land West of Oxford Road	Site 38 - North Oxford Triangle, Kidlington	Partially Allocated
	Site 123 - Land to South of A34, North of Linkside Avenue, Wolvercote	Fully Allocated
Policy PR6c – Land at Frieze Farm	Site 39A – Frieze Farm	Partially Allocated
Policy PR7a – Land South East of Kidlington	Site 178 - Land east of Kidlington and west of the A34	Fully Allocated
	Site 202 - Land adjacent to	Fully Allocated

<sup>118</sup> Note: the coloured site options in Figure 9.1 are only illustrated to provide clarity on individual site option boundaries, specifically where site options overlap.

<sup>119</sup> While the entire area of a site option may have been allocated within the Local Plan Part 1 Partial Review, the development area within each area is restricted to a smaller area within each site allocation policy.



Site Allocation Policy	Original Site Option Ref.	Full / Partial Allocation
	Bicester Road, Gosford, Kidlington	
Policy PR7b – Land at Stratfield Farm	Site 49 - Land at Stratfield Farm, Oxford Road, Kidlington	Fully Allocated
Policy PR8 - Land East of the A44	Site 20a - Begbroke Science Park	Fully Allocated
	Site 126 - Seedlake Piggeries, Yarnton	Fully Allocated
Policy PR9 - Land West of Yarnton	Site 51 - Land to West of A44/Rutten Lane, North of Cassington Road, surrounding Begbroke Wood	Partially Allocated
Policy PR10 – Land South East of Woodstock	Site 22 - Land North West of Oxford Airport, near Woodstock	Fully Allocated
	Site 25 – Land East of Marlborough School, Woodstock	Partially Allocated

## Identification of reasonable alternatives

- 9.4 Potential development sites have been submitted to the Council on an ongoing basis including as part of the Strategic Housing Land Availability Assessment (SHLAA). The nine areas of search have been appraised to identify the broad areas of the District most sustainable (both for Cherwell and Oxford) for accommodating a portion of Oxford's unmet housing need and associated infrastructure.
- 9.5 Areas of search A and B have been identified by Cherwell District Council to be the most sustainable and suitable options within which to identify specific sites for meeting Oxford's unmet housing need within the District. Therefore, only proposed development sites within areas of search A and B (see **Figure 7.1: Areas of Search**) were taken forward for appraisal.

### Selecting residential and open space site options

- 9.6 An assessment has been undertaken by Cherwell Council to identify recently promoted sites. This includes sites in areas A and B promoted in response to the Options Paper consultation in November 2016. Sites that were under 2 hectares in size were discounted from further consideration in the SA. Sites in Areas A and B promoted for employment as well as housing meeting this criteria are assessed in the SA. Suitable non-strategic sites for all potential uses will be considered for Local Plan Part 2 and assessed through the SA for Local Plan Part 2.
- 9.7 42 potential development sites 2 hectares and over in size and located within areas of search A and B were assessed in the SA as residential site options.
- 9.8 The same 42 sites have been appraised as potential open space site options.

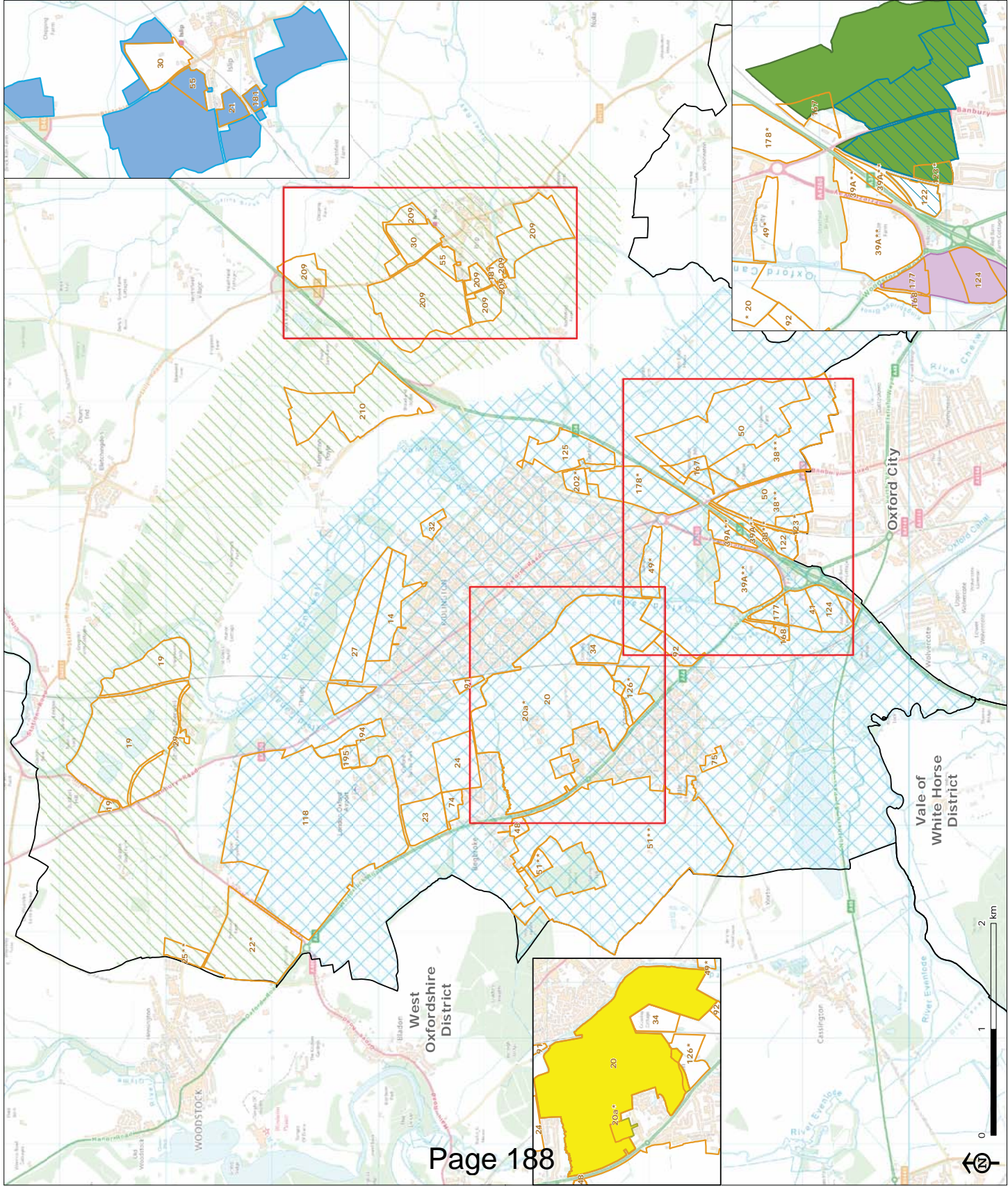
Figure 9.1

**Residential and Open Space Site Options within Areas A and B**

- Cherwell District boundary
- Other district boundaries
- Residential site options
- Site 20a
- Site 38
- Site 41
- Site 50
- Site 209
- Area of search**
- A
- B

\* Fully allocated site  
 \*\* Partially allocated site

Map Scale @ A3: 1:35,000



## Approach to appraisal

### Appraising residential site options

- 9.9 Each residential site option was appraised using the detailed assumptions outlined in **Table A2.1** in **Appendix 2**.
- 9.10 It is recognised that in some cases site promoters have specified the location of development within promoted sites and this has been considered by the Council in selecting and or allocating land use distribution on sites. However, not all site options have detailed development plans. Therefore, in order to ensure that all options have been appraised to the same level of detail in the SA, all options have been appraised at a high level based on the potential capacity of each site using each sites redline boundary and the Council's most up-to-date objectively assessed evidence base. The appraisal of sites does not assess how each site performs in terms of access to jobs in south Cherwell (areas A and B) directly as all sites have the ability to achieve this. The area of search assessment and policy assessments however provide further information.

### Appraising open space options

- 9.11 Each open space option was appraised using the detailed assumptions outlined in **Table A2.2** in **Appendix 2**.

## Summary of residential site options effects on the City of Oxford

- 9.12 This section presents the effects of the 42 residential site options within areas of search A and B on the City of Oxford. The effects are summarised in **Table 9.2**, and outlined in more detail in the appraisal matrices in **Appendix 6**.
- 9.13 The Partial Review of Cherwell District Council's Part 1 Local Plan is intended to accommodate some of Oxford's unmet housing need. Therefore, SA Objectives 1, 16 and 17 in Cherwell District Council's SA Framework were considered to be particularly important in appraising the effects of areas of search on the City of Oxford. Furthermore, SA objectives 3, 6 and 10 were considered to be of particular spatial relevance to Oxford and were therefore also used to appraise effects on the City of Oxford. The remaining SA objectives in Cherwell District's SA Framework relate to sustainability issues in Cherwell and were therefore only appraised for effects on Cherwell District.



Table 9.2: Summary of effects of residential site options on Oxford

Area of Search	Site	SA Objectives related to meeting Oxford's Needs			SA objectives with particular spatial relevance to Oxford			Number of Significant Negative Effects	Number of Significant Positive Effects
		SA1: Building Sustainable and Affordable Homes	SA16: Creating Employment Opportunities and Oxford	SA17: Creating Economic Growth	SA3: Reducing Poverty and Social Exclusion	SA6: Accessibility to Services and Facilities	SA10: Reducing Road Pollution and Congestion		
A	Site 14	++	+/-	+	0	+	+/-	0	1
	Site 20	++	+/-	+	0	++	++/-	0	3
	<b>Site 20A</b>	++	+/-	+	0	++	++/-	0	3
	Site 23	++	+/-	+	0	++	++/-	0	3
	Site 24	++	+/-	+	0	+	+/-	0	1
	Site 27	++	+/-	+	0	+	+/-	0	1
	Site 32	++	+/-	+	0	+	+/-	0	1
	Site 34	++	+/-	+	0	+	+/-	0	1
	<b>Site 38</b>	++	++	+	0	++	++/--	1	4
	<b>Site 39A</b>	++	+/-	+	0	+	++/--	1	2
	Site 41	++	++	+	0	++	++/--	1	4
	Site 48	++	+/-	+	0	++	++/-	0	3
	<b>Site 49</b>	++	+/-	+	0	++	++/--	1	3
	Site 50	++	++	+	0	++	++/--	1	4
	<b>Site 51</b>	++	--	+	0	+	+/-	1	1
	Site 74	++	+/-	+	0	++	++/-	0	3
	Site 75	++	+/-	+	0	+	+/-	0	1
	Site 91	++	+/-	+	0	+	+/-	0	1
	Site 92	++	+/-	+	0	++	++/--	1	3
	Site 118	++	--	+	0	+	+	1	1
Site 122	++	++	+	0	+	+/--	1	2	
<b>Site 123</b>	++	++	+	0	+	+/--	1	2	

Area of Search	Site	SA Objectives related to meeting Oxford's Needs			SA objectives with particular spatial relevance to Oxford			Number of Significant Negative Effects	Number of Significant Positive Effects
		SA1: Building Sustainable and Affordable Homes	SA16: Creating Employment Opportunities and Oxford	SA17: Creating Economic Growth	SA3: Reducing Poverty and Social Exclusion	SA6: Accessibility to Services and Facilities	SA10: Reducing Road Pollution and Congestion		
	Site 124	++	++	+	0	++	++/--	1	4
	Site 125	++	++	+	0	+	+/--	1	2
	<b>Site 126</b>	++	+/-	+	0	++	++/-	0	3
	Site 167	++	++	+	0	++	++/--	1	4
	Site 168	++	+/-	+	0	++	++/--	1	3
	Site 177	++	++	+	0	++	++/--	1	4
	<b>Site 178</b>	++	++	+	0	++	++/--	1	4
	Site 194	++	+/-	+	0	+	+	0	1
	Site 195	++	+/-	+	0	+	+	0	1
<b>B</b>	<b>Site 202</b>	++	++	+	0	+	+/-	1	2
	Site 19	++	--	+	0	--	--	3	1
	Site 21	++	+/-	+	0	--	--	2	1
	Site 22	++	--	+	0	+	+	1	1
	Site 25	++	--	+	0	+	+	1	1
	Site 29	++	+/-	+	0	--	--	2	1
	Site 30	++	+/-	+	0	--	--	2	1
	Site 55	++	+/-	+	0	--	--	2	1
	Site 181	++	+/-	+	0	--	--	2	1
	Site 209	++	++	+	0	+	+/-	0	2
	Site 210	++	+/-	+	0	+	++/-	0	2

### **SA Objectives related to meeting Oxford's Needs**

*SA objective 1: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home*

- 9.14 It is assumed that all of the 42 housing site options (including the eleven site options selected for allocation within the Local Plan Part Partial Review) will make provision for affordable housing (either on site or by way of financial contribution). Significant positive effects are likely for all Part 1 sites because they are all relatively large sites (able to accommodate 50+ dwellings). Therefore, each site is assumed to provide more opportunities for developing greater numbers of new and affordable homes to meet Oxford's unmet housing need.

*SA objective 16: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire*

- 9.15 The population growth associated with new residential development will increase the number of economically active people in close proximity to Oxford.
- 9.16 Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace, ensuring economic growth in Oxford.
- 9.17 Significant positive effects are identified for 12 sites. This is because these sites are within easy access of more than 20,000 Oxford jobs (i.e. by walking/cycling or public transport) and more than 75,000 Oxford jobs by road.
- 9.18 Significant negative effects are identified for five sites. This is because these sites do not have easy access to jobs within Oxford, i.e. within 45 minutes via walking/public transport and private car.
- 9.19 The remaining sites (25 of the 42 sites) scored mixed effects due to the fact that they were found to be within 45 minutes of Oxford jobs walking/public transport or by private car – not both.
- 9.20 Three of the site options selected for allocation within the Local Plan Part Partial Review score significant negative effects (sites 22, 25 and 51). Three score significant positive effects (sites 38, 123, 178 and 202). The remaining four score mixed minor positive minor negative effects (sites 20a, 39a, 49 and 126).

*SA objective 17: To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire .*

- 9.21 The increased provision of affordable housing in close proximity to Oxford will make it easier to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect for all 42 residential site options (including the eleven site options selected for allocation within the Local Plan Part Partial Review). All 42 residential site options are also expected to have short term, indirect minor positive effects on economic growth including those associated with the increased rates of construction.

### **SA objectives with particular spatial relevance to Oxford**

*SA objective 3: To reduce poverty and social exclusion*

- 9.22 New residential developments within deprived areas have a greater opportunity to reduce poverty and social exclusion though local investment in facilities and services, infrastructure and regeneration of public realm. However, none of the sites were found to be adjacent to deprived neighbourhoods in Oxford (i.e. within the bottom 30% on the indices of multiple deprivation). Therefore, all sites (including the eleven site options selected for allocation within the Local Plan Part Partial Review) were considered to have negligible effects.

*SA objective 6: To improve accessibility to all services and facilities*

- 9.23 Almost half (16 of the 41) of the sites are directly linked to sustainable transport routes that serve Oxford and are therefore likely to have significant positive effects on accessibility to services and facilities.
- 9.24 Six sites are likely to have significant negative effects due to the fact that they are not within close proximity to current sustainable transport routes in to Oxford.



- 9.25 The remaining 20 sites are likely to have minor positive effects. This is because, despite not being in close proximity to a good range of sustainable transport routes, the sites are within 500m of premium bus routes in to the City.
- 9.26 All eleven site options selected for allocation within the Local Plan Part Partial Review are considered to have positive effects against this objective. Five site options (sites 20a, 38, 49, 126 and 178) are considered to have significant positive effects and the remaining site options (sites 22, 25, 39a, 51, 123 and 202) are considered to have minor positive effects against this objective.
- SA objective 10: To reduce air pollution (including greenhouse gas emissions) and road congestion*
- 9.27 The location of sites can influence people's ability to use low carbon and sustainable transport links to access local services and facilities, including education, retail, leisure and cultural opportunities. Furthermore, sites' close proximity to existing Air Quality Management Areas (AQMA) can compound existing local air quality issues by increasing road congestion. Oxford City is an AQMA.
- 9.28 The majority (31 out of 42 sites) of sites were found to have mixed effects. Of these, 18 could have mixed significant positive and significant negative effects or mixed significant positive and minor negative effects due to their relatively good sustainable transport links but close proximity to the Oxford AQMA. Eleven sites could have significant negative or mixed significant negative and minor positive effects due to their relatively poor access to sustainable transport links to Oxford and/or their close proximity to the Oxford AQMA. Nine sites were assessed as having mixed minor positive and minor negative effects.
- 9.29 Five sites were identified as having a minor positive effect because they have moderately good access to sustainable transport links to Oxford but are not considered to adversely affect the Oxford AQMA.
- 9.30 Six of the site options selected for allocation within the Local Plan Part Partial Review score mixed significant positive/minor negative effects against this SA Objective (sites 20a, 38, 39a, 49, 126 and 178). Two of the selected site options score minor positive effects against the objective (22 and 25). Selected site option 51 scores a mixed minor positive/minor negative effect. Selected site options 123 and 202 score a mixed significant negative/minor positive effect.
- 9.31 As 4,400 represents a set figure in terms of this assessment, this may assist in limiting adverse effects.

## Summary of residential site options effects on Cherwell District

- 9.32 This section presents the effects of the 42 residential site options within areas of search A and B on Cherwell District. The effects are summarised in **Table 9.3**, and outlined in more detail in the appraisal matrices in **Appendix 6**.
- 9.33 The principal driver for the Partial Review of Cherwell District Council's Part 1 Local Plan is to accommodate some of Oxford's unmet housing need. Part 1 of Cherwell's Local Plan already makes provision for Cherwell's housing and employment needs over the Plan period. Therefore, SA objectives relating to the provision of housing and employment development (SA Objectives 1, 16 and 17) have only been appraised for effects on the City of Oxford and are not presented in this section.

Table 9.3: Summary of effects of residential site options on Cherwell District

Areas of Search	Sites	SA objectives with particular spatial relevance to Oxford (Cherwell effects recorded here)				Other Social and Economic SA objectives (scores only relate to Cherwell District)				Environmental SA objectives (scores only relate to Cherwell District)							Number of Significant Negative Effects	Number of Significant Positive Effects
		SA3: Reducing Poverty and Social Exclusion	SA6: Accessibility to Services	SA10: Reducing Road Pollution and Congestion	SA2: Improving Health and Well Being	SA4: To reduce crime and disorder and the fear of crime.	SA5: To create and sustain vibrant communities	SA7: Conserving and Enhancing Biodiversity	SA8: Protecting and Enhancing the Landscape	SA9: Protecting and Enhancing the Historic Environment	SA11: Improving Water Quality	SA12: Reducing Flood Risk	SA13: Efficient Use of Land	SA14: Sustainable Resource Consumption	SA15: Sustainable Waste Management			
A	Site 14	0	++	+/-	++	0	-	-?	-?	0	-	-?	-	-	-	1	2	
	Site 20	0	++	++/-	++	0	-	0?	-?	0	-	--	-	-	-	1	3	
	Site 20A	0	++	++/-	++	0	-	-?	-?	0	-	--	-	-	-	1	3	
	Site 23	0	++	++/-	+	0	-	0?	--?	0	-	--?	-	-	-	2	2	
	Site 24	0	++	+/-	+	0	-	0?	-?	0	-	--	-	-	-	1	1	
	Site 27	0	++	+/-	+	0	-	-?	--?	0	-	--?	-	-	-	2	1	
	Site 32	0	++	+/-	+	0	-	-?	-?	0	-	--?	-	-	-	1	1	
	Site 34	0	++	+/-	+	0	-	-?	--?	0	-	--	-	-	-	2	1	
	Site 38	0	++	++/--	+	0	-	-?	-?	0	-	--?	-	-	-	3	2	
	Site 39A	0	++	++/--	+	0	-	-?	--?	0	-	--?	-	-	-	3	2	
	Site 41	0	+	++/--	+	0	-	-?	--?	0	-	--?	-	-	-	3	1	
	Site 48	0	++	++/-	+	0	-	0?	-?	0	-	--?	-	-	-	1	2	
	Site 49	0	++	++/--	++	0	-	-?	-?	0	-	--?	-	-	-	2	3	
	Site 50	0	++	++/--	+	0	-	-?	--?	0	-	--?	-	-	-	3	2	
Site 51	0	++	+/-	++	0	-	-?	--?	0	-	--?	-	-	-	3	2		

Areas of Search	Sites	SA objectives with particular spatial relevance to Oxford (Cherwell effects recorded here)				Other Social and Economic SA objectives (scores only relate to Cherwell District)				Environmental SA objectives (scores only relate to Cherwell District)								Number of Significant Negative Effects	Number of Significant Positive Effects
		SA3: Reducing Poverty and Social Exclusion	SA6: Accessibility to Services	SA10: Reducing Road Pollution and Congestion	SA2: Improving Health and Well Being	SA4: To reduce crime and disorder and the fear of crime.	SA5: To create and sustain vibrant communities	SA7: Conserving and Enhancing Biodiversity	SA8: Protecting and Enhancing the Landscape	SA9: Protecting and Enhancing the Historic Environment	SA11: Improving Water Quality	SA12: Reducing Flood Risk	SA13: Efficient Use of Land	SA14: Sustainable Resource Consumption	SA15: Sustainable Waste Management				
	Site 74	0	++	++/-	+	0	-	0?	-?	0	-	0	-	-	-	-	-	1	2
	Site 75	0	++	+/-	+	0	-	-?	-?	0	-	-	-	-	-	-	-	0	1
	Site 91	0	++	+/-	++	0	-	-?	-?	0	-	-	-	-	-	-	-	2	2
	Site 92	0	++	++/--	+	0	-	-?	-?	0	-	-	-	-	-	-	-	2	2
	Site 118	0	++	+	+	0	-	0?	-?	0	-	-	-	-	-	-	-	2	1
	Site 122	0	+	+/--	+	0	-	-?	-?	0	-	-	0	-	-	-	0	2	0
	<b>Site 123</b>	0	++	+/--	+	0	-	-?	0?	0	-	-	0	-	-	0	0	2	1
	Site 124	0	+	++/--	+	0	-	-?	-?	0	-	-	-	-	-	-	-	3	1
	Site 125	0	++	+/--	++	0	-	-?	-?	0	-	-	-	-	-	-	-	2	2
	<b>Site 126</b>	0	++	++/-	++	0	-	-?	-?	0	-	-	0	-	-	-	-	2	3
	Site 167	0	++	++/--	+	0	-	0?	-?	0	-	-	-	-	-	-	-	2	2
	Site 168	0	+	++/--	+	0	-	-?	-?	0	-	-	-	-	-	-	-	2	1
	Site 177	0	+	++/--	+	0	-	-?	-?	0	-	-	-	-	-	-	-	3	1
	<b>Site 178</b>	0	++	++/--	++	0	-	-?	-?	0	-	-	-	-	-	-	-	1	3
	Site 194	0	++	+	+	0	-	0?	-?	0	-	-	-	-	-	-	-	2	1
	Site 195	0	++	+	+	0	-	0?	-?	0	0	0	0	0	0	0	0	1	1



Areas of Search	Sites	SA objectives with particular spatial relevance to Oxford (Cherwell effects recorded here)				Other Social and Economic SA objectives (scores only relate to Cherwell District)			Environmental SA objectives (scores only relate to Cherwell District)								Number of Significant Negative Effects	Number of Significant Positive Effects	
		SA3: Reducing Poverty and Social Exclusion	SA6: Accessibility to Services	SA10: Reducing Road Pollution and Congestion	SA2: Improving Health and Well Being	SA4: To reduce crime and disorder and the fear of crime.	SA5: To create and sustain vibrant communities	SA7: Conserving and Enhancing Biodiversity	SA8: Protecting and Enhancing the Landscape	SA9: Protecting and Enhancing the Historic Environment	SA11: Improving Water Quality	SA12: Reducing Flood Risk	SA13: Efficient Use of Land	SA14: Sustainable Resource Consumption	SA15: Sustainable Waste Management				
B	Site 202	0	++	+/-	++	0	-	-?	0?	-?	0	-	-	-	-	-	-	1	2
	Site 19	0	--	--	+	0	-	--?	--?	-?	0	-	-	-	+	-	+	4	0
	Site 21	0	-	--	++	0	-	-?	-?	-?	0	-	-	-	-	-	-	2	1
	Site 22	0	++	+	+	0	-	-?	-?	--?	0	-	-	-	-	0	-	2	1
	Site 25	0	++	+	+	0	-	--?	--?	0?	0	-	-	-	-	0	-	2	1
	Site 29	0	--	--	+	0	-	-?	--?	-?	0	-	-	-	+	-	+	3	0
	Site 30	0	-	--	++	0	-	-?	-?	-?	0	-	-	++/--	-	-	-	2	2
	Site 55	0	-	--	++	0	-	-?	-?	-?	0	-	-	-	-	0	-	2	1
	Site 181	0	-	--	++	0	-	-?	--?	-?	0	-	-	-	-	-	-	3	1
	Site 209	0	-	+/-	++	0	-	--?	--?	-?	0	-	-	-	-	-	-	3	1
	Site 210	0	-	++/-	+	0	-	--?	--?	-?	0	-	--?	-	-	-	-	4	1

## **SA objectives with particular spatial relevance to Oxford**

### *SA objective 3: To reduce poverty and social exclusion*

- 9.34 New residential developments within deprived areas have a greater opportunity to reduce poverty and social exclusion through local investment in facilities and services, infrastructure and regeneration of public realm. However, none of the site options were found to be adjacent to a deprived neighbourhood within Cherwell (i.e. within the bottom 30% on the indices of multiple deprivation). Therefore, all sites (including the eleven site options selected for allocation within the Local Plan Part Partial Review) were considered to have negligible effects.

### *SA objective 6: To improve accessibility to all services and facilities*

- 9.35 Two thirds of the site options (29 out of 42) are expected to have significant positive effects as they were found to be directly linked to sustainable transport routes that serve Cherwell or in close proximity to settlements which have a good range of existing services and facilities.
- 9.36 Two site options are expected to have significant negative effects as they were found to be removed from existing sustainable transport routes and local centres that serve Cherwell.
- 9.37 Five site options are expected to have minor positive effects due to their relatively close proximity to local centres in Cherwell and sustainable transport routes that serve Cherwell.
- 9.38 Six site options are expected to have minor negative effects as they were found to have relatively poor sustainable transport links and access to existing local centres.
- 9.39 All eleven site options selected for allocation within the Local Plan Part Partial Review are considered to have significant positive effects against this objective.

### *SA objective 10: To reduce air pollution (including greenhouse gas emissions) and road congestion*

- 9.40 The location of residential sites can influence people's ability to use low carbon and sustainable transport links to access local services and facilities, including education, retail, leisure and cultural opportunities. Furthermore, sites' close proximity to existing Air Quality Management Areas (AQMAs) can compound existing local air quality issues by increasing road congestion. There are currently three AQMAs with another recommended AQMA within Cherwell, where existing air quality issues would be exacerbated as a result of new development.
- 9.41 The majority (31 out of 42 sites) of residential site options were found to have mixed effects. Of these, 17 could have mixed significant positive and significant negative effects or mixed significant positive and minor negative effects due to their relatively good sustainable transport links but close proximity to Cherwell's AQMAs.
- 9.42 Eleven sites could have significant negative or mixed significant negative and minor positive effects due to their relatively poor access to sustainable transport links and/or their close proximity to Cherwell's AQMAs. Nine sites were assessed as having mixed effects with minor positive and minor negative effects.
- 9.43 Five sites were identified as having a minor positive effect because they have moderately good access to sustainable transport links but are not considered to adversely affect Cherwell's AQMAs.
- 9.44 Four of the site options selected for allocation within the Local Plan Part Partial Review score mixed significant positive/significant negative effects against this SA Objective (sites 38, 39a, 49 and 178). Two of the selected site options score minor positive effects against the objective (22 and 25). Selected site option 51 scores a mixed minor positive/minor negative effect. Selected site options 123 and 202 score a mixed significant negative/minor positive effect. Selected site options 20a and 126 score mixed significant positive/minor negative effects.
- 9.45 As 4,400 represents a set figure in terms of this assessment, this may assist in limiting adverse effects.

## **Other social and economic SA objectives only considered to relate to Cherwell District**

### *SA objective 2: To improve the health and wellbeing of the population and reduce inequalities in health*

- 9.46 Positive effects are expected for housing sites that are within walking distance (800m) of healthcare facilities (i.e. GP surgeries or hospitals), open spaces and footpaths and cycle routes as these will help ensure that residents have good access to healthcare facilities and may encourage them to make more

journeys on foot or by bicycle and to be active outdoors in open spaces, thus promoting physical activity and healthy lifestyles.

- 9.47 Significant positive effects are expected for 15 of the residential site options. This is because they are within 800m of a healthcare facility, an area of open space or sports facility and at least one Public Right of Way or cycle path.
- 9.48 For the remaining 27 residential sites, minor positive effects are likely as they are located within 800m of either a healthcare facility, an area of open space, sports facility or Public Right of Way or cycle path.
- 9.49 Six of the selected site options (20a, 49, 51, 126, 178 and 202) score significant positive effects against this SA objective. The remaining five selected site options (38, 39a, 22, 25 and 123) score minor positive effects.

*SA objective 4: To reduce crime and disorder and the fear of crime*

- 9.50 The effects of new residential developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of all 42 potential residential sites (including the eleven site options selected for allocation within the Local Plan Part Partial Review) on this SA objective will be negligible.

*SA objective 5: To create and sustain vibrant communities*

- 9.51 The location of housing sites will not directly affect residents' satisfaction with neighbourhoods or provision, protection and enhancement of cultural activities, as these would be more influenced by development management policies. Therefore, negligible effects are generally expected.
- 9.52 However, all 42 potential residential sites (including the eleven site options selected for allocation within the Local Plan Part Partial Review) are either within close proximity to sensitive receptors (e.g. existing houses, schools, hospitals) and/or are directly adjacent to significant infrastructure (e.g. 'A' road, motorway or railway line) or industrial areas. These sites are therefore likely to have minor negative effects associated with short term adverse effects on the amenity of existing communities during the construction phase (as a result of increased noise and light pollution). Residential sites adjacent to 'A' roads, motorways or railway lines or industrial areas are likely to result in long term adverse effects from noise and air pollution on new communities.

**Environmental SA objectives only considered to relate to Cherwell District**

*SA objective 7: To conserve and enhance and create resources for biodiversity*

- 9.53 New residential developments in close proximity to biodiversity or geodiversity assets have the potential to adversely affect them through habitat damage/loss, fragmentation, disturbance to species, air pollution or increased recreation pressure.
- 9.54 Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment (2017) contains an ecology assessment of each site option within areas of search A and B.
- 9.55 Three of the 42 site options are likely to result in a significant negative effect as these sites are rated as either having high or high to medium sensitivity, due to their close proximity to international or national habitats or species, or may contain or be in close proximity to a habitat type listed in Annex I of the Habitats Directive.
- 9.56 Over three quarters of the site options (30 of the 42 sites) are expected to have a minor negative effect as they are judged as having medium or medium to low ecological sensitivity. These site options either contain or lie within close proximity to a regional or county significant population/a number of any nationally important species or semi-natural ancient woodland greater than 0.25ha in area.
- 9.57 The remaining nine site options are considered to have a negligible effect due to the fact that these sites were assessed as having low ecological sensitivity. This low ecological sensitivity is attributed to the lack of habitats or species within the immediate vicinity of these sites, or site options containing or being in close proximity to a regularly occurring, locally significant species.



- 9.58 While proximity to designated sites provides an indication of the potential for an adverse effect, there is uncertainty over the actual impact that development will create, as appropriate mitigation may avoid adverse effects and may even result in beneficial effects associated with measures promoting habitat connectivity and enhancement. Furthermore, at this strategic level of assessment, it is difficult to accurately determine the potential impacts of development and increases in population on biodiversity and geodiversity assets (designated or undesignated). More accurate assessments will be needed once more detailed development proposals are defined as part of any planning applications.
- 9.59 Ten of the selected site option score uncertain minor negative effects against this objective. The only exception was selected site option site 39a which was scores a negligible effect.
- 9.60 As 4,400 represents a set figure in terms of this assessment, this may assist in limiting adverse effects.

*SA objective 8: To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside*

- 9.61 Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment (2017) contains an assessment of each site option's landscape capacity to accommodate residential development. This judgement draws on both the sensitivity and value of the landscape within each site and the surrounding area.
- 9.62 Of the 42 site options, 22 have been assessed as having low or medium-low capacity and are therefore expected to have a significant negative effect against this objective. Sites with low capacity are not considered able to accommodate new development without adverse impacts to the landscape. Sites with medium to low capacity are may have some limited capacity but careful consideration would need to be given to the type and scale of development.
- 9.63 Minor negative effects are expected for 18 site options due to the fact that these options are expected to have medium or medium to high capacity for development as long as consideration is given to the surrounding landscape.
- 9.64 Two site options (sites 202 and 123) are likely to have a negligible effect as the sites lie adjacent to an existing residential area where new development would appear as an extension to the existing urban edge.
- 9.65 Six of the selected site options (20a, 38, 49, 178, 22 and 25) score uncertain minor negative effects against this objective. Three of the selected site options (39a, 51 and 126) score uncertain significant negative effects against this objective. The remaining two selected sites (sites 123 and 202) score an uncertain negligible effect against this objective.
- 9.66 All effects are uncertain until the detailed design, scale and layout of each development site are known.
- 9.67 As 4,400 represents a set figure in terms of this assessment, this may assist in limiting adverse effects.

*SA objective 9: To protect, enhance and make accessible for enjoyment, the historic environment*

- 9.68 Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment (2017) contains an Archaeology and Heritage chapter that provides a judgement in relation the cultural sensitivity of each site option. The judgment takes into consideration the potential archaeological resource, built heritage and historic landscape. In addition, Cherwell District Council's Green Belt Study (2017) includes a site-based assessment against the five NPPF purposes of Green Belt. In this study, the land within each site has been assessed to determine its role in preserving the setting and special character of the historic town of Oxford (Purpose 4).
- 9.69 Significant negative effects are likely for four of the 42 site options. This is due to the fact that three of these sites are considered to have high or high to medium sensitivity. Such sites either contain or are in close proximity to designated cultural assets that have international sensitivities, are extremely well preserved or are of exceptional quality, or are located within extremely well preserved historic landscapes with exceptional coherence, integrity, time-depth, or other critical factors. Site 51 scores a significant negative effect due to its prominent location and contribution to the setting and special character of the historic city of Oxford.

- 9.70 Nearly half (19 of 42) of the site options are considered to have medium or medium to low sensitivity and are expected to have minor negative effects on the historic environment. This is due to the fact that they may influence a specific designated or non-designated cultural asset that has reasonable quality, interest or importance. In addition, a further 13 of the 41 sites are considered to have a minor negative effect due to the contribution the land within the site makes to the setting of the historic city of Oxford.
- 9.71 The remaining sites options (5 of the 42) are judged as having low sensitivity due to the limited presence of cultural heritage assets of value within their immediate vicinity and they are considered to be located in landscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest. Furthermore, these 5 sites are not considered to be within the setting of the historic city of Oxford. Therefore, these sites were recorded as having a negligible effect against this objective.
- 9.72 Six of the selected site options (sites 20a, 39, 49, 123, 178 and 202) score uncertain minor negative effects against this objective. Three of the selected site options (38, 51 and 22) score uncertain significant negative effects against this objective. The remaining two selected site options (126 and 25) score uncertain negligible effects against this objective.
- 9.73 All effects are uncertain as the potential and significance of negative and positive effects on cultural heritage assets will depend on the exact scale, design and layout of new development.
- 9.74 As 4,400 represents a set figure in terms of this assessment, this may assist in limiting adverse effects.

*SA objective 11: To maintain and improve the water quality of rivers and to achieve sustainable water resources management*

- 9.75 The location of residential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each site. Therefore, all 42 potential residential site (including the eleven site options selected for allocation within the Local Plan Part Partial Review) options are considered to have negligible effects.

*SA objective 12: To reduce the risk of flooding and resulting in detriment to public well-being, the economy and the environment*

- 9.76 With the exception of three site options, the majority of residential site options (39 of the 42 sites) are either entirely or mainly on greenfield land outside of flood zones 3. Therefore, these sites are expected to have minor negative effects due to the potential increase in impermeable surfaces that could increase overall flood risk in the District.
- 9.77 Site 125 lies only on land within flood zone 3. Over 75% of Site 210 lies on land within flood zone 3. Therefore both of these sites are likely to have significant negative effects on this objective. Site 195 is located on brownfield land outside of flood zone 3 and is therefore likely to have negligible effect on this objective.
- 9.78 All eleven of the selected site options score minor negative effects against this objective.
- 9.79 As 4,400 represents a set figure in terms of this assessment, this may assist in limiting adverse effects.

*SA objective 13: To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance*

- 9.80 Residential sites located on high quality agricultural land would result in the loss of such land. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.
- 9.81 The majority of the site options (32 of the 42 sites) have the potential to generate significant negative effects. This because the majority of sites sit on some of the District's best and most versatile agricultural land. Sites 20, 24 and 34 are on Grade 2 Agricultural Land. 29 sites are on Grade 3 Agricultural Land. These effects are uncertain because it is unknown whether this agricultural land is Grade 3a or 3b. Seven sites have the potential to have only minor negative effects because they are largely located on Grade 4 Agricultural Land, which is less favourable than Grades 1-3.

- 9.82 Three sites have the potential for minor positive effects as they are located on brownfield land. One site (Site 30) is considered to have a significant positive effect on this objective due to the fact that the site is currently a disused oil storage facility. The redevelopment of previously developed land is considered to be a more efficient use of land, although this is uncertain depending on the quality of the land and the layout of the proposed development.
- 9.83 Seven of the selected site options (38, 39a, 49, 51, 126, 22 and 25) score uncertain significant negative effect against this objective. Two of the selected site options (178 and 202) score minor negative effects, and the remaining selected site (site 20a) scored a significant negative effect against this objective.

*SA objective 14: To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products*

- 9.84 As with the majority of developments, residential sites require minerals for construction. To promote the efficient use of primary minerals, Mineral Consultation Areas have been designated by Oxfordshire County Council (the Minerals Planning Authority) in order to prevent mineral sterilisation.
- 9.85 The majority of site options (36) are located within Mineral Consultation Areas which could result in the loss of safeguarded minerals resource (unless prior extraction occurs before the residential development takes place) and therefore have minor negative effects.
- 9.86 Negligible effects are likely for the remaining six residential site options which are not located on Mineral Consultation Areas.
- 9.87 Eight of the selected site options score minor negative effect against this objective. The three exceptions are selected sites 22, 25 and 123, both of which are record negligible effects against this objective.

*SA objective 15: To reduce waste generation and disposal, and achieve the sustainable management of waste*

- 9.88 All residential sites are likely to generate waste, however those located on brownfield land may have opportunities to re-use existing building materials.
- 9.89 The majority of site options (39 sites) have the potential to generate minor negative effects because they are located on greenfield land where there is likely to be fewer opportunities to re-use existing buildings and materials.
- 9.90 The remaining three sites have the potential to generate minor positive effects because they are located on brownfield land where there are more opportunities to re-use existing buildings and materials, although this is uncertain because it depends on the previous use of the site.
- 9.91 All eleven of the selected site options score minor negative effects against this objective.

## Summary of open space options effects

- 9.92 This section presents the effects of the 42 open space options within areas of search A and B.
- 9.93 The effects are summarised in **Table 9.4**. There are no detailed SA matrices for the open space options, as only eight of the SA objectives are likely to be affected by the development of land for open space, and the potential effects are generally very similar irrespective of the location of the potential open space site.



Table 9.4: Summary of open space options effects

Area of Search	Sites	SA1: Building Sustainable and Affordable Homes	SA2: Improving Health and Social Inequality	SA3: Reducing Poverty and Social Exclusion	SA4: Reducing Crime	SA5: Creating Vibrant Communities	SA6: Accessibility to Services and Facilities	SA7: Conserving and Enhancing Biodiversity	SA8: Protecting and Enhancing the Landscape	SA9: Protecting and Enhancing the Historic Environment	SA10: Reducing Road Pollution and Congestion	SA11: Improving Water Quality	SA12: Reducing Flooding Risk	SA13: Efficient Use of Land	SA14: Sustainable Resource Consumption	SA15: Sustainable Waste Management	SA16: Creating Employment Opportunities	SA17: Creating Economic Growth	Number of Significant Negative Effects	Number of Significant Positive Effects
A	Site 14	0	0	0	0	+	+	++	--?	++?	0	0	+	+	-	0	0	0	1	1
	Site 20	0	0	0	0	+	+	++	-?	++?	0	0	+	++	-	0	0	0	0	3
	Site 20a	0	0	0	0	+	+	++	-?	++?	0	0	+	++	-	0	0	0	0	3
	Site 23	0	0	0	0	+	+	++	-?	0	0	0	0	+	-	0	0	0	0	1
	Site 24	0	0	0	0	+	+	++	-?	0	0	0	0	++	-	0	0	0	0	2
	Site 27	0	0	0	0	+	+	++	--?	++?	0	0	+	+	-	0	0	0	1	2
	Site 32	0	0	0	0	+	+	++	--?	++?	0	0	++	+	-	0	0	0	1	3
	Site 34	0	0	0	0	+	+	++	--?	++?	+	0	0	++	-	0	0	0	1	2
	Site 38	0	0	0	0	+	+	++	--?	++?	+	0	0	+	-	0	0	0	1	1
	Site 39A	0	0	0	0	+	+	++	-?	++?	0	0	++	+	-	0	0	0	0	3
	Site 41	0	0	0	0	+	+	++	--?	++?	0	0	+	+	-	0	0	0	1	2
	Site 48	0	0	0	0	+	+	+	0?	++?	+	0	0	0	-	0	0	0	0	0

Area of Search	Sites	SA1: Building Sustainable and Affordable Homes	SA2: Improving Health and Social Inequality	SA3: Reducing Poverty and Social Exclusion	SA4: Reducing Crime	SA5: Creating Vibrant Communities	SA6: Accessibility to Services and Facilities	SA7: Conserving and Enhancing Biodiversity	SA8: Protecting and Enhancing the Landscape	SA9: Protecting and Enhancing the Historic Environment	SA10: Reducing Road Pollution and Congestion	SA11: Improving Water Quality	SA12: Reducing Flooding Risk	SA13: Efficient Use of Land	SA14: Sustainable Resource Consumption	SA15: Sustainable Waste Management	SA16: Creating Employment Opportunities	SA17: Creating Economic Growth	Number of Significant Negative Effects	Number of Significant Positive Effects
	<b>Site 49</b>	0	0	0	0	+	+	++	0?	++	0	0	++	0	-	0	0	0	0	3
	Site 50	0	0	0	0	+	++	++?	-?	++?	0	0	+	+	-	0	0	0	0	2
	<b>Site 51</b>	0	0	0	0	+	++	++	--?	+	0	0	+	+	-	0	0	0	1	1
	Site 74	0	0	0	0	+	++	++	-?	+	0	0	+	+	-	0	0	0	0	1
	Site 75	0	0	0	0	+	+	+	-?	+	0	0	0	0	-	0	0	0	0	0
	Site 91	0	0	0	0	+	+	+	--?	+	0	0	+	+	-	0	0	0	1	0
	Site 92	0	0	0	0	+	++	++	--?	+	0	0	++	0	-	0	0	0	1	2
	Site 118	0	0	0	0	+	++	++	--?	+	0	0	0	+	-	0	0	0	1	1
	Site 122	0	0	0	0	+	++	++	-?	+	0	0	+	+	0	0	0	0	0	1
	<b>Site 123</b>	0	0	0	0	+	++	++	-?	0	0	0	+	+	0	0	0	0	0	1
	Site 124	0	0	0	0	+	++	++	--?	+	0	0	+	+	-	0	0	0	1	1
	Site 125	0	0	0	0	+	++	++	-?	+	0	0	+	0	-	0	0	0	0	1
	<b>Site 126</b>	0	0	0	0	+	++	++	-?	+	0	0	0	+	-	0	0	0	0	1

Area of Search	Sites	SA1: Building Sustainable and Affordable Homes	SA2: Improving Health and Social Inequality	SA3: Reducing Poverty and Social Exclusion	SA4: Reducing Crime	SA5: Creating Vibrant Communities	SA6: Accessibility to Services and Facilities	SA7: Conserving and Enhancing Biodiversity	SA8: Protecting and Enhancing the Landscape	SA9: Protecting and Enhancing the Historic Environment	SA10: Reducing Road Pollution and Congestion	SA11: Improving Water Quality	SA12: Reducing Flooding Risk	SA13: Efficient Use of Land	SA14: Sustainable Resource Consumption	SA15: Sustainable Waste Management	SA16: Creating Employment Opportunities	SA17: Creating Economic Growth	Number of Significant Negative Effects	Number of Significant Positive Effects
B	Site 167	0	0	0	0	+	+	++	-?	0	0	0	+	0	-	0	0	0	0	1
	Site 168	0	0	0	0	+	+	++	--?	?	0	0	++	0	-	0	0	0	1	2
	Site 177	0	0	0	0	+	+	++	-?	?	0	0	++	+	-	0	0	0	0	2
	Site 178	0	0	0	0	+	+	++	-?	0	0	0	0	0	-	0	0	0	0	1
	Site 194	0	0	0	0	+	+	++	--?	?	0	0	+	+	-	0	0	0	1	1
	Site 195	0	0	0	0	+	+	++	--?	0	0	0	+	+	-	0	0	0	1	1
	Site 202	0	0	0	0	+	+	++	-?	?	0	0	++	0	-	0	0	0	0	2
	Site 19	0	0	0	0	+	+	++	--?	?	?	0	+	+	-	0	0	0	1	1
	Site 21	0	0	0	0	+	+	++	-?	?	?	0	+	+	-	0	0	0	0	1
	Site 22	0	0	0	0	+	+	++	-?	++?	++?	0	0	0	0	0	0	0	0	2
	Site 25	0	0	0	0	+	+	++	--?	0	0	0	+	+	0	0	0	0	1	1
	Site 29	0	0	0	0	+	+	+	--?	?	?	0	+	+	-	0	0	0	1	0
	Site 30	0	0	0	0	+	+	++	-?	?	?	0	0	0	-	0	0	0	0	1



Area of Search	Sites	SA1: Building Sustainable and Affordable Homes	SA2: Improving Health and Social Inequality	SA3: Reducing Poverty and Social Exclusion	SA4: Reducing Crime	SA5: Creating Vibrant Communities	SA6: Accessibility to Services and Facilities	SA7: Conserving and Enhancing Biodiversity	SA8: Protecting and Enhancing the Landscape	SA9: Protecting and Enhancing the Historic Environment	SA10: Reducing Road Pollution and Congestion	SA11: Improving Water Quality	SA12: Reducing Flooding Risk	SA13: Efficient Use of Land	SA14: Sustainable Resource Consumption	SA15: Sustainable Waste Management	SA16: Creating Employment Opportunities	SA17: Creating Economic Growth	Number of Significant Negative Effects	Number of Significant Positive Effects
	Site 55	0	0	0	0	+	+	++	-?	+	0	0	+	+	0	0	0	0	0	1
	Site 181	0	0	0	0	+	+	+	-?	+++	0	0	0	+	-	0	0	0	0	1
	Site 209	0	0	0	0	+	+	++	--?	+++	0	0	++	+	-	0	0	0	1	3
	Site 210	0	0	0	0	+	+	++	-?	+	0	0	++	+	-	0	0	0	0	2

9.94 Due to the nature of open space options (which are unlikely to include much development, if any), negligible effects are expected for the following SA objectives:

- SA objective 1 - Building Sustainable and Affordable Homes
- SA objective 2 - Improving Health and Social Inequality<sup>120</sup>
- SA objective 3 – Reducing Poverty and Social Exclusion
- SA objective 4 – Reducing Crime
- SA objective 10 – Reducing Road Congestion
- SA objective 11 – Improving Water Quality
- SA objective 15 – Sustainable Waste Management
- SA objective 16 – Creating Employment Opportunities; and
- SA objective 17 – Creating Economic Growth

9.95 **Table 9.4** shows that 18 of the Open Space sites have the potential to generate significant negative effects on the landscape. Over 90% of the sites are likely to have at least one significant positive effect. The significant positive effects are generally all in relation to environmental SA objectives (biodiversity, historic environment, flood risk and efficient use of land).

9.96 Notable effects have been identified for SA objectives 5, 6, 7, 8, 9, 12, 13 and 14. These effects are summarised below.

#### **SA objective 5: To create and sustain vibrant communities**

9.97 All Open Space site options (including the eleven site options selected for allocation within the Local Plan Part Partial Review) are likely to have a minor positive effect on this objective. This is due to the fact that open spaces improve local amenity and the public realm.

#### **SA objective 6: To improve accessibility to all services and facilities**

9.98 The majority of the Open Space site options (37 sites) are likely to have a minor positive effect on this SA objective. This is due to the fact that these sites are within 800m of Cherwell's settlements, i.e. the communities who will benefit from such open spaces.

9.99 Minor negative effects are likely for the remaining five Open Space site options. This is because these sites are located more than 800m from Cherwell's settlements.

9.100 Eight of the selected site option score minor positive effects against this objective. The remaining three selected site options (22, 25 and 123) score minor negative effects against this objective.

#### **SA objective 7: To conserve and enhance and create resources for biodiversity**

9.101 All Open Space site options are expected to generate positive effects on this objective. This is because new open spaces are likely to include new habitats promoting habitat connectivity and biodiversity. The extent of positive effects may vary depending on the type of provision.

9.102 Significant positive effects are likely for 37 Open Space site options. These sites are considered to be large (over 3ha) and therefore have more potential for creating new habitats.

9.103 The remaining five Open Space site options are considered to be small (less than 3ha) and are therefore expected to have minor positive effects.

9.104 All eleven of the selected site options score significant positive effects against this objective.

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<sup>120</sup> Note that proximity of new open spaces to residential areas, and therefore how easily people will be able to make use of sites for active outdoor recreation, is assessed under SA objective 6.

### **SA objective 8: To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside**

- 9.105 Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment (2017) contains an assessment of each site option's landscape capacity to accommodate informal and formal recreational development, which is considered to be an appropriate proxy for the types of development that may be provided on new open spaces. This judgement draws on both the sensitivity and value of the landscape within each site and the surrounding area.
- 9.106 Of the 42 site options, 18 have been assessed as having low or medium-low capacity for formal and/or informal recreational development and therefore have the potential to have significant negative effects against this objective. Sites with low capacity are not considered able to accommodate new development without adverse impacts to the landscape. Sites with medium to low capacity may have some limited capacity but careful consideration would need to be given to the type and scale of development.
- 9.107 Minor negative effects are expected for 22 site options due to the fact that these options are expected to have medium or medium to high capacity for recreational development as long as consideration is given to the surrounding landscape.
- 9.108 Two site options (sites 48 and 49) are likely to have a negligible effect due to the limited potential for formal or informal recreational development in these locations to have an adverse effect on the wider landscape.
- 9.109 Seven of the selected site options (20a, 39a, 123, 126, 178, 202 and 22) score uncertain minor negative effects against this objective. Three of the selected site options (38, 51 and 25) score uncertain significant negative effects. The remaining selected site option (site 49) scores an uncertain negligible effect against this objective.

### **SA objective 9: To protect, enhance and make accessible for enjoyment, the historic environment**

- 9.110 There are 11 Open Space site options that are within close proximity of designated heritage assets. These sites are expected to have uncertain significant positive effects on these assets and their settings, primarily by preventing other developments, which could have negative effects from taking place.
- 9.111 Uncertain minor positive effects are expected for the 24 Open Space site options located within 250m of one or more designated heritage assets.
- 9.112 The remaining seven Open Space site options are more than 250m from designated heritage assets and would therefore have a negligible effect.
- 9.113 Uncertainty is recorded for all effects on the setting of historic assets until such time as the detailed design and landscaping of the open spaces are known.
- 9.114 Four of the selected site options (20a, 39a, 49 and 22) score uncertain significant positive effects against this objective. Four of the selected site options (38, 51, 126 and 202) score uncertain minor positive effects. The remaining three selected site options (sites 25, 123 and 178) score negligible effects.

### **SA objective 12: To reduce the risk of flooding and resulting in detriment to public well-being, the economy and the environment**

- 9.115 Open Space sites are likely to have a positive effect by ensuring that areas with permeable surfaces are retained, reducing the risk of surface water flooding. There are ten large Open Space sites (over 3ha) within high flood risk areas (flood zones 2 and 3). These sites are likely to have significant positive effects.
- 9.116 There are 22 sites that are smaller (less than 3ha) which are located within high flood risk areas (flood zones 2 and 3) or large (over 3ha) outside of flood risk areas. These sites are likely to have minor positive effects.
- 9.117 The remaining 10 Open Space site options are small sites (less than 3ha) situated outside of high flood risk areas. These sites are likely to have negligible effects.



9.118 Five of the selected site options (20a, 25, 38, 51 and 123) score minor positive effects against this objective. Three of the selected site options (39a, 49 and 202) score significant positive effects. The remaining three site options (sites 126, 178 and 22) score negligible effects.

**SA objective 13: To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance**

9.119 Open Space sites located on the best and most versatile agricultural land in the District (Grades 1, 2 and 3) could generate positive effects by preserving the land's arable potential. However, open space is unlikely to be returned to agricultural use. While these positive effects will depend on the nature of the open space uses, three Open Space site options are located mainly or entirely on Grade 1 or 2 Agricultural Land and are therefore likely to have significant positive effects. Minor positive effects are expected for 30 site options located on land classified as Grade 3 Agricultural Land. Site 30 is considered to be an exception to this general rule. Although the site is designated as 51% Grade 3 Agricultural Land and 49% Grade 4 Agricultural Land, the land defined within the site boundary is a disused oil storage facility. Therefore, this site is recorded as likely to have a negligible effect on this objective alongside another eight site options which are not located on land designated as Grade 1, 2 or 3 agricultural land.

9.120 Six of the selected site options (22, 25, 38, 39a, 51, and 123) score minor positive effects against this objective. Three selected site options (49, 178 and 202) score negligible effects. The two remaining site options (20a and 126) score significant positive effects.

**SA objective 14: To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products**

9.121 While Open Space sites may not require minerals for construction (depending on the level of development and landscaping/hard paving that occurs within the open space, their location could inhibit the exploitation of available mineral resources in the District. Mineral Consultation Areas have been designated by Oxfordshire County Council (the Minerals Planning Authority) in order to prevent minerals sterilisation. Minor negative effects are likely for 37 Open Space site options located within Mineral Consultation Areas, although there may be opportunities for prior extraction of mineral if necessary. Negligible effects are likely for the remaining five Open Space site options located outside of Mineral Consultation Areas.

9.122 Eight of the selected site options score minor negative effects against this objective. The three exceptions are selected site options 22, 25 and 123, which score negligible effects.

# 10 Appraisal of preferred site allocations and strategic policies within Local Plan Part 1 Partial Review

## Introduction

- 10.1 This Chapter sets out the findings of the SA of the 18 policies set out within Local Plan Part 1 Partial Review Proposed Submission document. The 18 policies can broadly be categorised into two groups: strategic planning policies and site allocation policies.
- 10.2 There are ten strategic planning policies within the Local Plan Part 1 Partial Review:
- Policy PR1 – Achieving Sustainable Development for Oxford
  - Policy PR2 – Housing Mix, Tenure and Size
  - Policy PR3 – The Oxford Green Belt
  - Policy PR4a – Sustainable Transport
  - Policy PR4b – Kidlington Centre
  - Policy PR5 – Green Infrastructure
  - Policy PR11 – Infrastructure Delivery
  - Policy PR12a – Delivering Sites and Maintaining Housing Supply
  - Policy PR12b – Applications for Planning Permission for the Development of Sites Not Allocated in the Partial Review
  - Policy PR13 – Monitoring and Securing Delivery
- 10.3 There are eight site allocation policies within the Local Plan Part 1 Partial Review:
- Policy PR6a – Land East of Oxford Road
  - Policy PR6b – Land West of Oxford Road
  - Policy PR6c – Land at Frieze Farm
  - Policy PR7a – Land South East of Kidlington
  - Policy PR7b – Land at Stratfield Farm
  - Policy PR8 – Land East of the A44
  - Policy PR9 – Land West of Yarnton
  - Policy PR10 – Land South East of Woodstock
- 10.4 The location of the eight site allocations set out within the Local Plan Part 1 Partial Review to accommodate a proportion of Oxford's unmet housing need is shown in **Figure 10.1**.
- 10.5 The effects of the strategic planning policies and site allocation policies are reported separately below.

## Reasons for selecting the preferred site allocations policies

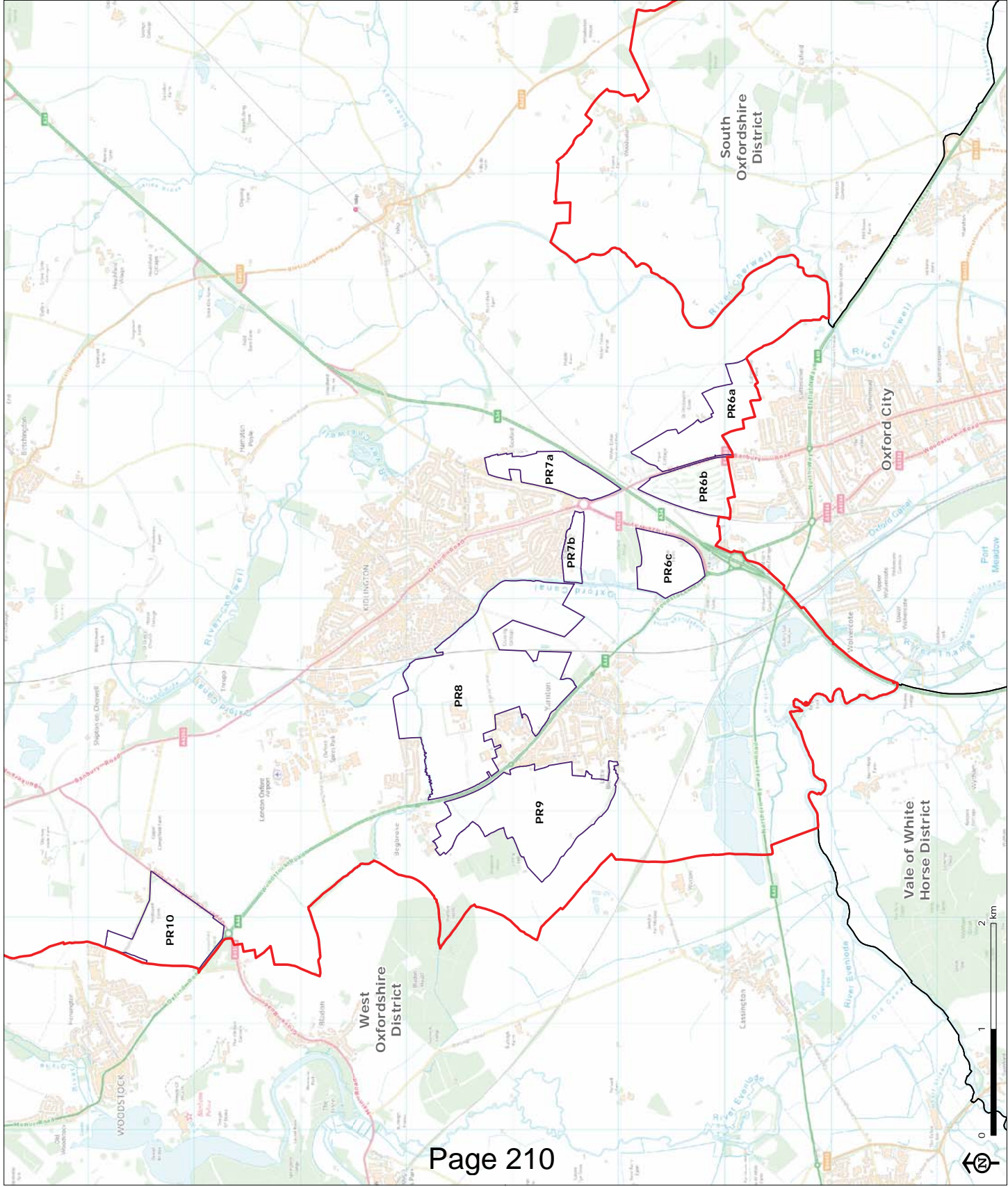
- 10.6 This section details the Council's reasoning for the selection of sites which were taken forward for policy development and further SA.

Figure 10.1

Preferred Site Allocation Policies

- Cherwell District boundary
- Other district boundaries
- Preferred site allocation policies
- PR6a: Land East of Oxford Road
- PR6b: Land West of Oxford Road
- PR6c: Land at Frieze Farm
- PR7a: Land South East of Kidlington
- PR7b: Land at Stratfield Farm
- PR8: Land East of the A44
- PR9: Land West of Yarnton
- PR10: Land South East of Woodstock

Map Scale @ A3: 1:35,000





- 10.7 All site options in Areas of Search A and B have been assessed in the SA. In determining which sites should be taken forward, the Council has considered the results of the SA, other Local Plan evidence and the results of consultation and engagement. The Council has concluded that the sites illustrated in **Figure 10.1** would be suitable and would provide the best way of meeting the Plan's vision and objectives and achieving sustainable development.
- 10.8 The Council's key reasons for selecting sites are set out below. The key reasons for not taking forward other sites are also summarised. The Council has advised that it has noted that the SA has shown that all sites within Areas of Search A and B have some positive and/or significant positive effects.
- 10.9 In considering the suitability of sites, the Council has taken account of the need to meet the Plan's objectives and to achieve its vision.
- 10.10 The vision seeks to:
- support Oxford's world class economy, its universities and employment base;
  - ensure that people have convenient, affordable and sustainable travel opportunities to the city's places of work, study and recreation and to its services and facilities;
  - deliver development that is well connected to Oxford; and,
  - provide for a range of household types and incomes reflecting Oxford's diverse needs.
- 10.11 In doing so it seeks to:
- create balanced and sustainable communities;
  - provide for exemplar design which responds distinctively and sensitively to the local built, historic and environmental context;
  - ensure development is supported by necessary infrastructure;
  - contribute to improving health and well-being; and,
  - conserve and enhance the natural environment.
- 10.12 The objectives relate to:
- partnership working to meet needs and required infrastructure by 2031 (objective SO16);
  - providing development so it supports the projected economic growth which underpins the housing needs and local Oxford and Cherwell economies (objective SO17);
  - substantively providing affordable access to new homes for those requiring affordable housing, new entrants to the housing market, key workers and those requiring access to Oxford's key employment areas, and providing well designed development that responds to the local context (objective SO18); and,
  - providing development so that it complements the County Council's Local Transport Plan (including the Oxford Transport Strategy) and facilitates demonstrable and deliverable improvements to the availability of sustainable transport for access to Oxford (objective SO19).
- 10.13 Oxford's importance as a key economic driver directly influences the rest of Oxfordshire; particularly where, as in Cherwell's case, there are significant, shared economic interests at the interface between the city and the district or along main transportation corridors. This includes the University of Oxford's Begbroke Science Park, London-Oxford Airport, the commercial area at Langford Lane, Kidlington and the allocated Northern Gateway site within Oxford.
- 10.14 The Council advises that it is seeking to benefit from and to help deliver the County Council's rapid transit (Local Transport Plan) proposals, to take advantage of the new Oxford Parkway Railway Station, to complement the proposal for a new Oxford Park and Ride facility off the Woodstock / Bladon / A44 roundabout, to capitalise on the provision of improved cycle routes into Oxford and help deliver a significant increase in the proportion of people accessing Oxford by alternative modes of transport to the private car.
- 10.15 Specific issues from its evidence studies including on transport, landscape, Green Belt, ecology (including the Oxford Meadows Special Area of Conservation), flooding and land availability have been considered. The Council considers the need for sites to be deliverable and viable to be of high importance in view of the need to maintain a five year supply of sites and ensure that the required

homes are delivered by 2031. The relationship between individual sites and the potential to revise the boundaries of sites has been taken into account.

- 10.16 The Council also advises that it has taken into account the potential impact of specific sites on the strategy of the adopted Local Plan and the guidance contained within the adopted Kidlington Framework Masterplan Supplementary Planning Document (SPD) which supports the adopted Local Plan has also been relevant. It has considered other strategies and plans of relevance including the Local Transport Plan, the Oxfordshire Strategic Economic Plan, the adopted Oxford Core Strategy, the City Council's Housing Strategy and the existing and emerging West Oxfordshire plans. The Council has considered the work programme of the Oxfordshire Growth Board having regard to the purpose of that work and its non-statutory but cooperatively based status.
- 10.17 The Council advises that the opportunities as well as the constraints presented by sites have been examined. The Council has considered public opinion – the main responses received to two formal periods of consultation on Issues and Options Papers and associated workshops. It has considered the outcome of engagement with service providers such as the County Council and the view of prescribed and statutory bodies such as the Environment Agency, Natural England, Historic England and Highways England. The view of individual site promoters and their site submissions have also been considered.
- 10.18 The Council advises that it received 148 representations to the Issues consultation and 1,225 representations to the Options consultation. The Council's consultation statements highlight the main issues raised and how these have been taken into account. Following the Options consultation, the Council has noted significant concern from respondents about development in the Green Belt as well as other views including that development should be accommodated close to Oxford.
- 10.19 Detailed information that has informed the selection of sites is contained within the Plan's supporting documents.

### **The Council's Summary of Reasons for Site Selection / Rejection**

#### **Sites Outside the Green Belt**

- 10.20 National Green Belt policy makes it clear that once established Green Belt boundaries should only be demonstrated in exceptional circumstances, through the preparation or review of the Local Plan (NPPF, para. 83).
- 10.21 The Council is clear that all reasonable non-Green Belt options must be considered before options within the Green Belt. The Council has considered Areas of Search across the district and rejected Areas C to I because of their unsuitability. Within selected Areas A and B, two sites lie outside the Green Belt:
- Site 22 - Land north west of London-Oxford Airport, near Woodstock*
- Summary of SA findings*
- 10.22 Significant positive effects are identified in relation to access to services and facilities. Significant negative effects are recorded in relation to the historic environment, the efficient use of land and employment opportunities.
- The Council's Conclusion*
- 10.23 Woodstock is one of West Oxfordshire's most sustainable settlements, a rural service centre just outside the Oxford Green Belt, bordering Cherwell District to the north-west of London-Oxford airport. Woodstock is located on the A44 corridor connecting the airport with Begbroke, Yarnton and Oxford. The edge Woodstock is approximately 7km from north Oxford.
- 10.24 The A44 is featured in the Local Transport Plan's Oxford Transport Strategy in the interest of accommodating 'rapid transit' connections to Oxford and developing a new Park and Ride strategy. Land at the Woodstock/Bladon/airport junction on the A44 is identified in the Oxford Transport Strategy as a location for a new Park and Ride facility.
- 10.25 The County Council's A44/A4260 Corridor Study identifies improvements to the A44 corridor in the interest of achieving a 'modal shift' to more sustainable forms of transport. It seeks to re-prioritise

the route for through traffic away from the A4260 and the centre of Kidlington to the A44. This will enable use of the new Park and Ride.

- 10.26 The study also provides for improvements to the existing national cycle way between Woodstock and Oxford along the western side of the A44 and linking to a new 'super cycleway' serving Oxford via Kidlington. The combined effect of these measures makes Woodstock a sustainable location in transport terms for accommodating some growth to help meet Oxford's housing needs.
- 10.27 Woodstock is a focus for growth in West Oxfordshire's emerging Local Plan in order to meet its own needs. Woodstock has a good range of services and facilities helped by its function as a tourist destination.
- 10.28 The World Heritage Site of Blenheim Palace, with its Grade 1 Registered Park, is located to the south west of Woodstock and is of international and national heritage significance. There is an important physical and historical inter-relationship between Woodstock and the Blenheim estate.
- 10.29 The estate is making land available for development to the south east of Woodstock in addition to land it has put forward within West Oxfordshire. The land in Cherwell mostly comprises this large (48.7 hectares) arable field bounded by the A4095 (Upper Campsfield Road) to the south-east, Shipton Road to the north-east and by the A44 to the south-west.
- 10.30 The site has an open and flat character bounded by a good tree belt frontage along Campsfield Road and Shipton Road and a high (2.5m) agricultural hedgerow fronting the A44. The land's containment by woodland is a key landscape characteristic and it relates well to Campsfield Wood on the opposite side of Oxford Road, as well as with the wooded nature of Bladon Heath and High Lodge to the south.
- 10.31 The area adjoins land to the north-west that has recently been approved by West Oxfordshire District Council for up to 300 homes including local retail, office and community facilities and public open space (WODC ref. 16/01364/OUT). The development of that site would extend Woodstock up to the Cherwell boundary and result in the construction of houses opposite Blenheim Park which is situated to the south west of the A44.
- 10.32 There is further potential for development in this location outside but next to the Oxford Green Belt. The reasons for this are:
- the relationship of Woodstock to the A44 corridor;
  - the sustainability of Woodstock in terms of it being a well-served, small town and the potential for integration with West Oxfordshire's extended built-up area;
  - the proposals in the Oxford Transport Strategy and the A44/A4260 Corridor Study for sustainable transport improvements and traffic management measures along the corridor facilitating improved access to Oxford and providing the opportunity for a modal shift in the proportion of people accessing the city by means other than the private car;
  - the provision of a Park and Ride facility for Oxford next to Woodstock and the improvements / provision of cycleways to Oxford;
  - the immediate access to the A44 corridor from the south-eastern edge of Woodstock;
  - the compatibility of the location with the vision and objectives; and,
  - the need to ensure that sustainable options for accommodating the required growth for Oxford within Cherwell outside the Green Belt are utilised to minimise any need to provide development within the Green Belt.
- 10.33 A sensitively planned and designed development of limited scale could be achieved that relates well to Woodstock, delivers required facilities and responds positively to the historic environment and results in significant improvements to the natural environment to deliver a net increase in biodiversity.
- 10.34 The site is located adjacent to Woodstock and could link and integrate with the existing urban area. Woodstock is in West Oxfordshire but has a level of services and facilities and transport links equal to (and in cases more than) Cherwell's Category A settlements (excluding Kidlington). The site is outside the Green Belt.
- 10.35 The LSCA finds that the site has medium capacity for residential development with a need to respect the setting of the SAM and Blenheim Palace World Heritage Site and Grade I Registered Park and

Garden. The whole of the site area is not considered to be appropriate for development. The site's ecological sensitivity to future redevelopment is considered to be Medium/Low.

- 10.36 The Council considers that the site should be taken forward for residential development albeit with the need to restrict the residential development area.

*Site 25 - Land east of Marlborough School, Woodstock*

*SA Findings*

- 10.37 Significant positive effects are identified in relation to access to services and facilities. Significant negative effects are recorded in relation to the efficient use of land, landscape impact and employment opportunities.

*The Council's Conclusion*

- 10.38 This area of land (6 hectares) adjoins Site 22 to the north and is also being promoted by the Blenheim Estate. It lies immediately to the north of and east of Shipton Road, adjoining the north-eastern most part of Woodstock. It comprises field parcels contained by a hedgerow to the east.

- 10.39 The merits of this general location for meeting the Plan's vision and objectives and the sustainable transport relationship with Oxford are highlighted in the summary for site 22. As land adjoining Woodstock, and in view of the conclusion on site 25, it is considered that the site should be taken forward should it be required to support sustainable development, notwithstanding its potential visibility in the surrounding countryside (LSCA). Should it be required for development in association with site 25, a design and mitigation solution to visibility may be achievable.

- 10.40 The Council considers that the site should be taken forward albeit for residential for the purpose of consideration alongside Site 22.

#### **Sites Selected within the Green Belt**

*Site 38 - North Oxford Triangle, Kidlington*

*SA Findings*

- 10.41 Significant positive effects are identified in relation to access to services and facilities, reducing air pollution and employment opportunities. Significant negative effects are recorded for impact on the historic environment, for the efficient use of land and reducing air pollution.

*The Council's Conclusion*

- 10.42 The northern fringe of Oxford includes neighbourhoods either side of the A4165 Oxford/Banbury Road – the main arterial route into north Oxford from Kidlington to the north. The site comprises land either side of the A4165 and to the east of the railway.

*East of the A4165*

- 10.43 To the east is the residential area of Cutteslowe an inter-war development. Cutteslowe extends southward to the A40. To the south of the A40 are the Sunnymead and Summertown areas of Oxford in which are a wide range of services and facilities including Primary and Secondary Schools and a neighbourhood centre.

- 10.44 The edge of Cutteslowe marks the boundary between Oxford and Cherwell. To the north and east is open agricultural land leading eastwards, to the Grade II\* Listed St. Frideswide Farmhouse (and Listed wall) and on into the River Cherwell valley, and northwards, to the Oxford Parkway Railway Station, Water Eaton Park and Ride and the A34 trunk road. There are train and regular bus services into central Oxford. This transport infrastructure and the existing built-up area of Oxford are strong urbanising influences.

- 10.45 The fields to the east of the A4165 are large with weak boundaries, creating an open, exposed landscape but becoming more intricate further into the Cherwell Valley beyond St. Frideswide Farmhouse. There are views out to the wider countryside and higher ground across the valley. The village of Islip (to the east) and Oxford's John Radcliffe Hospital (south-east) are prominent.



- 10.46 The southernmost edge of Cherwell to the south of the A34 has the perception of being part of Oxford. The existing urban environment of the Cutteslowe and Wolvercote areas, the heavily urbanising influence of the Park and Ride, new railway station and other transport infrastructure contribute to this.
- 10.47 The area's immediate relationship with Oxford provides a sustainable opportunity to create a new gateway neighbourhood with direct access to central Oxford, Summertown, to employment opportunities including at Northern Gateway and to services and facilities nearby within Oxford. In this location, sustainable travel choices can be strongly encouraged and car use for local journeys discouraged. There is a clear opportunity to integrate with the existing north Oxford communities.
- 10.48 Development in this area would result in the loss of agricultural land some landscape and heritage impact and the loss of/harm to Green Belt. The benefits of developing in this area would outweigh the adverse effects.
- 10.49 Development would result in a considerable reduction in the settlement gap between Oxford and Kidlington and will also weaken the justification for retaining the Green Belt status of the Park and Ride site. However, there is a clear opportunity to provide an urban extension for Oxford with very high levels of sustainability in transport terms and that results in a community integrated with Oxford and with access to potential jobs and amenities.
- 10.50 Development could be provided while avoiding the more sensitive landscape of the Cherwell Valley (restricting the easterly extent of development), planning for a soft urban edge to the east and protecting the Grade 2\* Listed St Frideswide Farmhouse and the existing public rights of way.
- 10.51 The Council considers that the land should be taken forward for residential development albeit with the need to restrict the residential development area.

*West of the A4165*

- 10.52 West of the road is the heavily treed and historic North Oxford Golf Club. It comprises some 31 hectares of land and, the Council is advised, operates with the benefit of a rolling lease from the University colleges. In this area are residential neighbourhoods built during the second half of the 20th century, Jordan Hill Business Park, Wolvercote Cemetery and a Recreation Ground.
- 10.53 Immediately to the west is the Oxford-Bicester railway line over which is a footbridge connecting to a relatively small area of agricultural land between the railway and the A34. That land connects to Oxford's Northern Gateway development area immediately to the south. National Cycle Network Route 51 runs along the A4165.
- 10.54 The southernmost edge of Cherwell to the south of the A34 has the perception of being part of Oxford. The existing urban environment of the Cutteslowe and Wolvercote areas, the heavily urbanising influence of the Park and Ride, new railway station and other transport infrastructure contribute to this.
- 10.55 The area's immediate relationship with Oxford provides a sustainable opportunity to create a new gateway neighbourhood with direct access to central Oxford, Summertown, to employment opportunities including at Northern Gateway and to services and facilities nearby within Oxford. In this location, sustainable travel choices can be strongly encouraged and car use for local journeys discouraged. There is a clear opportunity to integrate with the existing north Oxford communities.
- 10.56 Although development would result in the loss of a golf course, some landscape and heritage impact and the loss of/harm to Green Belt, the benefits of developing in this area far outweigh the adverse effects.
- 10.57 The historic golf course presently provides a recreation facility for Oxford. It comprises an important buffer feature on the urban edge, limiting perception of the city, and helps to maintain the gap with Kidlington.
- 10.58 However, the existing urbanising influences and the clear opportunity to develop a consolidated new neighbourhood to the north of Oxford, with the opportunity for connectivity to the Northern Gateway development site, to the potential development land to the east of Oxford and to the Oxford Parkway railway station, outweigh the loss of this area as a buffer. Replacement land of a similar size would need to be identified should there be a continued need for a Golf Course.

10.59 The Council considers that the land should be taken forward for residential development albeit with the need to identify an area of land for a possible replacement Golf Course should this be needed.

*Land East of the Railway*

10.60 This comprises an area of agricultural land between the railway, the A34 and commercial development (within Oxford's allocated Northern Gateway site) to the east of the Peartree Interchange. Notwithstanding the advantages of this area in terms of the relationship and connectivity with Oxford, residential development would be segregated in this area. It would not best meet the Plan's objectives nor best achieve sustainable development. Its situation next to the Northern Gateway site and the presence of a footbridge over the railway may suggest that routes through the site could nonetheless be achieved to assist further with development to the west of the A4165.

10.61 The Council considers that the land should not be taken forward for residential development.

*Site 123 - Land to South of A34, North of Linkside Avenue, Wolvercote*

*SA Findings*

10.62 Significant positive effects are identified in relation to employment opportunities and access to services and facilities. Significant negative effects are identified in relation to reducing air pollution and the efficient use of land

*The Council's Conclusions*

10.63 The site comprises part of the existing golf course. The site is considered to be suitable to take forward for the reasons explained in relation to land West of the A4165 – part of site 38.

10.64 The Council considers that the land should be taken forward for residential development.

*Site 20 (20 A) - Begbroke Science Park, Begbroke*

*SA Findings*

10.65 Significant positive effects are identified in relation to access to services and facilities, reducing air pollution and improving health and well being. Significant negative effects are identified in relation to the efficient use of land.

*The Council's Conclusion*

10.66 Land to the east of the A44 near Begbroke Science Park provides the opportunity to meet Oxford's needs in close association with the expansion of one of the University of Oxford's key economic assets. There is the potential to integrate with and capitalise upon sustainable transport improvements associated with the Oxford Transport Strategy and the A44/A4260 Corridor Study and to improve connectivity with Kidlington

10.67 The existing Local Plan provides for a small scale Green Belt Review, to be undertaken through a separate Local Plan Part 2, to help meet high value employment needs in an area of search centred on the Science Park. The A44 corridor between north Oxford and Woodstock has an economic function of mutual interest to Cherwell and Oxford. Development in this location would capitalise on the existing relationships in this area between the two authority areas. London-Oxford Airport and the Langford Lane commercial area are nearby.

10.68 Development would result in a significant reduction of the Green Belt between Begbroke, Yarnton and Kidlington but there is an opportunity to create a distinctive neighbourhood while retaining the identity of existing settlements and maintain a strategic gap to the west of Kidlington.

10.69 The Oxford Canal corridor provides a landscape setting to the area, an interface between Kidlington and Begbroke/Yarnton and connectivity with Oxford. There are environmental assets and land available in the area that provide the opportunity for net gains in biodiversity and the provision of significant public open space of benefit to the wider community. From a landscape perspective, there is medium capacity for development with necessary consideration of specific constraints such as Rowel Brook and the Oxford Canal, a Conservation Area. The Science Park is among a number of urban influences. Development could be achieved while protecting the canal corridor and other historic

assets. A development approach could be achieved that protects and enhances important environmental assets.

10.70 The Council considers that the land should be taken forward for residential development.

*Site 126 - Seedlake Piggeries, Yarnton*

*SA Findings*

10.71 Significant positive effects are identified in relation to reducing air pollution, access to services and facilities and improving health and well being. Significant negative effects are identified in relation to landscape impact and the efficient use of land.

*The Council's Conclusion*

10.72 Development of this site would result in a freestanding, isolated area of development to the east of the A44 opposite Yarnton and to the west of the railway. There is an area of Yarnton village further north to the east of the A44 but a piecemeal approach to development would not be in the interest of achieving sustainable development notwithstanding the site's location on a transportation corridor with a premium bus route and national cycleway into Oxford. However, taking forward development on site 20, near Begbroke Science Park, would provide the opportunity for a sustainable consolidated approach with site 126.

10.73 The Council considers that the land should be taken forward for residential development but only with site 20.

*Site 49 - Land at Stratfield Farm, Oxford Road, Kidlington*

*SA Findings*

10.74 Significant positive effects are identified in relation to access to services and facilities, improving health and well-being, and reducing air pollution. Significant negative effects are recorded for the efficient use of land and in relation to reducing air pollution.

*The Council's Conclusion*

10.75 Stratfield Farm is to the west of the A4260 Oxford Road at the southern edge of Kidlington. The land lies between the existing built-up area to the north and Stratfield Brake Sports Ground to the south and extends from Kidlington roundabout in the east to the Oxford Canal in the west. The canal corridor is a Conservation Area. Site 20 lies to the west of the canal.

10.76 The westernmost section of the site alongside the canal comprises part of the Lower Cherwell Valley Conservation Target Area (CTA). CTAs were identified to restore biodiversity through the maintenance, restoration and creation of nationally defined priority habitats. They seek to address habitat fragmentation through the linking of sites to form strategic ecological networks which can help species adapt to the impact of climate change. CTAs represent the areas of greatest opportunity for strategic biodiversity improvement in the District.

10.77 The eastern part of the site is the least constrained in terms of accommodating development and is accessible from the A4260 and Kidlington (A4260/A44) roundabout slip road. A northern and central part of the site has the potential to connect to Croxford Gardens, a suburban residential street within the 'garden city' area of Kidlington. Towards the centre of the site is the Grade II listed Stratfield Farmhouse. The farmhouse and its out-buildings are generally in a poor state of repair and development would ensure the renovation of these buildings and their long term future.

10.78 Development on the site would result in some coalescence in the Green Belt towards Oxford. However, it is in a highly sustainable location in transportation terms to facilitate access to the city. Development would also be perceived as a planned extension to Kidlington. The site presents significant opportunity for net biodiversity enhancements provided the extent of development is limited and improved connectivity is provided for, including over the canal to site 20. Stratfield Brake Sports Ground and the District Wildlife Site would ensure the containment of development and the maintenance of a soft southern edge to Kidlington.

10.79 The Council considers that the land should be taken forward for residential development albeit with development restricted to parts of the site in the interest of securing substantial net biodiversity gains and improved connectivity.

10.80 The Council considers that the land should be taken forward for residential development albeit with development being restricted to parts of the site.

*Site 51 - Land West of A44/Rutten Lane, North of Cassington Road, surrounding Begbroke Wood, Yarnton*

*SA Findings*

10.81 Significant positive effects are identified in relation to improving health and well-being and access to services and facilities. Significant negative effects are recorded in relation to landscape impact, impact on the historic environment, the efficient use of land and employment opportunities.

*The Council's Conclusion*

10.82 Yarnton is a large Category A village which has access to a range of services and facilities including a primary school. It is well connected to Oxford being in close proximity to sustainable transport routes which run through the village and along the A44 corridor. Yarnton is approximately 2 km from the city boundary.

10.83 Yarnton's location on the A44 means it is well situated to take advantage of sustainable transport improvements arising from the Oxford Transport Strategy and associated A44/A4260 Corridor Study as well as existing premium bus routes.

10.84 The site comprises predominantly farmland which lies to the west and north of the village. The eastern edge is defined by the built-up edge of Yarnton and the A44. To the north the edge of the site is close to but separated from Begbroke. Begbroke Wood, an ancient woodland and District Wildlife Site lies immediately to the north west. Frogwelldown Lane, a public right of way and District Wildlife Site forms the south west boundary.

10.85 In landscape terms there is a strong sense of distinction between the elevated farmland to the west, north and south and the low lying situation of Yarnton to the east. There is the opportunity for some residential development on the lower slopes immediately to the north and west of the village without undue harm to the purposes of the Green Belt in that location and the wider landscape more generally. The development in that area could be integrated with Yarnton but would take a broadly linear form along the A44. However, it would have strong visual link with the land to the east of the A44 – the approach to Begbroke Science Park – particularly if development is also taken forward in that location.

10.86 The promotion of a much larger area of land than would be suitable for residential development provides potential for improving access to the countryside and achieving net gains in biodiversity. Development would need to avoid harm to existing environmental assets and Begbroke Conservation Area to the north.

10.87 The Council considers that the land should be taken forward for residential development albeit with development being restricted to parts of the site.

*Site 178 - Land east of Kidlington and west of A34, Kidlington*

*SA Findings*

10.88 Significant positive effects are identified in relation to employment opportunities, access to services and facilities, reducing air pollution and improving health and well-being. Significant negative effects are identified in relation to reducing air pollution.

*The Council's Conclusion*

10.89 The site lies to south east of Kidlington, to the east of Bicester Road and to the west of the A34. Located off the Kidlington Roundabout, the site is within close proximity to Oxford and sustainable transport routes into the city. Some development has already been provided to the east of the Bicester Road and the A34 provides containment. From a landscape perspective, the site has medium to high capacity for residential development which could be integrated with the existing built up area of Kidlington near to Oxford and avoiding traffic through Kidlington centre.



10.90 The Kidlington Framework Masterplan identified the need for new sports pitches for Kidlington and there is a clear opportunity to achieve this in this location. Development would result in the loss of Green Belt land but the pitches could be provided within the Green Belt and would assist in retaining a permanent gap within the built up area of Oxford (having regard to the conclusions on site 38). They would be accessible from existing sports facilities nearby Stratfield Brake and would represent a positive use of land within the Green Belt.

10.91 The Council considers that the land should be taken forward for residential development albeit with residential development being restricted to parts of the site.

*Site 202 - Land adjacent to Bicester Road, Gosford, Kidlington*

*SA Findings*

10.92 Significant positive effects are identified in relation to employment opportunities, access to services and facilities and improving health and well-being. Significant negative effects are identified in relation to reducing air pollution.

*The Council's Conclusion*

10.93 The site lies immediately north of site 178, to the south of an affordable housing scheme developed to the east of Bicester Road to the north of small cemetery and allotments. From a landscape perspective, there is high capacity for residential development due to the site's relative containment by the existing mature hedgerow boundaries and the potential to be perceived as an extension to the residential area immediately to the north. The site is within close proximity to Oxford and sustainable transport routes into the city. Development could be integrated with the existing built up area of Kidlington near to Oxford and avoiding traffic through Kidlington centre. Development would best achieve sustainable development through a consolidated, well designed approach with site 178. Development would result in the loss of Green Belt land but sports pitches, shown to be required by the Kidlington Framework Masterplan, could be provided within the Green Belt and would assist in retaining a permanent gap within the built up area of Oxford (having regard to the conclusions on site 38). They would be accessible from existing sports facilities nearby Stratfield Brake and would represent a positive use of land within the Green Belt.

10.94 The Council considers that the land should be taken forward for residential development but as part of a consolidated approach with site 178.

#### **Sites Rejected within the Green Belt**

*Site 14 - Land North of the Moors, Kidlington*

*SA Findings*

10.95 Significant positive effects identified in relation to improving health and well-being and access to services and facilities. Significant negative effects identified in relation to the efficient use of land.

*The Council's Conclusion*

10.96 The site is situated to the north of Kidlington. It has previously been included in a Strategic Housing Land Availability Assessment (2014) as a potential suitable site subject to only part of the site being developed, landscaping proposals which retain the relationship of the area with the wider countryside and the historic environment (see also the LSCA) and the demonstration of exceptional circumstances to release the site from the Green Belt.

10.97 Since that time, the Kidlington Framework Masterplan has been adopted (2016) which highlights the need to protect the high quality setting to the north and east of Kidlington.

10.98 The location of the site would enable the use of sustainable transport. However, the site's location to the north of Kidlington centre means that travel by private car through the village centre to access Oxford can also be expected.

10.99 The site has some merit as a northerly extension to Kidlington but is not considered to represent the best way to achieve sustainable development to meet Oxford's needs.

10.100 The Council considers that site should not be taken forward for residential development.

*Site 19 - Shipton on Cherwell Quarry, Shipton on Cherwell*

*SA Findings*

10.101 No significant positive effects are identified. Significant negative effects are recorded in relation to landscape, biodiversity, access to services and facilities, employment and reducing air pollution.

*The Council's Conclusion*

10.102 The site is an extensive, active minerals site which is being progressively restored. From a landscape sensitivity perspective, the site has low capacity for residential development due to the ecological importance of the area and the setting of the adjacent conservation areas. However, the LSCA notes that there may be some potential for residential outside designated areas. The development of the site (for a new settlement) would introduce strategically significant growth in an area with a strong rural character and which is more peripheral than most other options in Areas of Search A & B. In terms of accessibility to Oxford, its location does not benefit from sustainable transport services to the same extent as other sites and the same walking and cycling opportunities do not exist. The site is not well placed to capitalise on the County Council's rapid transit proposals and is likely to result in additional traffic through Kidlington centre.

10.103 Additionally, there is some doubt about deliverability. A comprehensive approach to the restoration of this minerals site would be required and there is significant doubt that the site could be developed so that all the homes are delivered by 2031 and so that a five year supply of homes to meet Oxford's needs could be maintained.

10.104 The Council considers that site should not be taken forward for residential development.

*Site 21 Land off Mill Lane/ Kidlington Road, Islip*

*SA Findings*

10.105 Significant positive effects are identified in relation to improving health and well-being. Significant negative effects are identified in relation to reducing air pollution, access to services and facilities and the efficient use of land.

*The Council's Conclusion*

10.106 The site lies to the west of Islip north of the railway line. Although Islip has a railway halt providing services to Oxford, it is removed from other existing sustainable transport routes and does not feature as part of the Oxford Transport Strategy's rapid transit proposals. There is limited scope for bus and cycle improvements which would require a critical mass of development that would change the rural character of this historic village. Other site options are available that would provide a better fit with the County Council's sustainable transport policies and better achieve sustainable development well connected with Oxford.

10.107 The Council considers that the site should not be taken forward for residential development.

*Site 23 - Land at junction of Langford Lane/A44, Begbroke*

*SA Findings*

10.108 Significant positive effects are recorded for access to services and facilities and reducing air pollution. Significant negative effects are recorded for landscape impact and the efficient use of land.

*The Council's Conclusion*

10.109 The site is located adjacent to Begbroke and therefore could integrate with the existing settlement. However, the site is associated with the flight path at the airport and will not connect well with existing sustainable routes. It is considered that the relative isolation of the site from any other residential properties and services and its landscape context in relation to the surrounding business park and airport uses, results in a reduced capacity for residential development. Release of this area from the Green Belt would represent encroachment on an area that currently has no urbanising features and it would weaken the contribution of adjacent Green Belt. There are public objections to the site.

10.110 The Council considers that site should not be taken forward for residential development

*Site 24 - Begbroke Lane, North East Field, Begbroke*

*SA Findings*

10.111 Significant positive effects are identified in relation to access to services and facilities. Significant negative effects are recorded for the efficient use of land.

*The Council's Conclusion*

10.112 Although the site is situated off the A44 transport corridor, which is planned to be improved, and development would result in an extension to a Category A village, development of this site would lead to direct coalescence between Begbroke and Kidlington to the north. The open field to the north of the site (to the south of Langford Lane) has been granted permission for a Technology Park and would compound this coalescence (effectively connecting Begbroke to London-Oxford Airport) and significantly harming Begbroke's identity.

10.113 The Council considers that site should not be taken forward for residential development

*Site 27 - Land North of the Moors and east of Banbury Road, Kidlington*

*SA Findings*

10.114 Significant positive effects are identified in relation to access to services and facilities. Significant negative effects are recorded for landscape impact and the efficient use of land.

*The Council's Conclusion*

10.115 The site is located near to Kidlington but is currently separated from the urban fringe of Kidlington by a strip of land comprising grassland/fields and as a result the site is considered to have a low capacity for residential development. There would be adverse impacts on the natural and historic environment, the landscape and the setting at north Kidlington. Release of this land may also necessitate release of PR14 and this would represent a sizeable encroachment on the countryside. The site has less potential to contribute towards the spatial strategy for North Oxford, Kidlington and the A44 corridor set out above and in the Partial Review. There are a significant number of public objections.

10.116 The site is situated to the north of Kidlington and to the north of site 14. Without site 14, the site would be separated from the built-up area and development would be poorly integrated with Kidlington. The Council's conclusion on site 14 was that it should not be taken forward for residential development for the reasons stated.

10.117 The Council considers that site should not be taken forward for residential development.

*Site 29 - Land at Shipton on Cherwell, Shipton on Cherwell*

*SA Findings*

10.118 No significant positive effects are identified. Significant negative effects are recorded in relation to access to services and facilities and reducing air pollution and impacts on the landscape.

*The Council's Conclusion*

10.119 The site comprises part of the former railway line and adjoining land between the main Shipton on Cherwell Quarry and the village. From a landscape sensitivity perspective, the capacity for residential development in the majority of the site along the former railway line is low (LSCA). The two fields in the west of the site have a medium capacity but the land would not be suitable for the construction of 100 homes (the strategic site threshold) without significant adverse harm to the strong rural character of the area. The area is more peripheral than most other options in Areas of Search A & B. In terms of accessibility to Oxford, its location does not benefit from sustainable transport services to the same extent as other sites and the same walking and cycling opportunities do not exist. The site is not well placed to capitalise on the County Council's rapid transit proposals and is likely to result in additional traffic through Kidlington centre.

10.120 The Council considers that site should not be taken forward for residential development.

*Site 30 - Oil Storage Depot, Bletchington Road, Islip*

*SA Findings*

10.121 Significant positive effects are identified in relation to improving health and well-being and the efficient use of land. Significant negative effects are identified in relation to reducing air pollution, access to services and facilities and the efficient use of land.

*The Council's Conclusion*

10.122 The site comprises previously developed land to the north of Islip. Development of the entire site would be out scale with the village in this rural location. The site is detached from the settlement core and has a strong sense of visual openness which means that it relates more strongly to the countryside than to Islip. Although Islip has a railway halt providing services to Oxford, it is removed from other existing sustainable transport routes and does not feature as part of the Oxford Transport Strategy's rapid transit proposals. There is limited scope for bus and cycle improvements which would require a critical mass of development that would change the rural character of this historic village. Other site options are available that would provide a better fit with the County Council's sustainable transport policies and better achieve sustainable development well connected with Oxford.

10.123 The Council considers that site should not be taken forward for residential development

*Site 32 - Land adjoining 26 & 33 Webbs Way, Kidlington*

*SA Findings*

10.124 Significant positive effects are identified in relation to access to services and facilities. Significant negative effects are recorded for the efficient use of land.

*The Council's Conclusion*

10.125 The site's location to the north of Kidlington centre means that increased traffic through the village could be expected. The site lies within a Conservation Area comprising the original historic core of the village but this in itself would not preclude high quality, sensitively designed development. The Kidlington Framework Masterplan (2016) highlights the need to protect the high quality setting to the north and east of Kidlington. In view of the likely traffic generation and the Masterplan's aspiration, the site is not considered to represent the best way to achieve sustainable development to meet Oxford's needs.

10.126 The Council considers that site should not be taken forward for residential development.

*Site 34 - South of Sandy Lane, Begbroke*

*SA Findings*

10.127 Significant positive effects are identified in relation to access to services and facilities. Significant negative effects are recorded for landscape impact and for the efficient use of land.

*The Council's Conclusion*

10.128 The site is located between Yarnton and Kidlington to the east of the railway line and to the west of the Oxford Canal. It adjoins site 20. The western boundary of the site is bounded by the railway line and there is a sewerage treatment plant along its southern boundary. The site is set within an arable landscape and development of the single field in isolation would be out of character; therefore the site is considered to have a low capacity for development. Residential development to the east of the railway would unacceptably damage the integrity of the Green Belt between the railway and Kidlington, an important strategic gap to retain, particularly if site 20 is taken forward.

10.129 The Council considers that site should not be taken forward for residential development.



*Site 39A - Frieze Farm, Woodstock Road, Kidlington*

*SA Findings*

10.130 Significant positive effects are identified in relation to reducing air pollution and access to services and facilities. Significant negative effects are identified in relation to landscape impact, the efficient use of land and reducing air pollution.

*The Council's Conclusion*

10.131 The site comprises land mainly to the north of the A34 and the Frieze Way roundabout approaching the Peartree interchange. A strip of land to the south of the A34 and west of the railway is also included. Residential development would be segregated from Oxford and separated from Kidlington and Yarnton. Development would breach the A34 and be perceived as a freestanding development and a new highly urbanising influence between Oxford and Cherwell. The relatively exposed and elevated nature of the site to the south would result in residential development being highly visible from the north. Central and eastern land parcels are land locked by road and rail corridors.

10.132 The Council considers that site should not be taken forward for residential development but has been taken forward for recreation development (Policy PR6c), as a replacement to the golf course allocated for residential development in Policy PR6b. No other suitable land is available nearby.

*Site 41 - Land at Drinkwater, Kidlington*

*SA Findings*

10.133 Significant positive effects are identified in relation to reducing air pollution, access to services and facilities and employment opportunities. Significant negative effects are recorded for landscape impact, for the efficient use of land and in relation to reducing air pollution.

*The Council's Conclusion*

10.134 The site is located away the urban area of Kidlington in the open countryside in close proximity to the SSSI and Oxford Meadows SAC and separated from Oxford by the A34. Low capacity for residential development is identified as it forms the landscape setting to the Oxford Canal and would result in a complete change in landscape setting. Development in this area would significantly encroach on the countryside and reduce the gap between Oxford and Yarnton and would adversely affect the historic setting of the City.

10.135 The Council considers that site should not be taken forward.

*Site 48 - Land south of Solid State Logic Headquarters, Begbroke*

*SA Findings*

10.136 Significant positive effects are identified in relation to access to services and facilities and reducing air pollution. Significant negative effects are recorded for the efficient use of land.

*The Council's Conclusion*

10.137 The site forms part of the grounds for a business called Solid State at Begbroke. It is adjacent to Begbroke (west) and, in principle, could be integrated with the settlement. However, there is likely to be harm to the historic and natural environment including by the provision of the site access. The development of this site would also be out of character with the settlement pattern of Begbroke (west).

10.138 The Council considers that site should not be taken forward.

*Site 50 - Land North of Oxford, Kidlington (relates to parts not covered by site 38)*

*SA Findings*

10.139 Significant positive effects are identified in relation to access to services and facilities, reducing air pollution and employment opportunities. Significant negative effects are recorded for impact on the historic environment, the efficient use of land and in relation to reducing air pollution.

### *The Council's Conclusion*

10.140 The Council has concluded that site 38 should be taken forward. Site 50 extends beyond this in an easterly and northerly direction. On its own the additional land would be separated and represent development in the open countryside where the landscape has less capacity for development. As effectively an extension to site 38, development would have an unacceptable impact on the landscape including the rural character and the setting of Oxford. There would likely be a significant adverse effect on the setting of the Grade II\* listed St. Frideswide Farm and Grade II listed wall north east of the farm. The Cherwell Valley is an important element in Oxford's historic setting.

10.141 The Council considers that site 50 should not be taken forward for residential development (site 38 remains suitable).

### *Site 55 - Land off Bletchington Road, Islip*

#### *SA Findings*

10.142 Significant positive effects are identified in relation to improving health and well being. Significant negative effects are identified in relation to access to services and facilities, reducing air pollution and the efficient use of land.

### *The Council's Conclusion*

10.143 From a landscape perspective the land has medium to high capacity for residential development. Limited development could be sited where it reflects the existing settlement pattern and form of development. However, development in this location would not be supported by the County Council's sustainable transport policies. Other options would better achieve sustainable development well connected with Oxford.

10.144 The Council considers that site should not be taken forward for residential development.

### *Site 74 – Land at no.40 and to the rear of 30-40 Woodstock Road East, Begbroke*

#### *SA Findings*

10.145 Significant positive effects are identified in relation to access to services and facilities and reducing air pollution. Significant negative effects are identified in relation to the efficient use of land.

### *The Council's Conclusion*

10.146 The site comprises a 'backland' area at the rear of properties and is partly previously developed land. Integration with Begbroke would be difficult due to access and existing commercial uses. In isolation this site plays a relatively weak role in protection of countryside, but in conjunction with land to the north and east it retains an undeveloped Green Belt link between open countryside to the north/west and east.

10.147 The Council considers that site should not be taken forward for residential development.

### *Site 75 - Land adjacent to The Old School House, Church Lane, Yarnton*

#### *SA Findings*

10.148 Significant positive effects are identified in relation to access to services and facilities. No significant negative effects are identified.

### *The Council's Conclusion*

10.149 The site is adjacent to Yarnton and in principle could link to and integrate with the existing village. However, there are likely to be impacts on the setting of Registered Park and Garden and listed buildings to the south of the site. Church Lane is constrained by its narrow carriageway.

10.150 The Council considers that site should not be taken forward for residential development

*Site 91 - Land South of Station Field Industrial Park, Kidlington*

*SA Findings*

10.151 Significant positive effects are identified in relation to improving health and well-being and access to services and facilities. Significant negative effects are identified in relation to the efficient use of land and landscape impact.

*The Council's Conclusion*

10.152 The site is located to the south of the employment area at Langford Lane and therefore could link to the existing urban area but this is likely to also adversely impact on residential amenity. The site contains areas of dense vegetation. Rushy Meadows SSSI is located 30m to the west on the opposite bank of Oxford Canal. The site is isolated by the railway corridor to the east and Canal to the west and only accessible via the existing industrial area to the north. The landscape capacity for residential use is considered to be medium to low. The parcel is too isolated for its release to cause more than minimal harm to Green Belt purposes, although its location gives it good potential for beneficial use. Access to Oxford jobs is poor by walking and public transport. An unsuitable location for residential development.

10.153 The Council considers that site should not be taken forward for residential development.

*Site 92 - Knightsbridge Farm, Yarnton*

*SA Findings*

10.154 Significant positive effects are identified in relation to access to services and facilities and reducing air pollution. Significant negative effects are identified in relation to landscape impact and reducing air pollution.

*The Council's Conclusion*

10.155 The site is an employment site near to Yarnton and in use. It is located along the A44 with access from it via a slip road under the railway bridge. The site is separated from Yarnton by the A44 and a commercial area but could link to the existing village and Kidlington. The landscape capacity for residential development is considered to be medium to low as the site is isolated within the existing landscape context to the north east and south extending to agricultural land. Development would narrow the gap between Kidlington and Yarnton. It would weaken the Green Belt contribution of adjacent fields. Residential development to the east of the railway would unacceptably damage the integrity of the Green Belt between the railway and Kidlington, an important strategic gap to retain, particularly if site 20 is taken forward.

10.156 The Council considers that site should not be taken forward for residential development.

*Site 118 - London-Oxford Airport, Kidlington*

*SA Findings*

10.157 Significant positive effects are identified in relation to access to services and facilities. Significant negative effects are identified in relation to landscape impact, the efficient use of land and employment opportunities.

*The Council's Conclusion*

10.158 The site comprises the operational airport an important asset to the local, county and regional economy. Residential development is unlikely to be conducive to the good operation of airport and the Council would not seek to encourage development that might lead to the loss of such an important asset and facility and the employment it generates. The relative openness of the site and its prominence within the surrounding landscape mean that residential development would be highly visible within the local landscape context and alter the historical context of the former military airfield. There is medium to low capacity to accommodate residential development. The land constitutes a sizeable area of open countryside that forms a major element in the gap between Woodstock and Kidlington.

10.159 The Council considers that site should not be taken forward for residential development.

*Site 122 - Land to South of A34, adjacent to Woodstock Road, Wolvercote*

*SA Findings*

10.160 Significant positive effects are identified in relation to employment opportunities. Significant negative effects are identified in relation to reducing air pollution and the efficient use of land.

*The Council's Conclusion*

10.161 See site 38 (land east of the railway)

10.162 The Council considers that site should not be taken forward for residential development.

*Site 124 - Land to West of A44, North of A40, Wolvercote*

*SA Findings*

10.163 Significant positive effects are identified in relation to employment opportunities, access to services and facilities and reducing air pollution. Significant negative effects are identified in relation to landscape impact and the efficient use of land.

*The Council's Conclusion*

10.164 The site is located away the urban area of Kidlington in the open countryside in close proximity to the SSSI and Oxford Meadows SAC and separated from Oxford by the A34. The site is considered to have a low capacity to accommodate residential development as it forms the landscape setting for the Oxford Canal which is a well used recreational route in a rural setting. The site also forms part of the setting for the listed structures of Duke's Cut Lock and the associated canal towpath bridge. Development of the land parcel in isolation would also be out of character within the area. Development would significantly encroach on the countryside and adversely affect the historic setting of the City.

10.165 The Council considers that site should not be taken forward for residential development.

*Site 125 - Land at Gosford Farm, Gosford, Kidlington*

*SA Findings*

10.166 Significant positive effects are identified in relation to employment opportunities, improving health and well-being and access to services and facilities. Significant negative effects are identified in relation to reducing air pollution and flood risk.

*The Council's Conclusion*

10.167 The majority of the site is in either Flood Zone 3 or 2. Other suitable sites are available. The small area of the site outside of the Flood Zones would result in development encroaching unnecessarily beyond Water Eaton Lane.

10.168 The Council considers that site should not be taken forward for residential development.

*Site 167 - Land adjacent to Oxford Parkway, Banbury Road, Kidlington*

*SA Findings*

10.169 Significant positive effects are identified in relation to employment opportunities, access to services and facilities and reducing air pollution. Significant negative effects are identified in relation to landscape impact and reducing air pollution.

*The Council's Conclusion*

10.170 The site comprises part of Water Eaton Park and Ride and land adjoining to the east. The land to the east is being considered for an extension to the Park and Ride through the Local Transport Plan and supporting Park and Ride Study. The site also includes rail depot that is proposed to be safeguarded under policy M6 of the Minerals & Waste Local Plan Proposed Submission Document, 2015. Residential development on this site would not be deliverable and the site is not considered to be suitable in view of its importance for the operation of transportation infrastructure.



10.171 The Council considers that site should not be taken forward for residential development.

*Site 168 - Loop Farm, Wolvercote*

*SA Findings*

10.172 Significant positive effects are identified in relation to reducing air pollution and access to services and facilities. Significant negative effects are identified in relation to landscape impact and reducing air pollution.

*The Council's Conclusion*

10.173 The site is located away the urban area of Kidlington in the open countryside in close proximity to the SSSI and Oxford Meadows SAC and separated from Oxford by the A34. The site is relatively well contained and therefore residential development would be relatively well concealed. However the surrounding land use is primarily agricultural and therefore residential development would be isolated in the surrounding landscape context. In landscape terms, the capacity for residential development is considered to be low. Release of land would constitute significant encroachment on countryside and would adversely affect the historic setting of the City.

10.174 The Council considers that site should not be taken forward for residential development.

*Site 177 - Loop Farm (2), Wolvercote*

*SA Findings*

10.175 Significant positive effects are identified in relation to employment opportunities, access to services and facilities and reducing air pollution. Significant negative effects are identified in relation to the efficient use of land, landscape impact and reducing air pollution.

*The Council's Conclusion*

10.176 The site is located away from the urban area of Kidlington in the open countryside in close proximity to the SSSI and Oxford Meadows SAC and separated from Oxford by the A34. The site is relatively exposed in its nature providing the visual and landscape setting of the Oxford Canal. The capacity for residential development is considered to be low as residential development would be isolated and out of character within this area. Release of land would constitute significant encroachment on countryside that would significantly reduce the perceived gap between the two settlements, impinging on the Oxford-Kidlington gap and adversely affecting the historic setting of the City.

10.177 The Council considers that site should not be taken forward for residential development.

*Site 181 - Land off Mill Street/Mill Lane, Islip*

*SA Findings*

10.178 Significant positive effects are identified in relation to improving health and well-being. Significant negative effects are identified in relation to reducing air pollution, the efficient use of land and landscape.

*The Council's Conclusion*

10.179 Although Islip has a railway station providing services to Oxford, it is removed from other existing sustainable transport routes and does not feature as part of the Oxford Transport Strategy's rapid transit proposals. There is limited scope for bus and cycle improvements which would require a critical mass of development that would change the rural character of this historic village. Other site options are available that would provide a better fit with the County Council's sustainable transport policies and better achieve sustainable development well connected with Oxford. The site is considered to have a medium to low capacity to accommodate residential development as the site is on the outer edge of the settlement where residential properties are becoming more dispersed. The site is also considered to be important in providing the landscape setting for the Islip Conservation Area with the Conservation Area appraisal identifying the site with a positive view.

10.180 The Council considers that site should not be taken forward for residential development.

*Site 194 - Land off Langford Lane, Kidlington*

*SA Findings*

10.181 Significant positive effects are identified in relation to access to services and facilities. Significant negative effects are identified in relation to landscape impact and the efficient use of land.

*The Council's Conclusion*

10.182 The site is located on land at the airport between Oxford Spire to its west and the Lower Cherwell Conservation Target Area to its east. It is near to Kidlington but separated from residential areas and adjacent employment uses at the airport. The capacity to accommodate residential development is considered to be low due to the close proximity of the site to London Oxford Airport, Oxford Spire Business Park and Oxford Motor Park. Development would result in an unsuitable living environment.

10.183 The Council considers that site should not be taken forward for residential development.

*Site 195 - Kidlington Depot, Langford Lane, Kidlington*

*SA Findings*

10.184 Significant positive effects are identified in relation to access to services and facilities. Significant negative effects are identified in relation to landscape impact.

*The Council's Conclusions*

10.185 The site is on land occupied by commercial uses at the airport which would be lost to re-development. It comprises an unsuitable living environment.

10.186 The Council considers that site should not be taken forward for residential development.

*Site 209 - Land at Islip*

*SA Findings*

10.187 Significant positive effects are identified in relation to improving health and well-being and employment opportunities. Significant negative effects were identified in relation to impacts on biodiversity, landscape and the efficient use of land.

*The Council's Conclusion*

10.188 Although Islip has a railway station providing services to Oxford, it is removed from other existing sustainable transport routes and does not feature as part of the Oxford Transport Strategy's rapid transit proposals. There is limited scope for bus and cycle improvements which would require a critical mass of development. The collection of sites promoted could generate such as mass but would fundamentally change the rural character of this historic village and the wider area and create a wholly new growth point in the district. This would undermine the strategy of the existing Local Plan. Other site options are available that would provide a better fit with the County Council's sustainable transport policies and better achieve sustainable development well connected with Oxford.

10.189 The Council considers that site should not be taken forward for residential development.

*Site 210 - Land at Hampton Poyle*

*SA Findings*

10.190 Significant positive effects are identified in relation to reducing air pollution. Significant negative effects are identified in relation to impacts on biodiversity, landscape, the efficient use of land and reducing flood risk.

*The Council's Conclusion*

10.191 The development of this expansive area of land would have a significant adverse effect of the character and appearance of the rural area and Hampton Poyle village. The landscape capacity to accommodate residential development is considered to be medium to low as the site area is physically disassociated from the village and would appear in the landscape as an isolated residential area

representing significant encroachment on the countryside. A new growth point in this location would undermine the existing Local Plan strategy. Although a much smaller development might be accommodated the land is poorly situated for maximising the use of sustainable transport to access Oxford and to minimise car journeys.

10.192 The Council considers that site should not be taken forward for residential development.

## Approach to appraisal

10.193 Site allocation policies have been appraised using the site assumptions outlined in **Table A2.1** in **Appendix 2**. The location and geographical extent of the land to which the policy has been considered. In addition, consideration has been given to the implications of measures outlined within each policy, specifically the likelihood of these measures contributing to the mitigation of adverse effects and the enhancement of positive effects. These mitigation measures have been informed by the SA of the site options appraised in **Appendix 6**.

10.194 The strategic policies have been appraised more generally against the SA Framework outlined in **Chapter 5**.

10.195 The Council has identified some areas of land in the Green Belt (see policy PR3) which it considers should be removed from the Green Belt or safeguarded in addition to the land covered by the site allocation policies. Although unlikely, as the removal of the Green Belt designation could lead to development, this has been assessed in the SA.

10.196 The Council considered various approaches and policy requirements for its policies and based on evidence and other information it has determined its policy wording. It was considered that there were no reasonable alternatives to these policies as drafted which would result in significant effects that were differential in the context of the SA.

## Summary of strategic policies effects on the City of Oxford

10.197 This section presents the effects of the ten strategic policies set out within the Local Plan Part 1 Partial Review in relation to the City of Oxford. The effects are summarised in **Table 10.1**, and outlined in more detail in the appraisal matrices in **Appendix 7**.

**Table 10.1: Summary of effects of strategic policies on Oxford**

Site Allocation Policy	SA Objectives related to meeting Oxford's Needs			SA objectives with particular spatial relevance to Oxford		
	SA1: Building Sustainable and Affordable Homes	SA16: Creating Employment Opportunities and Oxford	SA17: Creating Economic Growth	SA3: Reducing Poverty and Social Exclusion	SA6: Accessibility to Services and Facilities	SA10: Reducing Road Pollution and Congestion
PR1	++	++	++	0	++	++/--
PR2	++	++	+	+	0	0
PR3	++?	++?	+?	0	+?	+/--?
No PR3 Policy	0	0	0	0	0	0
PR4a	0	+	+	+	+	+
PR4b	0	+	+	+	+	+
PR5	+	0	0	0	0	+
PR11	+	+	+	+	+	+
PR12a	++	+	+	+	0	0
PR12b	++?	0	0	+?	+?	+?
PR13	++	+	+	+	+	0

**SA Objectives related to meeting Oxford's Needs**

*SA objective 1: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home*

10.198 The majority of strategic policies are identified as having positive effects on this SA objective, with the exception of PR4a and PR4b which are identified as having negligible effects due to their explicit focus on the delivery of transport infrastructure. Significant positive effects are expected for six of the ten strategic policy options. Policies PR1, PR2 and PR3<sup>121</sup> generate significant positive effects due to their focus on the supply of the 4,400 affordable homes of mixed tenure and mixed size. Policy PR12a, PR12b PR13 also generate significant positive effects because they set out the planning mechanisms that will contribute towards ensuring that the homes are delivered on time. Policies PR5 and PR11 both score minor positive effects because while they do not explicitly focus on homes, they do indirectly benefit the quality of the new communities that will be created.<sup>122</sup>

<sup>121</sup> In addition to appraising policy PR3, the alternative of not including the policy within the Local Plan Part 1 Partial Review has also been appraised. Having no Policy PR3 would result in the five pockets of land remaining as Green Belt, which would also have a negligible effect against this objective.

<sup>122</sup> The general uncertainty attached to policies PR3 and PR12b relate to the fact that both policies set out measures for the delivery of homes not allocated within the Local Plan Part 1 Partial Review, meaning that there is no certainty that the positive effects they have the potential to generate will be felt within the plan period.



*SA objective 16: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire*

10.199 The majority of the strategic policies are identified as having positive effects on this SA objective, with the exception of PR5 and PR12b which are identified as having negligible effects, due to their explicit focus on green infrastructure and non-allocated sites. Significant positive effects are expected for three of the ten strategic policy options. Policies PR1, PR2 and PR3 generate significant positive effects due to their focus on the supply of 4,400 affordable homes of mixed tenure and mixed size. This housing will help to support employment in and around Oxford by creating new jobs and ensuring that the local and growing workforce has local places to live. Minor positive effects are recorded for the remaining objectives due to their contribution to housing delivery and or infrastructure which will make it easier for people to live in close proximity to and access employment centres in and around Oxford.

*SA objective 17: To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire*

10.200 The majority of strategic policies are identified as having positive effects on this SA objective, with the exception of PR5 and PR12b which scored a negligible effect, due to their explicit focus on green infrastructure and non-allocated sites. A significant positive effect is expected for policy PR1 due to the fact that this policy commits to the supply of 4,400 affordable homes, thereby helping to ensure that the City's student population, as well as those that work at and with the City's universities have local places to live.

### **SA objectives with particular spatial relevance to Oxford**

*SA objective 3: To reduce poverty and social exclusion*

10.201 No strategic policies scored significant positive effects against this objective. The majority of strategic policies are identified as having a positive effect, with the exception of policies PR1, PR3 and PR5. Policies PR1 and PR3, which together promote the supply of housing through the allocation and release of Green belt land, have negligible effects due to the fact that the areas allocated for housing are not deprived, limiting the scope for regeneration and thus poverty alleviation and social exclusion. PR5 was identified as having negligible effect due to the fact that it explicitly focusses on the provision of green infrastructure. The remaining policies generate minor positive effects due the fact that they either promote improvements to infrastructure, contributing to community integration, and focus on maintaining delivery to ensure that those that need homes get them as quickly as possible.

*SA objective 6: To improve accessibility to all services and facilities*

10.202 The majority of the strategic policies are identified as having positive effects on this SA objective, with the exception of policies PR2, PR5 and PR12a which record negligible effects, due to their explicit focus on housing types, green infrastructure and non-allocated sites. A significant positive effect is identified for PR1 sets out the strategic aspiration to deliver 4,400 sustainable, affordable, well-connected homes, with access to a good range of local services and facilities, including new local services and facilities to meet the needs of the areas growing population. The remaining policies generate minor positive effects due the fact that they either promote improvements to infrastructure, making it easier to access services and facilities by a range of transport modes, or focus on maintaining delivery so that new facilities and services are incorporated into the new communities as soon as they are needed.

*SA objective 10: To reduce air pollution (including greenhouse gas emissions) and road congestion*

10.203 Five of the ten strategic policies are identified as having a positive effect against this SA objective. Policies PR4a, PR4b, PR5, PR11, and PR12b are considered to generate minor positive effects against this objective due to the fact that they help to promote sustainable forms of transport or green infrastructure. Policies PR2, PR12a and PR13 were identified as having negligible effects as these policies do not promote or cover issues that would directly contribute to reductions in road congestion or air pollution or mitigate their effects.

10.204 Policy PR1 and PR3 are identified as having a mixed significant positive/significant negative effects as whilst transport improvements delivered alongside housing will help to encourage sustainable forms of transport, allocations are still likely to result in air pollution from traffic congestion within and in the vicinity of the Oxford City AQMA. The remaining policies generate minor positive effects due the fact that they promote improvements to the sustainable transport network.

## Summary of strategic policy effects on Cherwell District

10.205 This section presents the effects of the ten strategic policies set out within the Local Plan Part 1 Partial Review on Cherwell District. The effects are summarised in **Table 10.2**, and outlined in more detail in the appraisal matrices in **Appendix 7**.

Table 10.2: Summary of effects of strategic policies on Cherwell District

Site Allocation Policy	SA objectives with particular spatial relevance to Oxford (Cherwell effects recorded here)				Other Social and Economic SA objectives (scores only relate to Cherwell District)				Environmental SA objectives (scores only relate to Cherwell District)				
	SA3: Reducing Poverty and Social Exclusion	SA6: Accessibility to Services	SA10: Reducing Road Pollution and Congestion	SA2: Improving Health and Well Being	SA4: To reduce crime and disorder and the fear of crime.	SA5: To create and sustain vibrant communities	SA7: Conserving and Enhancing Biodiversity	SA8: Protecting and Enhancing the Landscape	SA9: Protecting and Enhancing the Historic Environment	SA11: Improving Water Quality	SA12: Reducing Flood Risk	SA13: Efficient Use of Land	SA14: Sustainable Resource Consumption
PR1	0	++	++/-	++	0	+/-	+/-	-	0	-	--	0	0
PR2	+	0	0	+	0	+	0	0	0	0	0	+?	0
PR3	0	+?	++/--?	+?	0	-?	0?	--?	0	-?	--?	0	0
No PR3 Policy	0	0	0	0	0	0	0	0	0	0	0	0	0
PR4a	+	+	+	+	0	+	0	0	0	0	0	0	0
PR4b	+	+	+	+	0	+	0	0	0	0	0	0	0
PR5	0	0	+	+	0	+	++	0	+	+	0	0	0
PR11	+	+	+	+	0	+	+	+	+	+	0	0	0
PR12a	+	0	0	0	0	+	0	0	0	0	0	0	0
PR12b	+?	+?	+?	+?	0	+?	+?	+?	0	+?	0	0	0
PR13	+	+	0	0	0	+	0	0	+	+	0	0	0

## **SA objectives with particular spatial relevance to Cherwell**

### *SA objective 3: To reduce poverty and social exclusion*

10.206 No strategic policies scored significant positive effects against this objective. The majority of strategic policies are identified as having a positive effect, with the exception of policies PR1, PR3 and PR5. Policies PR1 and PR3, which together promote the supply of housing through the allocation and release of Green belt land, have negligible effects due to the fact that the areas allocated for housing are not deprived, limiting the scope for regeneration and thus poverty alleviation and social exclusion. PR5 was identified as having negligible effect due to the fact that it explicitly focusses on the provision of green infrastructure. The remaining policies generate minor positive effects due the fact that they either promote improvements to infrastructure, contributing to community integration, and focus on maintaining delivery to ensure that those that need homes get them as quickly as possible.

### *SA objective 6: To improve accessibility to all services and facilities*

10.207 The majority of the strategic policies are identified as having positive effects on this SA objective, with the exception of policies PR2, PR5 and PR12a which record negligible effects, due to their explicit focus on housing types, green infrastructure and non-allocated sites. A significant positive effect is identified for PR1 sets out the strategic aspiration to deliver 4,400 sustainable, affordable, well-connected homes, with access to a good range of local services and facilities, including new local services and facilities to meet the needs of the areas growing population. The remaining policies generate minor positive effects due the fact that they either promote improvements to infrastructure, making it easier to access services and facilities by a range of transport modes, or focus on maintaining delivery so that new facilities and services are incorporated into the new communities as soon as they are needed.

### *SA objective 10: To reduce air pollution (including greenhouse gas emissions) and road congestion*

10.208 Five of the ten strategic policies are identified as having a positive effect against this SA objective. Policies PR4a, PR4b, PR5, PR11, PR12b are considered to generate minor positive effects against this objective due to the fact that they help to promote sustainable forms of transport or green infrastructure. Policies PR2, PR12a and PR13 were identified as having negligible effects as these policies do not promote or cover issues that would directly contribute to reductions in road congestion or air pollution or mitigate their effects.

10.209 Policy PR1 and PR3 are identified as having a mixed significant positive/significant negative effects as whilst transport improvements delivered alongside housing will help to encourage sustainable forms of transport, allocations are still likely to result in air pollution from traffic congestion within and in the vicinity of the Oxford City AQMA. The remaining policies generate minor positive effects due the fact that they promote improvements to the sustainable transport network.

## **Other social and economic SA objectives only considered to relate to Cherwell District**

### *SA objective 2: To improve the health and wellbeing of the population and reduce inequalities in health*

10.210 The majority of strategic policies scored positive effects for this SA objective, with the exception of policy PR12a and PR13 which are considered to have negligible effects due to the fact that these policies focus explicitly on the delivery of new homes. A significant positive effect is expected from policy PR1 as this policy promotes the delivery of affordable homes alongside sustainable transport connections to existing and new local facilities including hospitals, GP surgeries, open spaces, sports facilities, public rights of way and cycle ways, thereby helping to encourage healthy active lifestyles. The remaining policies generate minor positive effects due the fact that they moderately or indirectly promote improvements to sustainable transport infrastructure, making it easier for new residents to access essential health facilities and services and adopt active healthy lifestyles.

### *SA objective 4: To reduce crime and disorder and the fear of crime*

10.211 A negligible effect has been identified for all strategic policies against this objective. This is due to the fact that none of the policies address how sites could be sited and designed to tackle crime and fear of crime.



*SA objective 5: To create and sustain vibrant communities*

- 10.212 None of the strategic policies scored significant positive effects against this SA objective. Eight of the ten strategic policies score minor positive effects due to the fact that they promote the delivery of housing at a mixture of tenures, affordability and size or green infrastructure or good accessibility to local services and facilities through sustainable transport links.
- 10.213 A mixed minor positive/minor negative effect is expected from policy PR1 due to the fact that while the policy promotes the delivery of 4,400 homes accompanied by high quality design and amenities, a significant proportion of the proposed developments are located within close proximity to existing residential communities. The long periods of construction in the area are likely to have adverse effects on the amenity of the existing communities through increased levels of noise, air and light pollution. In addition, significant areas of land allocated within the strategic site allocation policies are in close proximity to strategic transport corridors which could have an adverse impact on the amenity of the new communities.
- 10.214 A minor negative score is recorded for policy PR3, which identifies the areas of Green Belt that will be released to accommodate the new housing within and beyond the plan period.

**SA objectives only considered to relate to Cherwell District**

*SA objective 7: To conserve and enhance and create resources for biodiversity*

- 10.215 Four of the ten strategic policies were identified as having positive effects against this objective. A significant positive effect is expected from Policy PR5 as this policy promotes the delivery of improvements and connections in the District's green infrastructure network, including measures to enhance biodiversity. Minor positive effects are expected from PR11, PR12b and PR13. This is due to the fact that these policies provide the planning mechanisms through which green infrastructure will be delivered and thus biodiversity will be conserved in the District.
- 10.216 A mixed minor positive/minor negative effect is expected from policy PR1 on this SA objective. This is due to the fact that while new developments are expected to contribute to the enhancement of biodiversity through expansion of the District's green infrastructure network, site allocation policies within the Partial Review of the Part 1 Local Plan are largely located on greenfield land which will result in the loss of some local wildlife habitats.
- 10.217 Negligible effects are recorded for policies PR2, PR3, PR4a, PR4b and PR12a due to the fact these policies do not explicitly address biodiversity or compound adverse effects generated generally by development on greenfield sites.

*SA objective 8: To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside*

- 10.218 None of the ten strategic policies were identified as having a significant effect on this SA objective. Strategic policies PR5 and PR11 both score minor positive effects against this objective due to the fact that they both promote improvements to the District's green infrastructure network, which will help to maintain and enhance the rural character and openness of the countryside.
- 10.219 A mixed minor positive/minor negative effect has been recorded for PR1 against this objective. This is due to the fact that while new developments are expected to contribute to the enhancement of the District's natural and historic landscape character, these positive effects have the potential to be curbed by development on open greenfield land, including Green Belt land.
- 10.220 A negligible effects are recorded for policies PR2, PR4a, PR4b, PR12a and PR12b due to the fact these policies do not explicitly address landscape or compound adverse effects generated generally by development on greenfield sites.

*SA objective 9: To protect, enhance and make accessible for enjoyment, the historic environment*

- 10.221 Six of the ten strategic policies (PR2, PR4a, PR4b, PR5, PR12a and PR13) are expected to have negligible effects on this objective. This is due to the fact that these policies do not explicitly address heritage issues or compound adverse effects generated generally by development within the setting of heritage assets, including Historic Oxford. However, effects have been recorded against four of the ten strategic policies.

10.222 Strategic policy PR1 scored a minor negative effect. This was due to the fact that while all new developments allocated within the Local Plan Part 1 Partial Review are required to protect the integrity of District's historic environment including the setting of its historic assets, the significant increase in development proposed, some of which is located in close proximity to historic assets in Cherwell, Oxford and West Oxfordshire, has the potential to adversely affect the setting and character of these assets. Overall, this effect is recognised as a minor due to the fact that the site allocation policies contain measures that aim to protect and where possible enhance the historic assets within and in the immediate vicinity of each area of developments.

10.223 Strategic policies PR11 and PR12b scored minor positive effects against this SA objective. This is due to the fact that these policies sets out the broad mechanisms for the delivery of physical, community and green infrastructure in the District, protecting and enhancing the historic character of the countryside within the District, including the setting and special character of historic Oxford. Furthermore, improvements to the District's sustainable transport network, including public rights of way, will make it easier for people to access and enjoy the District's historic assets.

10.224 A significant negative effect is recorded against strategic policy PR3. This is due to the fact that Policy PR3 sets out plans to release five pockets of land from the Oxford Green Belt with one pocket of land containing two Grade II listed buildings. Until such time as measures are put in place to protect, conserve and potentially enhance these assets and their setting, new development in close proximity to them has the potential to have significant adverse effects on this objective.

*SA objective 11: To maintain and improve the water quality of rivers and to achieve sustainable water resources management*

10.225 A negligible effect is expected from seven of the ten strategic policies (PR1, PR2, PR3, PR4a, PR4b, PR12a and PR12b) due to the fact these policies do not explicitly address water quality and water resource management.

10.226 A minor positive effect is expected for the remaining three of the ten strategic policies (PR5, PR11 and PR13). This is due to the fact these policies promote the provision and delivery of green infrastructure, which are likely to include measures that directly indirectly improve water quality.

*SA objective 12: To reduce the risk of flooding and resulting in detriment to public well-being, the economy and the environment*

10.227 Four of the ten strategic policies are recorded as having minor positive effects on this objective. Strategic policies PR5, PR11 and PR13 scored a minor positive effect due to the fact that they promote the implementation and delivery of green infrastructure which will help manage flood risk and mitigate the effects of increases in the area of impermeable surfaces as a result of development. Policy 12b also scored a minor positive effect. This is due to the fact that the policy requires planning applications for unallocated developments to meet Oxford's needs to include a flood risk assessment.

10.228 A minor negative effect is recorded for strategic policies PR1 and PR3. Both policies identify greenfield land for the development of homes, which will likely result in a cumulative loss of permeable ground surface, thereby increasing the risk of flooding.

10.229 Negligible effects are recorded for strategic policies PR2, PR4a, PR4b and PR12a due to the fact that these policies do not explicitly address flood risk.

*SA objective 13: To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance*

10.230 Eight of the ten strategic policies are expected to have a negligible effect on SA objective 13 as these policies are deemed not likely to have a direct effect on this objective. Strategic policies PR1 and PR3 are expected to have significant negative effects on this objective because they both promote the delivery of housing on greenfield land a significant proportion of which is Grade 3 agricultural land or higher. The remaining strategic policies score negligible effects against this objective. This is due to the fact that these policies do not explicitly address the loss of greenfield land or compound adverse effects generated generally by the development of agricultural land.

*SA objective 14: To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products*

10.231 Strategic policy PR2 is recorded as having a minor positive effect against this SA objective. This is due to the fact that the policy promotes self-build or self-finish housing, thereby helping to increase rates of local small to medium-scale residential schemes and the use of local products in house building. The remaining strategic policies do not directly promote this issue or indirectly benefit it and therefore record negligible effects against this objective.

*SA objective 15: To reduce waste generation and disposal, and achieve the sustainable management of waste*

10.232 All ten strategic policies were deemed to have a negligible effect against this objective as none of directly address this issue.

## Summary of site allocation policy effects on the City of Oxford

10.233 This section presents the effects of the eight site allocation policies set out within Local Plan Part 1 Partial Review on the City of Oxford. The effects are summarised in **Table 10.3** and outlined in more detail in the appraisal matrices in **Appendix 7**.

**Table 10.3: Summary of effects of site allocation policies on Oxford**

Area of Search	Site Allocation Policy	SA Objectives related to meeting Oxford's Needs			SA objectives with particular spatial relevance to Oxford		
		SA1: Building Sustainable and Affordable Homes	SA16: Creating Employment Opportunities and Oxford	SA17: Creating Economic Growth	SA3: Reducing Poverty and Social Exclusion	SA6: Accessibility to Services and Facilities	SA10: Reducing Road Pollution and Congestion
<b>A</b>	PR6a	++	++	++	0	++	++/--
	PR6b	++	++	+	0	+	+/--
	PR6c	0	0	0	0	+	0
	PR7a	++	++	+	0	+	+/--
	PR7b	++	+	+	0	+	+/--
	PR8	++	++	++	0	++	++/--
	PR9	++	+	+	0	+	+/-
<b>B</b>	PR10	++	+	+	0	+	+

### SA Objectives related to meeting Oxford's Needs

*SA objective 1: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home*

10.234 Seven of the eight site allocation policies are identified as having a significant positive effect on this SA objective due to the fact that they will each deliver a significant number of homes, 45% of which will be affordable homes.

10.235 A negligible effect is likely for Policy PR6c as it reserves the site for the potential construction of a golf course.

*SA objective 16: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire*

10.236 With the exception of Policy PR6c, which is considered to have a negligible effect, all the site allocation policies are likely to have positive effects on this SA objective. These positive effects reflect the fact that each allocation will deliver a significant number of homes, including affordable homes that will accommodate the working population. In addition, the policies promote on site investment in sustainable transport infrastructure that will increase accessibility to centres of growth, services and facilities. An Employment, Skills and Training Plans are also to be included within the application for each application. Significant positive effects are expected for policies PR6a, PR6b and PR7a due to their good accessibility to existing centres of employment and policies PR6a and PR8 due to their provision of new employment opportunities. Remaining allocation policies PR7b, PR9 and PR10 score minor positive effects.

*SA objective 17: To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire*

10.237 With the exception of Policy PR6c, which is considered to have a negligible effect, all the site allocation policies are likely to have positive effects on this SA objective. These positive effects reflect the fact that each allocation will deliver a significant number of homes, including affordable homes that will accommodate the working and student population. In addition, the policies promote on site investment in sustainable transport infrastructure that will increase accessibility to centres of growth and Oxford's universities. An Employment, Skills and Training Plans are also to be included within the application for each application. Policies PR6a and PR8 are expected to have significant positive effects due to the fact that both allocate land for the provision of new primary schools and employment spaces. Policies PR6b, 7a, 7b, 9 and 10 all score minor positive effects against this objective.

### **SA objectives with particular spatial relevance to Oxford**

*SA objective 3: To reduce poverty and social exclusion*

10.238 All of the eight site allocation policies are expected to have a negligible effect on this SA objective. This is due to the fact that none of the allocations are located within or adjacent to deprived neighbourhoods in Oxford. Therefore, they are not considered to contribute significantly to the reduction of poverty and social exclusion within Oxford.

*SA objective 6: To improve accessibility to all services and facilities*

10.239 All of the eight site allocation policies are expected to have positive effects on this objective due to their relatively good accessibility to the existing sustainable transport network and local services and facilities. Significant positive effects are expected for policies PR6a and PR8 due to the fact these policies require the provision of new services and facilities, such as retail areas, a community centre and healthcare facilities. The remaining policy options are considered to have minor positive effects.

*SA objective 10: To reduce air pollution (including greenhouse gas emissions) and road congestion*

10.240 Mixed effects are expected for six of the seven site allocation policies. The positive effects are in relation to all the policies providing enhanced active and sustainable transport connections to Oxford and Cherwell. Significant positive effects are expected for two of the six mixed effects (PR6a and PR8) as these policies allocate ancillary business development and/or financial and professional uses within the Local Centre, thereby providing employment opportunities on site. These provisions will help minimise the use of private vehicles contributing to the reduction in the generation of road traffic air pollution and road congestion.

10.241 Aside from site allocation policies PR6c, PR9 and PR10, significant negative effects are identified for the site allocation policies as it is forecast that a proportion of road based trips generated by the proposed development are likely to load onto roads covered by the Oxford City Air Quality Management Area. It is expected the provision of on-site green infrastructure is not sufficient alone to reduce air pollution.



10.242 A negligible effect is recorded for Policy PR6c. This is due to the fact that the planned golf course is to replace the existing golf course located at the Land to the West of Oxford Road. Therefore, there is unlikely to be a significant net increase in traffic.

## Summary of site allocation policy effects on Cherwell District

10.243 This section presents the effects of the eight site allocation policies set out within the Local Plan Part 1 Partial Review on Cherwell District. The effects are summarised in **Table 10.4**, and outlined in more detail in the appraisal matrices in **Appendix 7**.

**Table 10.4: Summary of effects of site allocation policies on Cherwell District**

Areas of Search	Site Allocation Policy	SA objectives with particular spatial relevance to Oxford (Cherwell effects recorded here)			Other Social and Economic SA objectives (scores only relate to Cherwell District)			Environmental SA objectives (scores only relate to Cherwell District)							
		SA3: Reducing Poverty and Social Exclusion	SA6: Accessibility to Services	SA10: Reducing Road Pollution and Congestion	SA2: Improving Health and Well Being	SA4: To reduce crime and disorder and the fear of crime.	SA5: To create and sustain vibrant communities	SA7: Conserving and Enhancing Biodiversity	SA8: Protecting and Enhancing the Landscape	SA9: Protecting and Enhancing the Historic Environment	SA11: Improving Water Quality	SA12: Reducing Flood Risk	SA13: Efficient Use of Land	SA14: Sustainable Resource Consumption	SA15: Sustainable Waste Management
A	PR6a	0	++	++/-	++	0?	+	+/-?	+/-?	+/-?	0	0	-	-	+
	PR6b	0	+	+/-	+	0?	+	+/-?	+/-?	+/-?	0	0	-	-	+
	PR6c	0	++	0	0	0?	0	+++	+/-?	+/-?	0	+	--	-	+
	PR7a	0	+	+/-	+	0?	+	+/-?	+/-?	+/-?	0	0	-	-	-
	PR7b	0	+	+/-	+	0?	+	+/-?	+/-?	+/-?	0	0	-	-	-
	PR8	0	++	++/-	++	0?	+	+/-?	+/-?	-?	0	0	--	-	+
	PR9	0	++	+/-	+	0?	+	+/-?	+/-?	-?	0	0	--	-	+
B	PR10	0	++	+	+	0?	+	+/-?	+/-?	+/-?	0	0	--?	-	+

### SA objectives with particular spatial relevance to Cherwell

*SA objective 3: To reduce poverty and social exclusion*

10.244 All of the eight site allocation policies are expected to have a negligible effect on this SA objective. This is due to the fact that none of the allocations are located within or adjacent to deprived neighbourhoods in Cherwell. Therefore, they are not considered to contribute significantly to the reduction of poverty and social exclusion within Cherwell.

*SA objective 6: To improve accessibility to all services and facilities*

10.245 All of the eight site allocation policies are expected to have positive effects on this objective due to their relatively good accessibility to the existing sustainable transport network and local services and facilities. Significant positive effects are expected for policies PR6a, PR6c, PR8, PR9 and PR10 due to the fact these policies lie in close proximity to existing local centres or require the provision of new services and facilities, such as retail areas, a community centre and healthcare facilities. The remaining policy options are considered to have minor positive effects.

*SA objective 10: To reduce air pollution (including greenhouse gas emissions) and road congestion*

10.246 Mixed effects are expected for six of the seven site allocation policies. The positive effects are in relation to all the policies providing enhanced active and sustainable transport connections to Oxford and Cherwell. Significant positive effects are expected for two of the six mixed effects (PR6a and PR8) as these policies allocate ancillary business development and/or financial and professional uses within the Local Centre, thereby providing employment opportunities on site. These provisions will help minimise the use of private vehicles contributing to the reduction in the generation of road traffic air pollution and road congestion.

10.247 Aside from site allocation policies PR6c, PR9 and PR10, significant negative effects are identified for the site allocation policies as it is forecast that a proportion of road based trips generated by the proposed development are likely to load onto roads covered by the Oxford City Air Quality Management Area. It is expected the provision of on-site green infrastructure is not sufficient alone to reduce air pollution.

10.248 A negligible effect is recorded for Policy PR6c. This is due to the fact that the planned golf course is a replacement of the existing golf course located at the Land to the West of Oxford Road. Therefore, there is unlikely to be a significant net increase in traffic.

**Other social and economic SA objectives only considered to relate to Cherwell District**

*SA objective 2: To improve the health and wellbeing of the population and reduce inequalities in health*

10.249 Seven of the eight site allocation policies record positive effects against this objective due to their provision of new and improved open spaces, sustainable transport infrastructure, including cycle ways and public rights of way and green infrastructure. The majority of these positive effects are recorded as minor positive. However, two significant positive effects have been identified for site allocation policies PR6a and PR8 due to the fact that both policies include plans for new health facilities.

10.250 Policy PR6c reserves the site for the potential construction of a golf course which will provide opportunities for sport. However, as this site allocation policy replaces an existing golf course located approximately 300m to the south east of the reserved site (site allocation policy PR6a), there is unlikely to be a significant net increase in the health and well being of the community as a result of its construction. Therefore a negligible effect is recorded for this SA objective.

*SA objective 4: To reduce crime and disorder and the fear of crime*

10.251 Uncertain negligible effects are expected for all of the site allocation policies as they all include the provision of green infrastructure, however no policies explicitly state that development should be designed to help reduce crime and anti-social behaviour.

*SA objective 5: To create and sustain vibrant communities*

10.252 Aside for Policy PR6c, all the site allocation policies are likely to have a minor positive effect on this SA objective. This is due to the fact that despite the fact that the sites are located adjacent to existing communities who could experience negative effects in the short term during the construction phase of the developments and strategic transport routes that could generate noise, the seven remaining site allocation policies specify that a Delivery Plan should be provided that schedules the phasing and key dates of the development's delivery which can help to manage any adverse effects generated during the construction of the development. Furthermore, each allocation policy seeks to deliver connected and integrated urban extensions with good landscaping and design.

## **Environmental SA objectives only considered to relate to Cherwell District**

### *SA objective 7: To conserve and enhance and create resources for biodiversity*

- 10.253 Policy PR6c reserves the site for the potential construction of a golf course which, in places will help to safeguard the site's ecological assets and promote habitat connectivity. Therefore a significant positive effect is likely on this SA objective.
- 10.254 Uncertain mixed effects are expected for the remaining seven site allocation policies. This is due to the fact that these allocations are for housing development on largely greenfield land –greenfield land which is considered to have ecological value, including habitats for protected species. The minor positive effects recorded for these site allocations are in recognition for the strong wording within each policy requiring measures to mitigate any adverse effects on ecological assets and where possible generate ecological enhancements.

### *SA objective 8: To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside*

- 10.255 All eight site allocation policies are likely to have uncertain mixed effects on this SA objective. All record an uncertain minor negative effect associated with the potential for adverse effects on the rural character and openness of each site until the detailed design, landscaping and layout of the developments are known. However, minor positive effects are also identified due to the fact that each policy requires the design and layout of the developments to reflect the local landscape and setting.

### *SA objective 9: To protect, enhance and make accessible for enjoyment, the historic environment*

- 10.256 Uncertain minor negative effects are expected on all eight of the site allocation policies due to the fact that they identify land for development which is of some, albeit varying, historic value. Minor positive effects have been identified for Policies PR6a, PR6b, PR6c, PR7a, PR7b and PR10 as they incorporate measures to protect and enhance the setting of on-site historic assets.
- 10.257 The mixed effect identified for Policy PR6c is expected as the retention of open green space generally has a positive effect on the setting and character of historic assets, however the significant landscaping associated with the construction of a golf course has the potential to adversely affect the rural setting of this historic asset.
- 10.258 All effects on this SA objective are recorded as uncertain until the detailed design, landscaping and layout of the development have been finalised.

### *SA objective 11: To maintain and improve the water quality of rivers and to achieve sustainable water resources management*

- 10.259 Negligible effects are expected on all eight of the site allocation policies as they all require measures to ensure there are no hydrological, hydro chemical or sedimentation impacts to the local water courses. In addition, the provision of green infrastructure is likely to help maintain and improve water quality.

### *SA objective 12: To reduce the risk of flooding and resulting in detriment to public well-being, the economy and the environment*

- 10.260 Seven of the eight site allocation policies score negligible effects against this SA objective due to the fact that each policy requires no detrimental impact to local water bodies or waterways and on site Flood Risk Assessments. Furthermore, each policy requires the incorporation of green infrastructure which will help mitigate the risk of flooding caused by increases in the area of hardstanding as a result of development.
- 10.261 A minor positive effect is recorded for Policy PR6c due to the fact that it reserves the site for the potential construction of a golf course and will thereby ensuring that permeable surfaces on site are retained.

*SA objective 13: To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance*

10.262 Negative effects are identified for all of the eight site allocation policies due to the fact that all eight are located on rural greenfield land where there is limited opportunity to re-use previously developed land. Half of these negative effects are recorded as minor; however, four of the policies (PR6c, PR8, PR9 and PR10) are predicted to generate significant negative effects due to these sites containing Agricultural Land classified as Grade 2 and 3 and their development would result in a net loss of productive agricultural land.

10.263 An uncertain effect is identified for policy PR10 as development at this site would result in the loss of land classed as Grade 3. However it is unknown whether this is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value.

*SA objective 14: To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products*

10.264 All eight of the site allocation policies outline specific design proposals. However, none of the policies make any reference to using sustainably produced resources or local products in the construction of the site. Furthermore, no policies promote the use of or generation of low carbon and renewable energy. Therefore, a minor negative effect is recorded for all eight site allocation policies.

*SA objective 15: To reduce waste generation and disposal, and achieve the sustainable management of waste*

10.265 Minor positive effects are recorded against Policies PR6a, PR6b, PR8, PR9 and PR10 due to the fact that these particularly large site allocations are required to be designed in a way that encourages sustainable and safe waste management by individual households and collectively by residents while minimising the visual, air and water pollution risks associated with such infrastructure.

10.266 Minor negative effects are expected for Policies PR7a and PR7b due to the fact that these allocations are smaller and do not promote sustainable waste management practices or require the site to provide waste management facilities.

10.267 A minor positive effect is recorded for site allocation policy PR6c due to the fact that the construction and landscaping of a new golf course has the potential to accommodate a significant amount of inert waste which would otherwise have to be landfilled within area.

## Cumulative Effects

10.268 **Table 10.1** to **Table 10.4** above present a summary of the scores for all the policies set out in the Local Plan Part 1 Partial Review. This enabled an assessment to be made of the likely significant effects of the Local Plan Part 1 Partial Review as a whole on each of the SA objectives, i.e. an assessment of cumulative effects as required by the SEA Regulations. In addition, consideration has been given to the cumulative effects of adopting the Local Plan Part 1 Review alongside the cumulative effects of the adopted Local Plan Part 1 Plan (2011-2031) (as described in the Cherwell Local Plan Part 1 SA Addendum Report for Main Modifications published in October 2014) and the other significant projects, plans and programmes planned within the local planning authorities that border Cherwell District.<sup>123</sup> Section 7 of the SA Report and the Partial Review explain how the Local Plan Part 1 Strategy has been considered and how locational options will potentially cause harm to the Part 1 Local Plan Strategy.

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<sup>123</sup> Cherwell Local Plan Part 1 SA Addendum for Main Modifications, LUC, October 2017



*SA objective 1: To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home*

10.269 The Local Plan Part 1 Partial Review sets out plans for the delivery of 4,400 homes within Cherwell to meet an agreed proportion of Oxford's housing shortfall over the plan period. Policies PR1-PR3 set out the strategic aspiration for the delivery of high quality, affordable homes at a range of tenures. Site allocation policies PR6a-PR10 set out where these homes will be provided in the District and at what scale. Strategic policies PR12a-PR13 set-out the planning mechanisms for the timely delivery of these homes within the plan period and if necessary beyond the plan period. Therefore, overall the Local Plan Part 1 Partial Review is likely to have a significant positive effect on this objective.

10.270 All of the strategic site allocation policies set out within the adopted Local Plan Part 1 are considered to have a positive effect on the provision of new affordable homes within the district. The adopted Local Plan Part 1 plans for the delivery of 21,734 new homes between 2014 and 2031 within the District:

- 9,764 homes are planned within and around Bicester.
- 7,106 homes are planned within and around Banbury.
- 4,864 homes are planned within the rest of the District, most notably at the former RAF Upper Heyford at which 1,600 homes have been allocated.

10.271 In combination, the adopted Local Plan Part 1 and the Local Plan Part 1 review are likely to have a **significant positive** effect against this objective for both Oxford and Cherwell.

*SA objective 16: To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district and Oxford and Oxfordshire*

10.272 The Local Plan Part 1 Partial Review sets out plans for the delivery of 4,400 homes within Cherwell to meet an agreed proportion of Oxford's housing shortfall over the plan period (as set out in the text for SA Objective 1 above). Site allocation policies PR6a-PR10 set out the locations where the new homes will be provide. These locations are generally in close proximity to the City of Oxford, with good access to its economic centres. These homes will house Oxford's workforce as the city's diverse economy grows, helping to facilitate high and stable levels of employment.

10.273 Therefore, overall the Local Plan Part 1 Partial Review is likely to have a significant positive effect on this objective.

10.274 The SA Report accompanying the adopted Local Plan Part 1 states that positive cumulative effects are likely on the economic growth and employment levels of the District. The following strategic site allocation policies are referenced as contributing to this cumulative effect: Bicester 1, 2, 4, 5, 6, 8, 10, 11, 12 and 13. Together, these generate new opportunities for employment in the District, improve the District's town centres and transport accessibility helping to reduce commuting times.

10.275 In combination, the adopted Local Plan Part 1 and the Local Plan Part 1 review are likely to have a **significant positive** effect against this objective for both Oxford and Cherwell in terms of the principle of providing more homes.

*SA objective 17: To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the district and Oxford and Oxfordshire*

10.276 The Local Plan Part 1 Partial Review sets out plans for the delivery of 4,400 homes within Cherwell to meet an agreed proportion of Oxford's housing shortfall over the plan period (as set out in the text for SA Objective 1 above). Site allocation policies PR6a-PR10 set out the locations where the new homes will be provide. These locations are generally in close proximity to the City of Oxford, with good access to its universities. These homes will house Oxford's student population as well as those that work for the city's universities and other education establishments.

10.277 Therefore, overall the Local Plan Part 1 Partial Review is likely to have a significant positive effect on this objective.

- 10.278 The SA Report accompanying the adopted Local Plan Part 1 states that positive cumulative effects are likely on the economic growth and employment levels of the District. The following strategic site allocation policies are referenced as contributing to this cumulative effect: Bicester 1, 2, 4, 5, 6, 8, 10, 11, 12 and 13. Together, these generate new opportunities for employment in the District, improve the District's town centres and transport accessibility helping to reduce commuting times.
- 10.279 In combination, the adopted Local Plan Part 1 and the Local Plan Part 1 review are likely to have a **significant positive** effect against this objective for both Oxford and Cherwell.

### **SA objectives with particular spatial relevance to Cherwell**

#### *SA objective 3: To reduce poverty and social exclusion*

- 10.280 The Local Plan Part 1 Partial Review sets out plans for the delivery of 4,400 homes within Cherwell to meet an agreed proportion of Oxford's housing shortfall over the plan period (as set out in the text for SA Objective 1 above). Site allocation policies PR6a-PR10 set out the locations where the new homes will be provided. These locations are not in deprived areas of the District, limiting the scope for them to contribute to their regeneration and thus contribute to the reduction in poverty. However, several of the strategic policies within the Local Plan Part 1 Partial Review set out plans for the delivery of a range of housing types and tenures (PR2) as well as improvements to the District's sustainable transport network (PR4a, PR4b, PR11, PR12a, PR12b and PR13), resulting in minor positive effects in helping to tackle the social exclusion in the District.
- 10.281 Therefore, overall the Local Plan Part 1 Partial Review is likely to have a minor positive effect on this objective.
- 10.282 The SA Report accompanying the adopted Local Plan Part 1 states that all strategic site allocations within Bicester and Banbury are considered to have a cumulative positive effect on reducing poverty and social exclusion in the District through the provision of new and improved residential and mixed use developments within the strategic site allocations set out within the Plan.
- 10.283 In combination, the adopted Local Plan Part 1 and the Local Plan Part 1 review are likely to have a **minor positive** effect against this objective for both Oxford and Cherwell.

#### *SA objective 6: To improve accessibility to all services and facilities*

- 10.284 The Local Plan Part 1 Partial Review sets out plans for the delivery of 4,400 homes within Cherwell to meet an agreed proportion of Oxford's housing shortfall over the plan period (as set out in the text for SA Objective 1 above). The locations of the site allocations are generally in close proximity to existing services and facilities in both Cherwell and Oxford. However only site allocation policies PR6a and PR8 set out plans for the delivery of new facilities and services to establish new local centres for the District's new residents.
- 10.285 Therefore, overall the Local Plan Part 1 Partial Review is likely to have a minor positive effect on this objective.
- 10.286 The SA Report accompanying the adopted Local Plan Part 1 states that all strategic site allocations within Bicester and Banbury are considered to have a cumulative positive effect on creating vibrant communities. This will be delivered through the provision of new and improved residential and mixed use developments in close proximity to new and improved local centres within the strategic site allocations set out within the Plan.
- 10.287 In combination, the adopted Local Plan Part 1 and the Local Plan Part 1 review are likely to have a **minor positive** effect against this objective for both Oxford and Cherwell.

#### *SA objective 10: To reduce air pollution (including greenhouse gas emissions) and road congestion*

- 10.288 The Local Plan Part 1 Partial Review sets out plans for the delivery of 4,400 homes within Cherwell to meet an agreed proportion of Oxford's housing shortfall over the plan period (as set out in the text for SA Objective 1 above). Such growth will result in an increase in greenhouse gases from the construction and operation of the new communities as well as air pollution from increases in the number of vehicles on the road in and around the site allocations, particularly on roads into and out of north Oxford which is registered as an Air Quality Management Area (AQMA). Site allocation policies PR6a-PR10 set out the locations where the new homes will be provided. These locations are generally

in close proximity to the city and therefore the AQMA; however, they also set out plans for the provision of new and improved sustainable transport links into Oxford, helping to limit the need for new residents to travel by private car and reducing road congestion and air pollution. Furthermore, strategic policies PR1, PR4a, PR4b, and PR11 set out the strategic aspiration to deliver this new and improved transport infrastructure. Finally, policy PR5 sets out plans for the delivery of a new and improved green infrastructure network in the District, which will help to mitigate the adverse effects of air pollution.

- 10.289 Therefore, overall the Local Plan Part 1 Partial Review is likely to have a mixed significant positive/significant negative effect on this objective.
- 10.290 The SA Report accompanying the adopted Local Plan Part 1 states there is potential for temporary negative cumulative effects associated with the construction and operation of new development within the strategic site allocations set out in the Plan. A number of the strategic site allocation policies are named, including Bicester 1, 2, 3, 4, 10, 11, 12 and 13 and Banbury 4, 12 and Bankside Phase 1. The adopted Local Plan Part 1 plans for the delivery of 21,734 new homes between 2014 and 2031 within the District:
- 9,764 homes are planned within and around Bicester.
  - 7,106 homes are planned within and around Banbury.
  - 4,864 homes are planned within the rest of the District, most notably at the former RAF Upper Heyford at which 1,600 homes have been allocated.
- 10.291 These centres of growth will see significant increases in traffic which will have to be managed over the plan period. Similar to the cumulative effects highlighted for the Local Plan Part 1 Review, the adopted Local Plan Part contains policies to help mitigate these adverse effects of the strategic highway network through new and improve highway and sustainable transport networks, such as the railway, bus, cycling and walking networks. In certain areas of the District, these new and improved sustainable transport networks have the potential to generate positive effects by reducing current levels of road congestion and air pollution.
- 10.292 In combination, the adopted Local Plan Part 1 and the Local Plan Part 1 Review are likely to have **mixed significant positive/significant negative** effects against this objective for both Oxford and Cherwell.

#### **Other social and economic SA objectives only considered to relate to Cherwell District**

*SA objective 2: To improve the health and wellbeing of the population and reduce inequalities in health*

- 10.293 The Local Plan Part 1 Partial Review sets out plans for the delivery of 4,400 homes within Cherwell to meet an agreed proportion of Oxford's housing shortfall over the plan period (as set out in the text for SA Objective 1 above). The locations of the site allocations are generally in close proximity to existing open green spaces, Public Rights of Way and local health services and facilities in both Cherwell and Oxford. Furthermore, strategic policies PR1, PR4a, PR4b, and PR11 set out the strategic aspiration to deliver new and improved sustainable transport infrastructure that will promote active lifestyles. However only site allocation policies PR6a and PR8 set out plans for the delivery of new health facilities and services.
- 10.294 Therefore, overall the Local Plan Part 1 Partial Review is likely to have a minor positive effect on this objective.
- 10.295 The Cherwell Local Plan Part 1 SA Addendum Report for Main Modifications (2014) did not highlight any cumulative effects generated by the policies set within the adopted Local Plan Part 1 against this objective. However, the provision of new and improved residential and mixed use developments in close proximity to new and improved local centres within the strategic site allocations set out within the Plan, most notably at Bicester and Banbury, will help to encourage active healthy lifestyles by increasing the ability of new and existing residents to access places on foot and by bicycle.
- 10.296 In combination, the adopted Local Plan Part 1 and the Local Plan Part 1 review are therefore likely to have a **minor positive** effect against this objective for both Oxford and Cherwell.

*SA objective 4: To reduce crime and disorder and the fear of crime*

- 10.297 The Local Plan Part 1 Partial Review does not contain any measures that are likely to directly or indirectly contribute or compound the District's aspiration to reduce crime and disorder and fear of crime.
- 10.298 Therefore, overall the Local Plan Part 1 Partial Review is likely to have a negligible effect on this objective.
- 10.299 The Cherwell Local Plan Part 1 SA Addendum Report for Main Modifications (2014) did not highlight any cumulative effects generated by the policies set within the adopted Local Plan Part 1 against this objective.
- 10.300 In combination, the adopted Local Plan Part 1 and the Local Plan Part 1 review are therefore likely to have a **negligible** effect against this objective for both Oxford and Cherwell.

*SA objective 5: To create and sustain vibrant communities*

- 10.301 The Local Plan Part 1 Partial Review sets out plans for the delivery of 4,400 homes within Cherwell to meet an agreed proportion of Oxford's housing shortfall over the plan period (as set out in the text for SA Objective 1 above). The locations of the site allocations are generally in close proximity to existing residential communities, which have the potential to be adversely affected by the construction of the homes, and existing strategic transport infrastructure, which has the potential to generate noise, air and light pollution for the District's new communities over the longer term. However, the mitigation measures set out within the site allocation policies should help to mitigate any significant adverse effects on the amenity of new and existing communities. Conversely the site allocation policies set out plans for the delivery of new local services and facilities, as well as improvements to the District's sustainable transport infrastructure, including links to Oxford, which will improve connections across the Borough and contribute positively to the vibrancy of its new and existing communities.
- 10.302 Therefore, overall the Local Plan Part 1 Partial Review is likely to have a mixed minor positive/minor negative effect on this objective.
- 10.303 The SA Report accompanying the adopted Local Plan Part 1 states that all strategic site allocations within Bicester and Banbury are considered to have a cumulative positive effect on creating vibrant communities.
- 10.304 In combination, the adopted Local Plan Part 1 and the Local Plan Part 1 review are likely to have a **minor positive** effect against this objective for both Oxford and Cherwell.

**Environmental SA objectives only considered to relate to Cherwell District**

*SA objective 7: To conserve and enhance and create resources for biodiversity*

- 10.305 The Local Plan Part 1 Partial Review sets out plans for the delivery of 4,400 homes within Cherwell to meet an agreed proportion of Oxford's housing shortfall over the plan period (as set out in the text for SA Objective 1 above). The locations of the site allocations are generally on greenfield land which is of varied ecological value, including habitats for protected species. In combination, the loss of such a significant area of greenfield land has the potential to generate significant negative effects against this objective. However, there is also potential for significant in combination effects driven by the strong wording of the site allocation policies which require measures to mitigate any adverse effects on ecological assets and where possible generate ecological enhancements. In addition, strategic policies PR5 focusses on the strategic delivery of green infrastructure across the District and strategic policies PR11, PR12b and PR13 set out the planning mechanisms for the delivery of such infrastructure.
- 10.306 Therefore, overall the Local Plan Part 1 Partial Review is likely to have mixed significant positive/significant negative effects on this objective.



- 10.307 The judgements of the SA are supported by ecological advice provided by WYG on the potential cumulative impacts of the site allocations.<sup>124</sup> This Study indicates that potential impacts on Rushy Meadows SSSI are likely to arise from Policy PR8 which includes 1,950 dwellings (approximately 42% of the total for the seven development areas) along with schools, an employment area and retail outlets.
- 10.308 The nearest of the other development areas likely to impact on the SSSI are Policy PR9 and Policy PR6a.
- 10.309 The remaining development areas lie more than 2 km distant from the SSSI and appear to lack hydrological connectivity to it. Consequently, the contribution to cumulative impacts which these four sites represent is considered insignificant.
- 10.310 Only site allocation Policy PR8 is considered to have the potential to generate cumulative impacts during the construction phases of the development as a result of pollution run-off, dust, noise, light spillage and changes to water levels. All other site allocations are sufficiently distant from and appear to lack hydrological connectivity to the SSSI. The study also identifies the potential cumulative effects on biodiversity in general arising from the proposed strategic sites. Potential effects are indicated as habitat fragmentation and loss of connectivity, habitat and species loss, habitat disturbance and degradation, and species population. The Study recommends measures to avoid, mitigate, or compensate for the potential cumulative effects identified.
- 10.311 The Land West of Yarnton and Land at Stratfield Farm development areas are considered likely to contribute to the indirect cumulative impacts on the SSSI during the operational phase of the developments, principally from the potential for increased recreational usage of the footpath network in the vicinity of the SSSI with the associated risk of members of the public entering the SSSI. The study recommends mitigation measures to address potential cumulative impacts on the SSSI which have informed the strategic site policies in the Partial Review Plan.
- 10.312 The study also identifies the potential cumulative effects on biodiversity in general arising from the proposed strategic sites. Potential effects are indicated as habitat fragmentation and loss of connectivity, habitat and species loss, habitat disturbance and degradation, and species population. The Study recommends measures to avoid, mitigate, or compensate for the potential cumulative effects identified.
- 10.313 All the strategic site allocation policies within the adopted Local Plan Part 1 are required to create habitats and achieve biodiversity net gains. Furthermore, policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment together with Policy ED17: Green Infrastructure sets out the general requirement for improvements to the District's green infrastructure network. However, it is acknowledged in the SA report accompanying the adopted Local Plan Part 1 that there is still potential for cumulative negative effects on the biodiversity of the District as a result of the scale of development proposed on greenfield land and the resultant loss of habitats within the District. The following strategic site allocation policies are listed as having potential to generate these cumulative adverse effects: Bicester 1, 2, 3, 4, 8, 10, 11, 12 and 13. However, the following strategic policies help to mitigate adverse effects and enhance positive effects on the biodiversity of the District:
- ESD 9: Protection of the Oxford Meadows SAC.
  - ESD10: Protection and Enhancement of Biodiversity and the Natural Environment.
  - ESD 11: Conservation Target Areas.
  - ESD 17: Green Infrastructure.
- 10.314 In combination, the adopted Local Plan Part 1 and the Local Plan Part 1 Review are likely to have **mixed significant positive/significant negative** effects against this objective for both Oxford and Cherwell.

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<sup>C</sup>herwell Local Plan Part 1 Review Ecological Advice Report, WYG, 2017

10.315 The HRA accompanying the Local Plan Part 1 Review highlights the potential for effects<sup>125</sup> on European biodiversity sites within and in the vicinity of Cherwell District. However, the in-combination assessment with other projects and plans identified no significant effects on Oxford Meadows SAC in combination with the proposals contained in the Partial Review Proposed Submission Plan, provided that any mitigation measures identified for other projects and plans are put in place. The HRA Stage 1 (Screening) assessment has determined that the Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Need Proposed Submission Plan will not lead to likely significant effects, either alone or in combination, on the qualifying features of Oxford Meadows SAC.<sup>126</sup>

*SA objective 8: To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside*

10.316 The Local Plan Part 1 Partial Review sets out plans for the delivery of 4,400 homes within Cherwell to meet an agreed proportion of Oxford's housing shortfall over the plan period (as set out in the text for SA Objective 1 above). The locations of the site allocations are generally on greenfield land which is of varied landscape character and sensitivity. In combination, the loss of such a significant area of countryside has the potential to generate significant negative effects against this objective. However, there is also potential for some positive effects driven by the strong wording of the site allocation policies which require the design and layout of the developments to reflect the local landscape and setting. In certain locations this could result in enhancements to the existing rural-urban edges of settlements and improve accessibility to the surrounding countryside.

10.317 Therefore, overall the Local Plan Part 1 Partial Review is likely to have mixed minor positive/significant negative effects on this objective.

10.318 The adopted Local Plan Part 1 plans for the delivery of 21,734 new homes between 2014 and 2031 within the District:

- 9,764 homes are planned within and around Bicester.
- 7,106 homes are planned within and around Banbury.
- 4,864 homes are planned within the rest of the District, most notably at the former RAF Upper Heyford at which 1,600 homes have been allocated.

10.319 The majority of these new homes are to be provided on greenfield land, significantly increasing the urban area of the District to the detriment of the local natural and historic landscape character. It is however, acknowledged that in certain locations, there is potential to improve the urban edges of the District's settlements, specifically the gateways into its main towns with positive effects on this objective. In the SA Report that accompanies the adopted Local Plan Part 1, the following strategic site allocation policies are listed as having potential to generate cumulative adverse effects against this objective: Bicester 1, 2, 3, 4, 8, 10, 11, 12 and 13. However, the following strategic policies help to mitigate adverse effects and enhance positive effects on the landscapes and townscapes of the District:

- ESD 12: Cotswolds Area of Outstanding Natural Beauty (AONB).
- ESD13: Local Landscape Protection and Enhancement.
- ESD14: Oxford Green Belt.

10.320 In combination, the adopted Local Plan Part 1 and the Local Plan Part 1 Review are likely to have **mixed minor positive/significant negative** effects against this objective for both Oxford and Cherwell.

*SA objective 9: To protect, enhance and make accessible for enjoyment, the historic environment*

10.321 The Local Plan Part 1 Partial Review sets out plans for the delivery of 4,400 homes within Cherwell to meet an agreed proportion of Oxford's housing shortfall over the plan period (as set out in the text for SA Objective 1 above). The locations of the site allocations are generally on greenfield land which is of

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<sup>125</sup> Cherwell Local Plan 2011-2031 (Part 1) Partial Review, Oxford's Unmet Housing Need – Habitat Regulations Assessment Report on Options Consultation and Additional Sites, Atkins, June 2017.

<sup>126</sup> Cherwell Local Plan 2011-2031 (Part 1) Partial Review, Oxford's Unmet Housing Need – Proposed Submission Plan Habitat Regulations Assessment Screening Report, Atkins, June 2017.

varied historic value and sensitivity. In combination, a significant area of development has the potential to generate significant negative effects against this objective, including on the setting of historic Oxford. However, there is also potential for some positive effects driven by site allocation policies PR6a, PR7a, PR7b and PR10 as they incorporate measures to protect and enhance the setting of on-site historic assets. In certain locations this could result in enhancements to the existing setting of historic assets improve accessibility to the surrounding historic landscape. Therefore, overall the Local Plan Part 1 Partial Review is likely to have mixed minor positive/significant negative effects on this objective.

10.322 The adopted Local Plan Part 1 plans for the delivery of 21,734 new homes between 2014 and 2031 within the District:

- 9,764 homes are planned within and around Bicester.
- 7,106 homes are planned within and around Banbury.
- 4,864 homes are planned within the rest of the District, most notably at the former RAF Upper Heyford at which 1,600 homes have been allocated.

10.323 Like the sites allocated within the Local Plan Part 1 Review, many of these new homes are in close proximity to sensitive heritage assets within the District which have the potential to be adversely or positively affected by new development within their setting. In the SA Report that accompanies the adopted Local Plan Part 1, the following strategic site allocation policies are listed as having potential to generate cumulative adverse effects against this objective: Bicester 1, 2, 3, 4, 8, 10, 11, 12 and 13. However, the following strategic policies help to mitigate adverse effects and enhance positive effects on the historic environment of the District:

- ESD 14: Oxford Green Belt
- ESD15: The Character of the Built and Historic environment
- ESD 16: The Oxford Canal

10.324 In combination, the adopted Local Plan Part 1 and the Local Plan Part 1 Review are likely to have **mixed minor positive/significant negative** effects against this objective for both Oxford and Cherwell.

*SA objective 11: To maintain and improve the water quality of rivers and to achieve sustainable water resources management*

10.325 Negligible effects are expected on all eight of the site allocation policies as they all require measures to ensure there are no hydrological, hydro chemical or sedimentation impacts to the local water courses. In addition, the provision of green infrastructure set out within each of the site allocation policies and in strategic policies PR5 are likely to help maintain and improve water quality.

10.326 Therefore, overall the Local Plan Part 1 Partial Review is likely to have a minor positive effect on this objective.

10.327 However, the Council's Water Cycle Study<sup>127</sup> considers the cumulative impacts of future development with regards to water supply capacity, waste water capacity and environmental capacity in the District. The Study concludes that seven WwTWs (Banbury, Bicester, Bloxham, Hook Norton, RAF Upper Heyford, Oxford and Woodstock) do not currently have sufficient capacity to accept all future development proposed within the plan period. Furthermore, the Study concludes that the Oxford WwTW has no capacity to accommodate additional demand as a result of new development within its catchment. The Study stresses the need for solutions to accommodate the growth to ensure that the increased wastewater flow discharged does not impact on the current quality of the receiving watercourses, their associated ecological sites and also to ensure that the watercourses can still meet with legislative requirements.

10.328 These recommendations will need to be carried forward by Cherwell District Council, Thames Water and the developers for the Local Plan Part 1 Review to generate the predicted minor positive effects recorded in this SA Report.

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<sup>127</sup> Cherwell Water Cycle Study, AECOM, April 2017

10.329 The Cherwell Local Plan Part 1 SA Addendum Report for Main Modifications (2014) did not highlight any cumulative effects generated by the policies set within the adopted Local Plan Part 1 against this objective.

10.330 In combination, the adopted Local Plan Part 1 and the Local Plan Part 1 review are therefore likely to have a **minor positive** effect against this objective for both Oxford and Cherwell.

*SA objective 12: To reduce the risk of flooding and resulting in detriment to public well-being, the economy and the environment*

10.331 The Local Plan Part 1 Partial Review sets out plans for the delivery of 4,400 homes within Cherwell to meet an agreed proportion of Oxford's housing shortfall over the plan period (as set out in the text for SA Objective 1 above). The locations of the site allocations are generally on greenfield land, significantly increasing area hardstanding. However, each of the site allocation policies requires no detrimental impact to local water bodies or waterways and on site Flood Risk Assessments. Furthermore, each site allocation policy and strategic policy PR5 promote improvements to and the expansion of the District's green infrastructure network which will help mitigate the risk of flooding caused by increases in the area of hardstanding as a result of development and could help to reduce existing levels of flood risk in certain locations.

10.332 Therefore, overall the Local Plan Part 1 Partial Review is likely to have mixed minor positive/minor negative effects on this objective.

10.333 The Cherwell Local Plan Part 1 SA Addendum Report for Main Modifications (2014) did not highlight any cumulative effects generated by the policies set within the adopted Local Plan Part 1 against this objective. However, the adopted Local Plan Part 1 plans for the delivery of 21,734 new homes between 2014 and 2031 within the District, many of which are to be located on greenfield sites where there is the potential for a net loss in permeable surface area. Furthermore, the adopted Local Plan Part 1 sets out the following strategic policies which help to mitigate flood risk in the District and make the District more resilient to the effects of climate change:

- ESD 1: Mitigating and Adapting To Climate Change.
- ESD 3: Sustainable Construction.
- ESD 6: Sustainable flood Risk Management.
- ESD 7: Sustainable Drainage Systems (SuDs).

10.334 In combination, the adopted Local Plan Part 1 and the Local Plan Part 1 review are therefore likely to have a **mixed minor negative/minor positive** effect against this objective for both Oxford and Cherwell.

*SA objective 13: To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance*

10.335 The Local Plan Part 1 Partial Review sets out plans for the delivery of 4,400 homes within Cherwell to meet an agreed proportion of Oxford's housing shortfall over the plan period (as set out in the text for SA Objective 1 above). The locations of the site allocations are generally on greenfield land which is often registered as some of the District's best and most versatile agricultural land. There will therefore be a net loss of greenfield and agricultural land within the District.

10.336 Therefore, overall the Local Plan Part 1 Partial Review is likely to have a significant negative effect on this objective.

10.337 The adopted Local Plan Part 1 plans for the delivery of 21,734 new homes between 2014 and 2031 within the District:

- 9,764 homes are planned within and around Bicester.
- 7,106 homes are planned within and around Banbury.
- 4,864 homes are planned within the rest of the District, most notably at the former RAF Upper Heyford at which 1,600 homes have been allocated.



10.338 The majority of these new homes are to be provided on greenfield land, resulting in the loss of some of the District's best and most versatile agricultural land. The following strategic site allocation policies are listed as having potential to generate these cumulative adverse effects against this objective: Bicester 1, 2, 3, 4, 8, 10, 11, 12 and 13 and Banbury 2, 3, 4, 5, 12, 15, 16, 17 and 18.

10.339 In combination, the adopted Local Plan Part 1 and the Local Plan Part 1 Review are likely to have a **significant negative** effect against this objective for both Oxford and Cherwell.

*SA objective 14: To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products*

10.340 With the exception of strategic policy PR2 which promotes self-build or self-finish housing, thereby helping to increase rates of local small to medium-scale residential schemes and the use of local products in house building, none of the policies within the Local Plan Part 1 Partial Review directly promote this issue or indirectly benefit it.

10.341 Therefore, overall the Local Plan Part 1 Partial Review is likely to have a minor negative effect on this objective.

10.342 The Cherwell Local Plan Part 1 SA Addendum Report for Main Modifications (2014) did not highlight any cumulative effects generated by the policies set within the adopted Local Plan Part 1 against this objective.

10.343 In combination, the adopted Local Plan Part 1 and the Local Plan Part 1 review are therefore likely to have a **minor negative** effect against this objective for both Oxford and Cherwell.

*SA objective 15: To reduce waste generation and disposal, and achieve the sustainable management of waste*

10.344 Policy PR6c has the potential to accommodate inert waste. Furthermore, the particularly large site allocations (PR6a, PR6b, PR8, PR9 and PR10) promote sustainable and safe waste management on site.

10.345 Therefore, overall the Local Plan Part 1 Partial Review is likely to have a minor positive effect on this objective.

10.346 The Cherwell Local Plan Part 1 SA Addendum Report for Main Modifications (2014) did not highlight any cumulative effects generated by the policies set within the adopted Local Plan Part 1 against this objective.

10.347 In combination, the adopted Local Plan Part 1 and the Local Plan Part 1 review are therefore likely to have a **minor positive** effect against this objective for both Oxford and Cherwell.

### **Potential cumulative effects with other projects, plans and programmes**

10.348 Cherwell District Council is bordered by six other local planning authorities each with their own Local Plans setting out strategic development in the area over the next few decades. This section explores the likely cumulative effects of the strategic development planned by each local planning authority with the likely cumulative effects of the strategic development set out within the Local Plan Part 1 Review and the adopted Local Plan Part 1.

#### *Aylesbury Vale District Council*

10.349 Aylesbury Vale District Council adopted its Local Plan in 2007. The adopted Local Plan made provision for 4,820 new homes and enough employment land to generate 4,000 new jobs over the plan period (2004 to 2011), with a 65% to 25% split between the District's main urban area, Aylesbury, and the District's rural areas. Aylesbury is situated directly to the east of the District of Cherwell and is connected to Bicester by the A41.

10.350 In 2007 the law changed, meaning that the policies in the District's adopted Local Plan ceased to have effect unless saved by a Direction from the Secretary of State. The housing and employment allocated to the following areas was subsequently saved:

- Aylesbury.
- Buckingham.

- Wendover.
- Haddenham.
- Winslow.
- Rural Areas.

10.351 The District Council is now the process of preparing a new Local Plan (the Vale of Aylesbury Local Plan). The new draft Local Plan originally made provision for 33,000 homes. However, following new household and population projections published in 2016, the total number of homes was reduced from 33,000 to roughly 27,000. The Draft Vale of Aylesbury Local Plan allocates development to:

- Aylesbury.
- Buckingham.
- Haddenham.
- Winslow.
- Wendover.
- Rural Areas.
- A new settlement of 4,500 homes.

10.352 However, following reductions in housing need the Council is now reconsidering provision of this new settlement.

#### *Oxford City Council*

10.353 Oxford City Council has begun developing a new Local Plan for Oxford. Once adopted, the Oxford Local Plan 2036 will replace the Local Plan 2001-2016, the Core Strategy 2026 and the Sites and Housing Plan.

10.354 The Oxford Core Strategy 2026 was adopted in 2011 and currently represents the overarching strategy for development in Oxford up to 2026. The Core Strategy allocates land for the delivery of 8,000 new homes in the City between 2006 and 2026 and job growth of between 11,280 and 13,900 new jobs. Five priority areas have been identified for housing-led regeneration, including:

- Barton (north east Oxford).
- Blackbird Leys (south east Oxford).
- Northway (north Oxford).
- Rose Hill (south Oxford).
- Wood Farm (east Oxford).

10.355 Three strategic locations for development have also been identified, including:

- West End (west Oxford).
- Northern Gateway (north Oxford).
- Land at Barton (north east Oxford).

10.356 A significant proportion of this development is connected to Cherwell District, most notably Kidlington in the south of the District via the A40 and the A34.

#### *South Oxfordshire District Council*

10.357 South Oxfordshire District Council is currently in the process of producing a Local Plan. The most recent version of the Local Plan 2033 is the Second Preferred Options document; therefore the latest development strategy for the Borough is the one set out in the adopted Core Strategy (2012). The Core Strategy sets out the overarching development strategy for the District up to 2027. The Core Strategy allocates land for the development of 5,214 new homes for the period 2012-2027 and around 20ha of employment land, with around 13.5ha in:

- Didcot - 2,330 new homes.
- Henley - 400 new homes.
- Thame - 775 new homes.
- Wallingford - 555 new homes.
- Rural areas - 1,154 new homes.

10.358 A further 6.5ha at Didcot in the Vale of White Horse District. The vast majority of this development is located some distance from Cherwell; however, Thame is located in the north of South Oxfordshire to the south of Cherwell and is connected to Bicester via the M40 and Kidlington/north Oxford via the A40.

#### *Stratford-on-Avon District Council*

10.359 Stratford-on-Avon District Council adopted its Core Strategy in 2016. The Core Strategy makes provision for at least 14,600 additional homes up to 2031 in the following locations:

- Stratford-upon-Avon – approximately 3,500 homes.
- Main Rural Centres – approximately 3,800 homes.
- New Settlement at Lighthorne Heath – approximately 2,300 homes.
- New Settlement at Long Marston Airfield – approximately 2,100 homes.
- Local Service Villages – approximately 2,000 homes.
- Large Rural Brownfield Sites – approximately 1,245 homes.
- Other Rural Locations – approximately 750 homes.

10.360 A significant proportion of this strategic development is located to the south and east of Stratford-upon-Avon, directly to the north west of Cherwell District and is connected to Cherwell District's main centres, for example the A422 and M40 to Banbury.

#### *Vale of White Horse District Council*

10.361 The Vale of White Horse District Council adopted its Local Plan 2031 Part 1: Strategic Sites and Policies in 2016.

10.362 The Local Plan aims to deliver at least 20,560 new homes during the plan period (2011 to 2031) at:

- Abingdon-on-Thames and Oxford Fringe Sub-Area (1,790 homes).
- Western Vale Sub-Area (1,650 homes).
- South East Vale Sub-Area (9,055 homes).

10.363 Additionally, up to 1,000 new homes will be identified for allocation through the Local Plan 2031 Part 2 and a further 900 house delivered through windfall sites. The adopted Local Plan also identifies 218ha of land for future employment development divided between the Western Vale and South Eastern Vale, and a further 24ha of employment land is identified from the saved Vale Local Plan 2011 employment allocations.

10.364 The centres of growth within the Vale of White Horse are connected to Oxford and Cherwell via the A34 and the A420.

10.365 Like Cherwell, the Vale of White Horse District has committed through its Examination process to working jointly on the county-wide Post SHMA Strategic Work Programme, in order to address meeting some of Oxford's unmet needs.

#### *South Northamptonshire*

10.366 South Northamptonshire District Council's Local Plan is made-up of the West Northamptonshire Joint Core Strategy Local Plan (Part 1) (2014), the South Northamptonshire Local Plan (Part 2A) and South Northampton Gypsies, Travellers and Travelling Showpeople Local Plan (Part 2B).

10.367 The West Northamptonshire Joint Core Strategy Local Plan (Part 1) makes provision for a total of 11,020 homes in South Northamptonshire between 2008 and 2029 in:

- Brackley (2,160 homes).
- Towcester (2,650 homes).
- Rural Areas (2,360 homes).
- Northampton (3,850 homes).

10.368 Provision will also be made for a minimum net increase of 28,500 jobs in the period 2008-2029. These will be concentrated within and around Northampton and the motorsport technology hub at Silverstone.

10.369 Northampton, Brackley and Towcester are all situated to the north east of Cherwell District and are connected to the District's centres via the A43 and M40 motorways.

#### *West Oxfordshire District Council*

10.370 West Oxfordshire District Council Local Plan 2031 was submitted to the Planning Inspectorate for independent examination in 2015 and 'Main Modifications' to the Local Plan, addressing the unmet housing need arising from Oxford City, were recently submitted in March 2017. The plan aims to meet the District's own objectively assessed housing need by delivering at least 15,950 new homes between 2011 and 2031, 13,200 homes, as well as an additional 2,750 homes between 2021 and 2031 to assist in meeting Oxford's unmet housing needs. The majority of the housing is to be delivered in:

- Witney.
- Carterton.
- Chipping Norton.

10.371 To meet employment needs in the District, 20ha of employment land is identified to the west of Witney, 5ha by Carterton, at least 9ha to the east of Chipping Norton, around 40ha at the West Oxfordshire Garden Village in the form of a 'science park', and at least 5ha within existing commitments in rural areas and other villages; and 2ha at Lakeside Standlake.

10.372 Both Whitney and Carterton, located to the south west of Cherwell are connected to north Oxford and southern Cherwell via the A40 and A4095 and Chipping Norton, located to the west of Cherwell is connected to Kidlington and north Oxford via the A44.

#### *Overall Cumulative Effects*

10.373 Housing and employment growth is planned in the districts immediately surrounding Cherwell. With the exception of Oxford directly to the south, the main focus of growth in Cherwell, at Bicester, Banbury and Upper Heyford and proposed around Kidlington is remote from the majority of the centres of growth in neighbouring districts limiting the potential for significant cumulative effects.

10.374 Brackley is closest to Banbury and Bicester, but is of relatively small size and is only due to receive relatively modest growth. This is also the case for Witney, Carterton and Chipping Norton in West Oxfordshire, and Stratford-upon-Avon to the north. The main towns in Aylesbury Vale, South Oxfordshire and the Vale of White Horse, including Aylesbury and Thame, are some distance away from the main growth in Cherwell and therefore are unlikely to have negative cumulative effects.

10.375 The main relationship between Cherwell is with Oxford, particularly with Kidlington and Bicester. The Cherwell Local Plan Part 1 aims to reduce out commuting from the District for work and create more self-sufficient towns in Bicester and Banbury, whereas the Local Plan Part 1 Review allocates land to meet a proportion of Oxford's housing shortfall making links with the City important.

10.376 As a regional centre, Oxford attracts visitors and workers from Cherwell and all of the local planning authorities neighbouring Cherwell. Sustained growth within all of these areas is like to result in a significant increase in traffic along the strategic road network in and around Cherwell and Oxford, notably along the M40, A34, A40, A41, A43 and A44. This has the potential to exacerbate existing congestion and air quality issues in and around Cherwell and Oxford with **significant negative** effects against **SA objective 10 (air pollution and road congestion)**.



- 10.377 Furthermore, Cherwell District shares a housing market area with Oxford City and the adjoining Oxfordshire authorities, notably, South Oxfordshire, Vale of White Horse and West Oxfordshire. Together, the significant growth planned within these local authorities is likely to make a significant contribution to meeting their respective and collectively Oxford's housing needs with **significant positive** effects against **SA objective 1 (housing)**.
- 10.378 The preferred route of the High Speed Rail 2 passes through Cherwell District, through Fringford ward to the north of Bicester and is likely to have negative impacts on the environment and local communities in that area. Policy SLE5: High Speed Rail 2 – London to Birmingham has been included in the adopted Local Plan Part 1 in order to minimise the adverse impacts on the environment in Cherwell and maximise the benefits that could arise from the proposal, particularly in terms of improving rail services on the West Coast mainline and economic impacts. There is a potential for residents of the communities within the Fringford ward to be adversely affected by construction traffic and activities, however, policy SLE5 seeks to address such potential effects. Bicester is also close by.
- 10.379 The first stage of East-West Rail (Oxford to Bicester and Marylebone) has been completed and includes the construction of the Oxford Parkway Railway Station to the south of Kidlington next to the long-established Water Eaton Park and Ride and more frequent services in and out of Oxford. The final route is expected to open new links from Oxford and Oxford Parkway to Milton Keynes and Bedford by 2019 and onto Cambridge in due course.
- 10.380 In 2016, in the Autumn Budget Statement, the Government announced a commitment and support to deliver a new Oxford to Cambridge 'Expressway' including development funding for the evaluation of route options.
- 10.381 The Department for Transport (DfT) published a study on the proposed scheme, which set out three shortlisted route options for an Expressway, as well as sub-options to route around Oxford. Regardless of the option chosen, it is expected that an Oxford to Cambridge Expressway would help address constraints along the A34, a key strategic route connecting Oxfordshire with the south of the country and the wider Strategic Road Network.
- 10.382 It is unlikely that the development proposed in Cherwell could combine with the potential adverse effects of the High Speed Rail 2 and the development in neighbouring districts to create cumulative impacts, such as in relation to landscape and visual effects, urbanisation, and noise impacts due to the distances involved.

## Recommendations

- 10.383 During the development of the Local Plan Part 1 policies, LUC appraised draft versions of the policies, highlighted their potential for significant effects and made recommendations on how the policies could be improved. The appraisal of the draft policies revealed that all eight site allocation policies and two of the strategic policies had the potential to generate significant negative effects and the following recommendations were made to improve the performance of the policies in the SA:
1. All policies could score more positively against **SA objective 4 (Crime)** through the incorporation of high-level design measures to help reduce crime and anti-social behaviour.
  2. With the exception of site allocation policy PR8, all eight site allocation policies could score more positively against **SA objective 5 (Vibrant Communities)** with the inclusion of design and landscape measures that directly aim to mitigate any adverse impacts generated by strategic transport infrastructure and other noisy land uses within close proximity to each site.
  3. With the exception of site allocation policies PR6a, PR7b and PR10, the remaining site allocation policies could score more positively against **SA objective 9 (Historic Environment)** with the inclusion of design and landscape measures that aim to conserve and where possible enhance the historic environment within and in the immediate vicinity of each allocation, including the wider historic landscape character, such as the setting of historic Oxford.

4. Policy PR6c could score more positively against **SA objective 8 (Landscape)** through the include design and landscape measures that directly aim to mitigate any adverse impacts generated by the golf course.
5. Policy PR7a could score more positively against **SA objective 12 (Flood Risk)** by avoiding the development of the areas of the site designated as flood zones 2 and 3 and including additional mitigation measures to maintain good permeability.
6. All policies could score more positively against **SA objective 14 (Sustainable Resource Consumption)** by requiring sustainably produced resources and local products to be used where possible in the design and construction of new developments. Furthermore, additional requirements could be included for the incorporation of energy efficient, low carbon and renewable energy technologies within new developments.
7. All policies could score more positively against **SA objective 15 (Sustainable Waste Management)** by promoting sustainable waste management practices and where appropriate the incorporation of waste management facilities and services on strategic site allocations.

10.384 Following the communication of these recommendations by LUC to the Council, the following amendments were made to the Local Plan Part 1 Review policies:

1. Following recommendation 1 with regards to **SA objective 4 (Crime)** above, section 5 of the proposed submission of the Local Plan Part 1 review was updated to include a reference to Policy ESD15 in the adopted Local Plan Part 1, which all development proposals must comply with.
2. Following recommendation 2 with regards to **SA objective 5 (Vibrant Communities)** above, all site allocation policies were amended to require all Transport Assessments and Travel Plans submitted alongside applications to include measures for minimising the impact of motor vehicles on new residents and existing communities.
3. Following recommendation 3 with regards to **SA objective 9 (Historic Environment)** above, site allocation policies PR6a and PR6b were amended to include a requirement that these strategic developments be designed to deliver a connected and integrated urban extension that responds to the historic setting of Oxford.
4. Following recommendation 4 with regards to **SA objective 8 (Landscape)** above, site allocation policy PR6c was amended to state that the planning application for the development of the site will be expected to be supported by, and prepared in accordance with, a Development Brief that incorporates design principles that respond to the landscape and Green Belt setting and historic context of Oxford. The Design Brief is to be jointly prepared and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council and in consultation with Oxfordshire County Council.
5. Following recommendation 5 with regards to **SA objective 12 (Flood Risk)** above, site allocation policy PR7a has been amended to rule out development in the portions of the site boundary designated as Flood Zones 2 and 3.
6. Following recommendation 6 with regards to **SA objective 14 (Sustainable Resource Consumption)** above, the Council confirmed that policies ESD1-ESD5 and policy ESD15 in the adopted Local Plan Part 1, which all development proposals must comply with, sufficiently covers this issue. This reference has been acknowledged in the cumulative effect score recorded against SA objective 14 above.
7. Following recommendation 7 with regards to **SA objective 15 (Sustainable Waste Management)** above, all site allocation policies within the Local Plan Part 1 Review for developments equal to and over 400 dwellings (Policies PR6a, PR6b, PR8, PR9 and PR10) have been amended to include the requirement that the layout and design of the development should encourage sustainable and safe waste management by individual households and collectively by residents while minimising the visual, air and water pollution risks associated with such infrastructure.

10.385 **Tables 10.1 to 10.4** above present a summary of the effects of the final versions of the policies set out in the Local Plan Part 1 Partial Review which includes the amendments made to the draft policies

as a result of the SA recommendations set out above. These effects have been used to assess the cumulative effects of the Local Plan Part 1 Review as a whole.

## Mitigation

10.386 It is a requirement of the SEA Regulations that consideration is given to “the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme”. For many of the potential negative effects identified in relation to the Local Plan Part 1 Partial Review, mitigation will be provided through the implementation of other policies in the Local Plan, specifically those in the adopted [Local Plan Part 1](#).

10.387 **Table 10.5** below identifies the policies within the adopted Local Plan Part 1 that are expected to provide mitigation for the potential negative effects of the policies within the Local Plan Part 1 Partial review. No residual negative effects are recorded for the following SA Objectives, therefore additional mitigation is not outlined for these objectives in the table below:

- SA Objective 1 – To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.
- SA Objective 2 – To improve the health and well-being of the population & reduce inequalities in health.
- SA Objective 3 – To reduce poverty and social exclusion.
- SA Objective 4 – To reduce crime and disorder and the fear of crime.
- SA Objective 6 – To improve accessibility to all services and facilities.
- SA Objective 11 – To maintain and improve the water quality of rivers and to achieve sustainable water resources management.
- SA Objective 16 – To ensure high and stable levels of employment so everyone can benefit from the economic growth of the district and Oxford and Oxfordshire.
- SA Objective 17 – To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.

**Table 10.5: Mitigation for potential residual negative effects identified**

SA objectives for which potential significant negative effects have been identified	Other Local Plan policies providing possible mitigation
5. To create and sustain vibrant communities.	<b>BSC 5: Area Renewal</b> supports area renewal proposals that direct investment to improve the physical and community fabric of the District to improve social outcomes, improve health and well-being.
7. To conserve and enhance and create resources for biodiversity.	<p><b>ESD 9: Protection of the Oxford Meadows SAC</b> requires that the construction and operational phases of the development are not to have any adverse effects on the water quality or quantity of any adjacent or nearby watercourses or alter the hydrological regime of the Oxford Meadows SAC. This policy also states that construction and operation of developments must conform to Environmental Quality Standards and all run off rates are to be maintained at greenfield run of rates.</p> <p><b>ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment</b> promotes biodiversity net gain and the maintenance of existing ecological networks. The policy seeks to avoid development that will result in adverse effects on international, national, regional and local important sites.</p> <p><b>ESD 11: Conservation Target Areas</b> outlines that where a development lies within close proximity to a Conservation Target Area, surveys and a report are to be undertaken if and development will not be permitted if it compromises the aims of the Conservation</p>

SA objectives for which potential significant negative effects have been identified	Other Local Plan policies providing possible mitigation
	<p>Target Area.</p> <p><b>ESD 16: The Oxford Canal</b> aims to protect and enhance the biodiversity value of the Oxford Canal corridor.</p> <p><b>ESD 17: Green Infrastructure seeks</b> to maintain and improve the green infrastructure network while also protecting sites of nature importance. The policy requires all developments to provide green infrastructure within their proposals.</p>
<p>8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.</p>	<p><b>ESD 12: Cotswolds Area of Outstanding Natural Beauty (AONB)</b> seeks to protect and enhance the Cotswolds AONB and its setting.</p> <p><b>ESD 13: Local Landscape Protection and Enhancement</b> aims to protect and enhance the landscape especially in urban fringe locations.</p>
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	<p><b>Policy ESD 15: The Character of the Built and Historic Environment</b> aims to ensure that new development to complement and enhance the character of its context through sensitive siting, layout and high quality design.</p> <p><b>ESD 16: The Oxford Canal</b> will not permit proposals that will have a detrimental impact to the Conservation Area.</p>
<p>10. To reduce air pollution (including greenhouse gas emissions) and road congestion.</p>	<p><b>SLE 4: Improved Transport and Connections</b> seeks to deliver key connections to support modal shift and to support more sustainable locations for employment and housing growth. This policy also requires new development to make the fullest possible use of public transport, walking and cycling.</p> <p><b>ESD 1: Mitigating and Adapting to Climate Change</b> aims to distribute developments in the most sustainable locations and deliver development that seeks to reduce the need to travel and promote the use of sustainable modes of transport.</p> <p><b>ESD 2: Energy Hierarchy and Allowable Solutions</b> promotes the use of the energy hierarchy: Reducing energy use; supplying energy efficiently and giving priority to decentralised energy supply; Making use of renewable energy; Making use of allowable solutions.</p> <p><b>ESD 5: Renewable Energy</b> supports the renewable and low carbon energy provision wherever any adverse impacts can be addressed satisfactorily and the provision can be proven viable.</p>
<p>12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</p>	<p><b>ESD 1: Mitigating and Adapting to Climate Change</b> seeks to minimise the risk of flooding and making use of sustainable drainage methods.</p> <p><b>ESD 3: Sustainable Construction</b> notes that the District is in an area of water stress and so a higher level of water efficiency than required in the Building Regulations is required with developments achieving a limit of 110 litres/person/day.</p> <p><b>ESD 9: Protection of the Oxford Meadows SAC</b> requires that the construction and operational phases of the development are not to have any adverse effects on the water quality or quantity of any adjacent or nearby watercourses or alter the hydrological regime of the Oxford Meadows SAC. This policy also states that and all run off rates are to be maintained at greenfield run of rates.</p>
<p>13. To improve efficiency in land use through the re-use of previously developed land and</p>	<p><b>BSC 2: The Effective and Efficient Use of Land -Brownfield land and Housing Density</b> supports housing development that will effectively and efficiently use land and will encourage the re-use of previously developed land in sustainable locations.</p>



SA objectives for which potential significant negative effects have been identified	Other Local Plan policies providing possible mitigation
existing buildings and encouraging urban renaissance.	
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	<b>ESD 3: Sustainable Construction</b> expects development to incorporate sustainable design and construction technology to achieve zero carbon development and maximise resource efficiency.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste.	<b>ESD 3: Sustainable Construction</b> supports development proposals that reduce waste and pollution and make adequate provision for the recycling of waste.

# 11 Conclusions, Monitoring and Next Steps

## Conclusions

- 11.1 The Cherwell Local Plan Part 1 Partial Review Vision, Strategic Objectives (**Chapter 6**), nine areas of search (**Chapter 7**), three quantum options (**Chapter 8**), 41 site options (**Chapter 9**) and ten strategic policies and eight site allocation policies (**Chapter 10**) have been appraised against the SA objectives outlined in Cherwell District Council's SA Framework outlined in **Chapter 5**.
- 11.2 In general, the options and policy approaches that have been taken forward in the Local Plan are those that perform more positively or at least as well against the SA objectives than the rejected options, although in number of cases other planning considerations have determined that other options should be taken forward.
- 11.3 The principle of meeting a portion of Oxford's unmet housing needs within the District is likely to generate significant positive effects for both Oxford and Cherwell. The development of new residential communities within close proximity to Oxford within Cherwell will increase the quantity and the range of types of homes (including affordable homes), as well as maintain – even improve – communities access to the County's primary services and facilities, employment opportunities and its special qualities, including its wildlife, cultural heritage and countryside. The Council has recognised the effects on existing communities and proposed detailed policies which will provide mitigation and enhancements.
- 11.4 However, providing new strategic residential development within Cherwell District also has the potential to generate significant negative effects on these same special qualities.
- 11.5 The significant positive and negative effects of the development of more homes are likely to be enhanced and mitigated by the strategic policies within the adopted Local Plan Part 1, the policies of the Part 1 Partial Review and the development management policies of the Local Plan Part 2. The SA has assisted the Council in forming policies which avoid areas of historic significance on sites for example. These should go a long way towards mitigating the potential negative effects of the overall scale of development proposed, although some significant effects are likely to remain.
- 11.6 In addition to the SA/SEA, work undertaken for the Habitats Regulations Assessment (HRA) is important for determining potential significant effects. The HRA accompanying the Local Plan Part 1 Review highlights the potential for effects<sup>128</sup> on European biodiversity sites within and in the vicinity of Cherwell District. However, the in-combination assessment with other projects and plans identified no significant effects on Oxford Meadows SAC in combination with the proposals contained in the Partial Review Proposed Submission Plan, provided that any mitigation measures identified for other projects and plans are put in place. The HRA Stage 1 (Screening) assessment has determined that the Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Need Proposed Submission Plan will not lead to likely significant effects, either alone or in combination, on the qualifying features of Oxford Meadows SAC.<sup>129</sup>
- 11.7 The overall impact on the Green Belt and its purposes, including the amount of land needed to be removed to effectively implement the Plan, has been considered by the Council in the context of the outcomes of the SA for example in relation to the significant positive effects for affordable housing provision in locations which best help to meet Oxford's unmet housing needs.

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<sup>128</sup> Cherwell Local Plan 2011-2031 (Part 1) Partial Review, Oxford's Unmet Housing Need – Habitat Regulations Assessment Report on Options Consultation and Additional Sites, Atkins, June 2017.

<sup>129</sup> Cherwell Local Plan 2011-2031 (Part 1) Partial Review, Oxford's Unmet Housing Need – Proposed Submission Plan Habitat Regulations Assessment Screening Report, Atkins, June 2017.

## Monitoring

- 11.8 The SEA Regulations require that *"The responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action" (Regulation 17), and that the environmental report should provide information on "a description of the measures envisaged concerning monitoring" (Schedule 2).*
- 11.9 The Government's latest SA Guidance in the National Planning Practice Guidance<sup>130</sup> states that details of the proposals for monitoring the significant effects of implementing the adopted local plan should be included in the Sustainability Appraisal report, or the post-adoption statement.
- 11.10 **Table 11.1** sets out a number of suggested indicators for monitoring the effects of implementing the Local Plan Part 1 Partial Review.
- 11.11 The Planning Advisory Service guidance on SA states that it is not necessary to monitor everything and monitoring should be focused on the significant sustainability effects, including significant effects where there is uncertainty and where monitoring would enable preventative or mitigation measures to be taken. It could therefore be argued that monitoring measures are not required for following SA objectives:
- SA Objective 3 – To reduce poverty and social exclusion.
  - SA Objective 4 – To reduce crime and disorder and the fear of crime.
  - SA Objective 5 – To create and sustain vibrant communities.
  - SA Objective 11 – To maintain and improve the water quality of rivers and to achieve sustainable water resources management.
  - SA Objective 12 – To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment
  - SA Objective 14 – To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.
  - SA Objective 15 – To reduce waste generation and disposal, and achieve the sustainable management of waste.
- 11.12 However, in order to address the requirement in SEA Regulation 17 noted above to *'identify unforeseen adverse effects at an early stage and be able to undertake appropriate remedial action'*, it is considered more precautionary for the Council to monitor all the potential sustainability effects. Therefore, monitoring indicators are suggested for all of the objectives in the SA framework.
- 11.13 The monitoring indicators set out in Chapter 6 of the SA/SEA Adoption Statement for the adopted Cherwell Local Plan Part 1 (2011-2031) have been considered alongside the monitoring indicators suggested in representations received (see **Appendix 3**) to the draft monitoring framework for the Local Plan Part 1 Partial Review Proposed Submission Document.
- 11.14 Given the principle driver of the Cherwell Local Plan Part 1 Partial Review is to meet a proportion of Oxford's outstanding housing need, it will be important that Cherwell District and Oxford City councils work closely together to monitor the delivery of these homes and the direct and indirect effects they have on them both in isolation and in combination.

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<sup>130</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-local-plans/>

**Table 11.1: Proposed monitoring indicators for monitoring the effects of the Local Plan Part 1 Partial Review**  
**Suggested indicators (and Policy Reference from Local Plan Part 1 Partial Review)**

SA Objectives related to meeting Oxford's Needs	
SA Objective	SA Objectives related to meeting Oxford's Needs
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<ul style="list-style-type: none"> <li>• Annual housing commitments and completions that specifically meet the needs of Oxford City. (Policies PR1, PR12a, PR12b and PR13).</li> <li>• Net affordable housing completions/acquisitions per tenure that specifically meet the needs of Oxford City. (Policies PR1, PR2, PR12a, PR12b and PR13).</li> <li>• Number of 'extra care' completions that specifically meet the needs of Oxford City. (Policies PR1, PR2, PR12a, PR12b and PR13).</li> </ul>
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<ul style="list-style-type: none"> <li>• Employment commitments and completions on allocated employment land in Cherwell and Oxford (Policy PR1).</li> <li>• Employment commitments and completions on non-allocated employment land in Cherwell and Oxford (Policy PR1).</li> <li>• Completions resulting in a loss of employment use to non-employment use in Cherwell and Oxford (Policy PR1).</li> </ul>
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<ul style="list-style-type: none"> <li>• Kidlington centre and Oxford City centre use (use classes A1-A5, B1a, D2) (Policy PR1).</li> <li>• No. of retail impact assessments submitted with planning applications in Cherwell and Oxford (Policy PR1).</li> </ul>
SA objectives with particular spatial relevance to Oxford	
3. To reduce poverty and social exclusion.	<ul style="list-style-type: none"> <li>• Completed development per type (Policies PR1, PR2, PR4a, PR4b and PR6a-PR10).</li> </ul>
6. To improve accessibility to all services and facilities.	<ul style="list-style-type: none"> <li>• Completed education infrastructure (Policies PR1 and PR6a-PR10).</li> <li>• Completed health care infrastructure (Policies PR1 and PR6a-PR10).</li> <li>• Amount, type and location of open space/sport/recreation facilities (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Areas deficient in recreation provision by type and amount (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Completed built development on (former) sites of open space, outdoor sport and recreation (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Completed community facilities infrastructure (Policy Policies PR1 and PR6a-PR10).</li> <li>• Access to services and facilities by public transport, walking and cycling (Policies PR1, PR4a, PR4b, PR6a-PR10 and PR11).</li> <li>• Completed green infrastructure schemes (Policies PR1, PR5 and PR6a-PR10).</li> </ul>



SA Objective	Suggested indicators (and Policy Reference from Local Plan Part 1 Partial Review)
<p>10. To reduce air pollution (including greenhouse gas emissions) and road congestion.</p>	<ul style="list-style-type: none"> <li>• Carbon emissions in Cherwell and the City of Oxford per capita (Policy PR1).</li> <li>• Access to services and facilities by public transport, walking and cycling (Policies PR1, PR4a, PR4b, PR6a-PR10 and PR11).</li> <li>• Completed transport improvement schemes (Policies PR1, PR4a, PR4b, PR6a-PR10 and PR11).</li> <li>• Number of Energy Statements submitted (Policy PR1).</li> <li>• Number of District Heating Feasibility Assessments submitted (Policy PR1).</li> <li>• Number of permitted district heating schemes in the district (Policy PR1).</li> <li>• Permitted renewable energy capacity per type (Policy PR1).</li> </ul>
<p>2. To improve the health and well-being of the population &amp; reduce inequalities in health.</p>	<p style="text-align: center;"><b>Other Social and Economic SA objectives</b></p> <ul style="list-style-type: none"> <li>• Completed health care infrastructure (Policies PR1 and PR6a-PR10).</li> <li>• Amount, type and location of open space/sport/recreation facilities (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Areas deficient in recreation provision by type and amount (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Open spaces in the district meeting quality standards (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Completed green infrastructure schemes (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Crime levels in Cherwell District (Policy PR1).</li> </ul>
<p>4. To reduce crime and disorder and the fear of crime.</p>	
<p>5. To create and sustain vibrant communities.</p>	<ul style="list-style-type: none"> <li>• Permissions granted contrary to design consultee advice on design grounds (Policies PR1, PR5 and PR6a-PR10).</li> </ul>
<p>7. To conserve and enhance and create resources for biodiversity.</p>	<p style="text-align: center;"><b>Environmental SA objectives</b></p> <ul style="list-style-type: none"> <li>• Number of permissions granted contrary to consultee (Environment Agency, BBOWT, CDC/OCC etc.) advice on water quality grounds within the SAC catchment (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Total Local Wildlife Site/Local Geological Site area (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Changes in priority habitats by number &amp; type (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Changes in priority species by number &amp; type (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Ecological condition of SSSIs (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Distribution and status of farmland birds (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Distribution and status of water voles (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Permissions granted contrary to tree officer advice (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Permissions granted contrary to biodiversity consultee advice (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Number of Ecological Surveys submitted with applications (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Local Sites in Positive Conservation Management (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Total amount of Natural Environment and Rural Communities (NERC) Act s41 Habitats of Principal Importance within active Conservation Target Areas (CTAs) (Policies PR1, PR5 and PR6a-PR10).</li> </ul>

SA Objective	Suggested indicators (and Policy Reference from Local Plan Part 1 Partial Review)
	<ul style="list-style-type: none"> <li>• Permissions granted in Conservation Target Areas contrary to biodiversity consultee advice (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Completed green infrastructure schemes (Policies PR1, PR5 and PR6a-PR10).</li> </ul>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	<ul style="list-style-type: none"> <li>• Number and location of urban fringe restoration/improvement schemes completed (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Permissions granted contrary to Landscape Officer advice (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Permissions granted contrary to design consultee advice on design grounds (Policies PR1, PR5 and PR6a-PR10).</li> </ul>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	<ul style="list-style-type: none"> <li>• Permissions granted contrary to the advice of Historic England/consultee advice on heritage grounds (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Number of new (and reviews of) conservation area appraisals (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Completed green infrastructure schemes (Policies PR1, PR5 and PR6a-PR10).</li> </ul>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management.	<ul style="list-style-type: none"> <li>• % of new dwellings completed achieving water use below 110 litres/person/day (Policy PR1).</li> <li>• Completed SuDS schemes in the district (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Number of permissions granted contrary to Environment Agency advice on water quality grounds (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Number of permissions granted contrary to Environment Agency, BBOWT, CDC/OCC etc.) advice on water quality grounds within the SAC catchment (Policies PR1, PR5 and PR6a-PR10).</li> </ul>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	<ul style="list-style-type: none"> <li>• Permissions granted contrary to Environment Agency advice on Flood Risk grounds (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Flood Risk Assessments received for development proposals within Flood Zones 2 &amp; 3, within 1 ha of Flood Zone 1, or 9m of any watercourse (Policies PR1, PR5, PR6a-PR10, PR11, PR12b and PR13).</li> <li>• Completed SuDS schemes in the district (Policies PR1, PR5 and PR6a-PR10).</li> </ul>
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	<ul style="list-style-type: none"> <li>• % of residential completions on previously developed land (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Net housing density of completions (Policies PR1, PR5 and PR6a-PR10).</li> <li>• Completed development (per type) in the Green Belt (Policies PR1, PR3, PR5 and PR6a-PR10).</li> <li>• Permissions granted contrary to design consultee advice on design grounds (Policies PR1, PR5 and PR6a-PR10).</li> </ul>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	<ul style="list-style-type: none"> <li>• Completed non-residential development achieving BREEAM Very Good, BREEAM Excellent (Policies PR1 and PR2).</li> </ul>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste.	<ul style="list-style-type: none"> <li>• % of household waste sent for re-use, recycling and compost. (Policy PR1)</li> <li>• % of Construction and demolition waste re-used. (Policy PR1)</li> </ul>

- 11.15 It should be noted that all of the Local Plan Part 1 Partial Review site allocation policies (PR6a, PR6b, PR6c, PR7a, PR7b, PR8, PR9 and PR10) are located on greenfield land a significant proportion of which is registered as some of the District's best and most versatile agricultural land. Development in these locations will result in the loss of this land, significant adverse effects in relation to SA objective 8 (efficient use of land), effects which cannot be mitigated. Therefore, in terms of meeting the SEA Regulations, the Council may only be required to monitor specifically how much greenfield land and of what grade of agricultural land is lost due to implementation of the Local Plan Part 1 Partial Review policies.
- 11.16 To achieve efficiencies, and ensure environmental effects of implementing any of the Local Plan Part 1 policies are monitored, SA monitoring of the Local Plan should be conducted as part of the overall approach to monitoring achievement of the Local Plan objectives.
- 11.17 The data used for monitoring in many cases will be provided by outside bodies. Information collected by other organisations (e.g. the Environment Agency) can also be used as a source of indicators. It is therefore recommended that the Council continues the dialogue with statutory environmental consultees and other stakeholders that has already been commenced, and works with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

## Next Steps

- 11.18 This SA Report will be available for consultation alongside the Local Plan Part 1 Partial Review Proposed Submission Document.
- 11.19 After the public consultation, another Final SA Report will be produced for submission alongside the Local Plan Part 1 Partial Review Final Submission Document.

LUC  
June 2017

# Appendix 1

## Review of plans, policies and programmes



Table A1.1: Review of plans, policies and programmes relevant to the preparation of the Cherwell Local Plan Part 1 Partial Review and the SA

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
<b>INTERNATIONAL</b>				
Johannesburg Declaration on Sustainable Development (2002)	<p>Commitment to building a humane, equitable and caring global society aware of the need for human dignity for all.</p> <p>Renewable energy and energy efficiency.</p> <p>Accelerate shift towards sustainable consumption and production.</p>	<p>Greater resource efficiency.</p> <p>New technology for renewable energy.</p> <p>Increase energy efficiency.</p>	<p>Ensure that site allocations and policies take account of the Declaration.</p>	<p>Include sustainability objectives to enhance the natural environment and promote renewable energy and energy efficiency.</p>
Aarhus Convention (1998)	<p>Established a number of rights of the public with regard to the environment. Local authorities should provide for:</p> <ul style="list-style-type: none"> <li>• The right of everyone to receive environmental information</li> <li>• The right to participate from an early stage in environmental decision making</li> <li>• The right to challenge in a court of law public decisions that have been made without respecting the two rights above or environmental law in general.</li> </ul>	<p>No targets or indicators.</p>	<p>Ensure that site allocations and policies take account of the Convention.</p>	<p>Ensure that public are involved and consulted at all relevant stages of SA production.</p>
Bern Convention (1979)	<p>The Convention on the Conservation of European Wildlife and Natural Habitats (the Bern Convention) was adopted in Bern, Switzerland in 1979, and came into force in 1982. The principal aims of the Convention are to ensure conservation and protection of wild plant and animal species and their natural habitats (listed in Appendices I and II of the Convention), to increase cooperation between contracting parties, and to regulate the exploitation of those species (including</p>	<p>No targets or indicators.</p>	<p>Ensure that site allocations and policies take account of the Convention.</p>	<p>Include sustainability objectives to protect and enhance biodiversity.</p>

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
Ramsar Convention (1971)	<p>migratory species) listed in Appendix III. To this end the Convention imposes legal obligations on contracting parties, protecting over 500 wild plant species and more than 1,000 wild animal species.</p> <p>Obligations bet via the Birds Directive (79/409/EEC) and the Habitats Directive (92/43/EEC).</p> <p>The Convention on Wetlands of International Importance, called the Ramsar Convention, is the intergovernmental treaty that provides the framework for the conservation and wise use of wetlands and their resources.</p> <p>The Convention was adopted in the Iranian city of Ramsar in 1971 and came into force in 1975. Since then, almost 90% of UN member states, from all the world's geographic regions, have acceded to become "Contracting Parties".</p> <p>The Convention's mission is "the conservation and wise use of all wetlands through local and national actions and international cooperation, as a contribution towards achieving sustainable development throughout the world".</p> <p>Implemented in the UK via the Birds Directive (79/409/EEC), the Habitats Directive (92/43/EEC) and the Water Framework Directive (2000/60/EEC).</p>	No targets or indicators.	Ensure that site allocations and policies take account of the Convention.	Include sustainability objectives to protect and enhance biodiversity.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
<b>EU Directives</b>				
SEA Directive 2001 Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment	Provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.	The Directive must be applied to plans or programmes whose formal preparation begins after 21 July 2004 and to those already in preparation by that date.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive at the national level.	Requirements of the Directive must be met in Sustainability Appraisals.
The Industrial Emissions Directive 2010 Directive 2010/75/EU on industrial emissions (integrated pollution prevention and control)	This Directive lays down rules on integrated prevention and control of pollution arising from industrial activities. It also lays down rules designed to prevent or, where that is not practicable, to reduce emissions into air, water and land and to prevent the generation of waste, in order to achieve a high level of protection of the environment taken as a whole.	The Directive sets emission limit values for substances that are harmful to air or water.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objective for reducing pollution.
Energy Performance of Buildings Directive 2010 on the energy performance of buildings 2010/31/EU	The Directive aims to promote the energy performance of buildings and building units. It requests that member states adopt either national or regional methodology for calculating energy performance and minimum requirements for energy performance.	No targets or indicators.	Policies and site allocations should take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include SA objective relating to the energy performance/efficiency of existing and proposed buildings.
The Birds Directive 2009 Directive 2009/147/EC is a codified version of Directive 79/409/EEC as amended	The preservation, maintenance, and re-establishment of biotopes and habitats shall include the following measures: <ul style="list-style-type: none"> <li>• Creation of protected areas.</li> <li>• Upkeep and management in accordance with the ecological needs of habitats inside and outside the protected zones.</li> </ul>	No targets or indicators.	Allocated sites and develop policies should make sure that the upkeep of recognised habitats is maintained and not damaged from development.	Include sustainability objectives for the protection of birds.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
	<ul style="list-style-type: none"> <li>• Re-establishment of destroyed biotopes.</li> <li>• Creation of biotopes.</li> </ul>		Avoid pollution or deterioration of habitats or any other disturbances effecting birds.	
The Waste Framework Directive 2008 Directive 2008/98/EC on waste	Prevention or reduction of waste production and its harmfulness. The recovery of waste by means of recycling, re-use or reclamation. Recovery or disposal of waste without endangering human health and without using processes that could harm the environment.	Development of clean technology to process waste and promote recycling.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives that minimise waste production as well as promote recycling.
The Air Quality Directive 2008 Directive 2008/50/EC on ambient air quality and cleaner air for Europe	Avoid, prevent and reduce harmful effects of ambient noise pollution on human health and the environment.	Sets legally binding limits for pollutants including: lead; nitrogen dioxide; sulphur dioxide; benzene; carbon monoxide; arsenic; cadmium; nickel; benzo(a)pyrene; polycyclic aromatic hydrocarbons and ozone	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to maintain and enhance air quality.
The Environmental Noise Directive 2002 Directive 2002/49/EC relating to the assessment and management of environmental noise	<p>Defines a common approach to avoid, prevent and reduce the adverse effects due to the exposure to environmental noise.</p> <p>It also provides a basis for developing European wide measures to deal with noise emitted by road and rail vehicles, infrastructure, aircraft and outdoor, industrial and mobile machinery.</p> <p>Principles of the directive include:</p> <ul style="list-style-type: none"> <li>• Monitoring the environmental problems.</li> </ul>	No targets or indicators.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include SA objectives to manage and reduce the impacts of noise.



Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
The Floods Directive 2007 Directive 2007/60/EC on the assessment and management of flood risks	<ul style="list-style-type: none"> <li>Informing and consulting the public.</li> <li>Addressing local noise issues</li> </ul> Establish a framework for the assessment and management of flood risks, aiming at the reduction of the adverse consequences for human health, the environment, cultural heritage and economic activity associated with floods.	Preliminary Flood Risk Assessments to be completed by December 2011. Flood Hazard Maps and Flood Risk Maps to be completed by December 2013. Flood Risk Management Plans to be completed by December 2015.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives that relate to flood management and reduction of risk.
The Water Framework Directive 2000 Directive 2000/60/EC establishing a framework for community action in the field of water policy	Protection of inland surface waters, transitional waters, coastal waters and groundwaters.	No targets or indicators.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to protect and minimise the impact on water quality.
The Landfill Directive 1999 Directive 99/31/EC on the landfill of waste	Prevent or reduce negative effects on the environment from the landfilling of waste by introducing stringent technical requirements for waste and landfills.	Reduce the amount of biodegradable waste sent to landfill to 75% of the 1995 level by 2010. Reduce this to 50% in 2013 and 35% by 2020.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to increase recycling and reduce the amount of waste.
The Drinking Water Directive 1998 Directive 98/83/EC on the quality of water intended for human consumption	Protect human health from the adverse effects of any contamination of water intended for human consumption by ensuring that it is wholesome and clean.	Member States must set values for water intended for human consumption.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to protect and enhance water quality.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
<p>The Packaging and Packaging Waste Directive 1994</p> <p>Directive 94/62/EC on packaging and packaging waste</p>	<p>Harmonise the packaging waste system of Member States. Reduce the environmental impact of packaging waste.</p>	<p>By June 2001 at least 50% by weight of packaging waste should have been recovered, at least 25% by weight of the totality of packaging materials contained in packaging waste to be recycled with a minimum of 15% by weight for each packaging material.</p>	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>	<p>Include sustainability objectives to minimise the environmental impact of waste and promote recycling.</p>
<p>The Habitats Directive 1992</p> <p>Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora</p>	<p>Promote the maintenance of biodiversity taking account of economic, social, cultural and regional requirements. Conservation of natural habitats and maintain landscape features of importance to wildlife and fauna.</p>	<p>No targets or indicators.</p>	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p> <p>The Plan must be subject to Habitats Regulations Assessment in line with the Directive.</p>	<p>Include sustainability objectives to protect and maintain the natural environment and important landscape features.</p>
<p>The Nitrates Directive 1991</p> <p>Directive 91/676/EEC on nitrates from agricultural sources.</p>	<p>Reduce water pollution caused or induced by nitrates from agricultural sources and prevent further such pollution.</p>	<p>Identification of vulnerable areas.</p>	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.</p>	<p>Include sustainability objectives to reduce water pollution.</p>
<p>The Urban Waste Water Directive 1991</p> <p>Directive 91/271/EEC concerning urban waste</p>	<p>Protect the environment from the adverse effects of urban waste water collection, treatment and discharge, and discharge from certain industrial sectors.</p>	<p>No targets or indicators.</p>	<p>Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived</p>	<p>Include sustainability objectives to reduce water pollution.</p>

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
water treatment			from the Directive contained in the NPPF.	
<b>Other European Strategies, Plans and Programmes</b>				
European Spatial Development Perspective (1999)	Economic and social cohesion across the community. Conservation of natural resources and cultural heritage. Balanced competitiveness between different tiers of government.	No targets or indicators.	Allocate sites and develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to conserve natural resources and cultural heritage.
EU Seventh Environmental Action Plan (2002-2012)	<p>The EU's objectives in implementing the programme are:</p> <ul style="list-style-type: none"> <li>(a) to protect, conserve and enhance the Union's natural capital;</li> <li>(b) to turn the Union into a resource-efficient, green and competitive low-carbon economy;</li> <li>(c) to safeguard the Union's citizens from environment-related pressures and risks to health and wellbeing;</li> <li>(d) to maximise the benefits of the Union's environment legislation;</li> <li>(e) to improve the evidence base for environment policy;</li> <li>(f) to secure investment for environment and climate policy and get the prices right;</li> <li>(g) to improve environmental integration and policy coherence;</li> <li>(h) to enhance the sustainability of the Union's cities;</li> <li>(i) to increase the Union's effectiveness in</li> </ul>	No targets or indicators.	Develop policies that take account of the Directive as well as more detailed policies derived from the Directive contained in the NPPF.	Include sustainability objectives to protect and enhance the natural environment and promote energy efficiency.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
	confronting regional and global environmental challenges.			
European Landscape Convention (Florence, 2002)	The convention promotes landscape protection, management and planning.	No indicators or targets.	Ensure that site allocations and policies take account of the Convention.	Include sustainability objectives to protect the archaeological heritage.
European Convention on the Protection of the Archaeological Heritage (Valletta, 1992) Revision of the 1985 Granada Convention	Protection of the archaeological heritage, including any physical evidence of the human past that can be investigated archaeologically both on land and underwater. Creation of archaeological reserves and conservation of excavated sites.	No indicators or targets.	Ensure that site allocations and policies take account of the Convention.	Include sustainability objectives to protect the archaeological heritage.
<b>NATIONAL</b>				
National Planning Policy Framework (NPPF) (DCLG, 2012)	Local planning authorities are required: <ul style="list-style-type: none"> <li>To work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected in individual Local Plans</li> <li>To work together to meet development requirements which cannot wholly be met within their own areas, for instance because of a lack of physical capacity or because to do so would cause significant harm to national principles and policies</li> <li>To meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable</li> </ul>	No targets or indicators.	Development plan has a statutory status as the starting point for decision making.	Sustainability appraisal should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.



Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
	<p>development.</p> <p>The NPPF sets out a presumption in favour of sustainable development, and that this should be delivered by:</p>			
	Building a strong, competitive economy.	No targets or indicators.	Set out clear economic visions for that particular area.	Include a sustainability objective relating to strengthening the economy.
	Ensuring vitality of town centres.	No targets or indicators.	Recognise town centres as the heart of their communities.	Include a sustainability objective relating to the vitality of town centres.
	Supporting a prosperous rural economy.	No targets or indicators.	To support and promote rural businesses and their growth including sustainable rural tourism.	Include a sustainability objective relating to supporting a prosperous rural economy.
	Promoting sustainable transport	No targets or indicators.	To implement sustainable transport modes depending on nature/location of the site, to reduce the need for major transport infrastructure.	Include a sustainability objective relating to sustainable transport.
	Supporting high quality communications infrastructure.	No targets or indicators.	Enhance the provision of local community facilities and services by supporting the expansion of electronic communications	Include a sustainability objective relating to improving communication.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
	Delivering a wide choice of high quality homes.	No targets or indicators.	Identify size, type, tenure and range of housing that is required in particular locations.	Include a sustainability objective relating to housing availability and quality.
	Requiring good design.	No targets or indicators.	Establish a strong sense of place to live, work and visit.	Include a sustainability objective relating to good design.
	Promoting healthy communities.	No targets or indicators.	Promote safe and accessible environments with a high quality of life and community cohesion.	Include a sustainability objective relating to health and well-being.
	Protecting Green Belt Land. Green Belt serves five purposes: <ul style="list-style-type: none"> <li>• to check the unrestricted sprawl of large built-up areas;</li> <li>• to prevent neighbouring towns merging into one another;</li> <li>• to assist in safeguarding the countryside from encroachment;</li> <li>• to preserve the setting and special character of historic towns; and</li> <li>• to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</li> </ul>	No targets or indicators.	To ensure the five purposes of green belt land are addressed.	Highlight where there could be impacts on the Green Belt through assessment.
	Meeting the challenge of climate change,	No targets or indicators.	Use opportunities offered by new development to	Include a sustainability objective

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
	flooding, and coastal change.		reduce causes/impacts of flooding.	relating to climate change mitigation and adaptation.
	Conserving and enhancing the natural environment.	No targets or indicators.	Recognise the wider benefits of biodiversity.	Include a sustainability objective relating to the conservation and enhancement of the natural environment.
	Conserving and enhancing the historic environment	No targets or indicators.	Sustain and enhance heritage assets and put them to viable uses consistent with their conservation.	Include a sustainability objective relating to the conservation of historic features.
	Facilitating the use of sustainable materials.	No targets or indicators.	Encourage prior extraction of minerals where practicable and environmentally feasible.	Include a sustainability objective relating to sustainable mineral extraction.
National Planning Practice Guidance (2014)	The National Planning Practice Guidance provides technical guidance on topic areas in order to support policies set out within the NPPF. It aims to allow for sustainable development as guided by the NPPF.	No targets or indicators.	The Cherwell District Local Plan (Part 1) will need to reflect the guidance set out within the NPPG.	The principles and requirements of national policy will need to be embedded within the SA framework and appraisal.
Localism Act (2011)	The Localism Act introduces a number of measures to decentralise decision making process to the local level, creating space for Local Authorities to lead and innovate, and giving people the opportunity to take control of decisions that matter to them. The	No indicators or targets.	The Local Plan (Part 1) will need to reflect the principles of Localism as identified in the document. The Local Plan (Part 1) will need to	To ensure the concepts of the Localism Act are embedded within the SA framework. Relates to the overall

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	<p>Localism Act includes a number of important packages:</p> <ul style="list-style-type: none"> <li>• The new act makes it easier for local people to take over the amenities they love and keep them part of local life;</li> <li>• The act makes sure that local social enterprises, volunteers and community groups with a bright idea for improving local services get a chance to change how things are done.</li> <li>• The act places significantly more influence in the hands of local people over issues that make a big difference to their lives.</li> <li>• The act provides appropriate support and recognition to communities who welcome new development.</li> <li>• The act reduces red tape, making it easier for authorities to get on with the job of working with local people to draw up a vision for their area's future.</li> <li>• The act reinforces the democratic nature of the planning system passing power from bodies not directly to the public, to democratically accountable ministers.</li> <li>• The act enables Local Authorities to make their own decisions to adapt housing provision to local needs, and make the system fairer and more effective.</li> <li>• The act gives Local Authorities more control over the funding of social housing, helping them plan for the long- term.</li> </ul> <p>In relation to planning, the Localism Act enables the Government to abolish regional spatial strategies, introduce Neighbourhood Plans and Local Referendums.</p>		<p>incorporate the concept of Neighbourhood Planning, with the intention of giving neighbourhoods more ability to determine the shape of the places in which people live.</p>	<p>SA process.</p>



Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
Housing and Planning Act 2016	Strategically, the Housing and Planning Act aims to increase the number of new build alongside improving affordability for homes particularly for first time buyers. The Act sets to deliver 200,000 Starter Homes at 80% of the market value for the life of the parliament	To provide starter homes in new builds at a 20% discount of market value.	The Local Plan should provide affordable and starter homes in accord with the Housing and Planning Act.	Include affordable homes to the housing objective.
National Planning Policy for Waste (DCLG, 2014)	Sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management. Replaces Planning Policy Statement 10.	<p>Delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy.</p> <p>Ensuring that waste management is considered alongside other spatial planning concerns, such as housing and transport, recognising the positive contribution that waste management can make to the development of sustainable communities.</p> <p>with and take more responsibility for their own waste, including by enabling waste to be disposed of or, in the case of mixed municipal waste from households, recovered, in line with the proximity principle.</p>	The Local Plan should be in conformity with national waste planning policy.	Include a sustainability objective relating to waste generation and management.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
		<p>Helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment.</p> <p>Ensuring the design and layout of new residential and commercial development and other infrastructure (such as safe and reliable transport links) complements sustainable waste management, including the provision of appropriate storage and segregation facilities to facilitate high quality collections of waste.</p>		
<b>White Papers</b>				
Energy White Paper: Our Energy Future (2003)	<p>There are four key aims in this document:</p> <ul style="list-style-type: none"> <li>To put ourselves on a path to cut the United Kingdom carbon dioxide emissions- the main contributor to global warming- by some 60% by about 2050, with real progress by 2020;</li> <li>To maintain the reliability of energy supplies;</li> <li>To promote competitive markets in the United Kingdom and beyond, helping to raise the rate of sustainable economic growth and to improve our productivity; and</li> </ul>	To reduce the UK's carbon dioxide emissions by around 60% by about 2050, with real progress by 2020.	The Local Plan (Part 1) and its policies need to promote development that is energy efficient and increases the use and/ or availability of renewable energy.	Include a sustainability objective relating to energy efficiency.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
Heritage Protection for the 21 <sup>st</sup> Century: White Paper (2007)	<ul style="list-style-type: none"> <li>To make sure that every home is adequately and affordably heated.</li> </ul> <p>The proposals in this White Paper reflect the importance of the heritage protection system in preserving our heritage for people to enjoy now and in the future. They are based around three core principles:</p> <ul style="list-style-type: none"> <li>Developing a unified approach to the historic environment;</li> <li>Maximising opportunities for inclusion and involvement; and</li> <li>Supporting sustainable communities by putting the historic environment at the heart of an effective planning system</li> </ul>	No targets or indicators.	The Cherwell District Local Plan (Part 1) policies will need to ensure that they protect the Borough's heritage assets.	Include a sustainability objective relating to cultural heritage.
Heritage 2020 Initiative	<p>Heritage 2020 is a major cross-sector collaboration initiative being delivered under the auspices of the <a href="#">Historic Environment Forum</a>.</p> <p>The Heritage 2020 Framework sets out how heritage organisations across England can work together in the coming years to add value to the work of individual bodies. The new initiative, which follows on from the National Heritage Protection Plan from 1 April 2015, has five key themes: discovery, identification and understanding; constructive conservation and sustainable management; public engagement; capacity building; and advocacy. Key strategic priorities are identified which will be taken forward through working groups linked with each theme.</p>	No targets or indicators.	The Cherwell District Local Plan (Part 1) policies will need to ensure that they protect the Borough's heritage assets.	Include a sustainability objective relating to cultural heritage.
Housing White Paper: Fixing Our Broken Housing Market (2017)	<p>Solving the problem of the housing shortage by:</p> <ul style="list-style-type: none"> <li>Planning for the right homes in the right places - assessing need and getting housing targets right</li> </ul>	No targets or indicators.	Ensure that site allocations and policies will help to provide for the required amount of housing in the locations of need.	Include a sustainability objective relating to housing provision and location.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
	<ul style="list-style-type: none"> <li>Faster house buildings - making the planning system more open and accessible</li> <li>Diversify the housing market - opening up to smaller builders and those who embrace innovative and efficient methods</li> <li>Helping people now - including the Help to Buy and Starter Homes schemes and making renter fairer on tenants</li> </ul>			
<p>Natural Environment White Paper, 2011</p> <p>The Natural Choice: securing the value of nature (HM Government, 2011)</p>	<ul style="list-style-type: none"> <li>Protecting and improving our natural environment.</li> <li>Growing a green economy.</li> <li>Reconnecting people and nature.</li> </ul>	<p>No targets or indicators.</p>	<p>The Cherwell District Local Plan (Part 1) policies will need to ensure that they protect the intrinsic value of nature and recognise the multiple benefits it could have for communities.</p>	<p>Include sustainability objectives to protect and enhance biodiversity.</p>
<p>Electricity Market Reform White Paper 2011, Planning our Electric Future: A White Paper for Secure, Affordable and Low-Carbon Electricity (DECC, 2011)</p>	<p>This White Paper sets out the Government's commitment to transform the UK's electricity system to ensure that our future electricity supply is secure, low-carbon and affordable.</p>	<p>15 per cent renewable energy target by 2020 and 80 per cent carbon reduction target by 2050.</p>	<p>The Cherwell District Local Plan (Part 1) policies will need to support renewable energy generation and encourage greater energy efficiency.</p>	<p>Include sustainability objectives to reduce carbon emissions and increase proportion of energy generated from renewable sources.</p>
<p>The Future of Transport White Paper 2004: A network for 2030 (DfT, 2004)</p>	<ul style="list-style-type: none"> <li>Ensure we can benefit from mobility and access while minimising the impact on other people and the environment, now and in the future.</li> <li>Get the best out of our transport system without damaging our overall quality of life.</li> <li>Develop strategies that recognise that demand for travel will increase in the future.</li> </ul>	<p>No targets or indicators.</p>	<p>The Cherwell District Local Plan (Part 1) should provide for an increase in demand for travel whilst minimising impact on the environment. Policies also needed to promote public transport use</p>	<p>Include sustainability objectives to reduce the need to travel and improve choice and use of sustainable transport modes.</p>



Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
<p>Water White Paper, 2011 Water for Life</p>	<ul style="list-style-type: none"> <li>Work towards a transport network that can meet the challenges of a growing economy and the increasing demand for travel but can also achieve the government's environmental objectives.</li> </ul> <p>Objectives of the White Paper are to:</p> <ul style="list-style-type: none"> <li>Paint a clear vision of the future and create the conditions which enable the water sector and water users to prepare for it;</li> <li>Deliver benefits across society through an ambitious agenda for improving water quality, working with local communities to make early improvements in the health of our rivers by reducing pollution and tackling unsustainable abstraction;</li> <li>Keep short and longer term affordability for customers at the centre of decision making in the water sector;</li> <li>Protect the interests of taxpayers in the policy decisions that we take;</li> <li>Ensure a stable framework for the water sector which remains attractive to investors;</li> <li>Stimulate cultural change in the water sector by removing barriers to competition, fostering innovation and efficiency, and encouraging new entrants to the market to help improve the range and quality of services offered to customers and cut business costs;</li> <li>Work with water companies, regulators and other stakeholders to build understanding of the impact personal choices have on the water environment, water resources and costs; and</li> <li>Set out roles and responsibilities –</li> </ul>	<p>No targets or indicators.</p>	<p>rather than increasing reliance on the car.</p> <p>Cherwell District Local Plan (Part 1) policies should promote efficient use of water in new developments and good management of water resources.</p>	<p>Include sustainability objectives that relate to water quality and quantity.</p>

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
	<p>Including where Government will take a stronger role in strategic direction setting and assessing resilience to future challenges, as well as clear expectations on the regulators.</p>			
<p>Urban White Paper 2000, Our Towns and Cities: The Future – delivering an urban renaissance (ODPM, 2000)</p>	<p>Provide for new sustainable homes that are attractive, safe and practical. Retain people in urban areas by, for example, making them more desirable places to live. Improve quality of life, opportunity and economic success through tailored solutions in towns and cities.</p>	<p>3.8 million more homes needed by 2021. Local strategies needed to meet the needs of local people developed through partnerships. Sets targets for development on brownfield sites and through conversion of existing buildings now superseded by the NPPF.</p>	<p>The Cherwell District Local Plan (Part 1) policies should seek to deliver better towns and cities taking into account the key aims of the White Paper.</p>	<p>Include sustainability objectives to ensure that the majority of new development is built on brownfield sites and aim to improve the quality of life of residents in towns and cities.</p>
<p>Rural White Paper 2000, Our Countryside: The Future – a fair deal for rural England (ODPM, 2000)</p>	<ul style="list-style-type: none"> <li>Facilitate the development of dynamic, competitive and sustainable economies in the countryside.</li> <li>Maintain and stimulate communities and secure access to services for those who live and work in the countryside.</li> <li>Conserve and enhance rural landscapes.</li> </ul>	<p>Building 9,000 affordable new homes each year across rural districts.</p>	<p>The Cherwell District Local Plan (Part 1) policies should help increase employment and services in the rural parts of the District whilst conserving the landscape.</p>	<p>Include sustainability objectives to help increase employment and services in the rural parts of the District and objective to conserve the landscape.</p>
<b>Policies and Strategies</b>				
<p>DCLG (2015) Planning Policy for Traveller Sites</p>	<p>Government's aims in respect of traveller sites are:</p> <ul style="list-style-type: none"> <li>That local planning authorities should make their own assessment of need for the purposes of planning.</li> <li>To ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through</li> </ul>	<p>No targets or indicators. The updated policy now includes:</p> <p>If a local planning authority cannot demonstrate an up-to-date 5 year supply of deliverable sites, this should be a significant material consideration in any</p>	<p>Ensure that the relevant considerations are taken into account when allocating sites.</p>	<p>Include relevant sustainability objectives relating to social inclusion and environmental protection.</p>

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
	<p>the identification of land for sites.</p> <ul style="list-style-type: none"> <li>To encourage local planning authorities to plan for sites over a reasonable timescale.</li> <li>That plan-making and decision-taking should protect Green Belt from inappropriate development.</li> <li>To promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites.</li> <li>That plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies.</li> <li>To increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply.</li> <li>To reduce tensions between settled and traveller communities in plan-making and planning decisions.</li> <li>To enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure.</li> <li>For local planning authorities to have due regard to the protection of local amenity and local environment.</li> </ul>	<p>subsequent planning decision when considering applications for the grant of temporary planning permission.</p> <p>The exception is where the proposal is on land designated as:</p> <ul style="list-style-type: none"> <li>Green Belt</li> <li>Sites protected under the Birds and Habitats Directives</li> <li>Sites designated as Sites of Special Scientific Interest</li> <li>Local Green Space</li> <li>Area of Outstanding Natural Beauty</li> <li>Within a National Park (or the Broads)</li> </ul> <p>Inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances.</p> <p>Traveller sites (temporary or permanent) in the Green Belt are inappropriate development. Subject to the best interests of the child, personal circumstances and unmet need are unlikely to clearly outweigh harm to the</p>		

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		<p>Green Belt and any other harm so as to establish very special circumstances.</p> <p>In exceptional cases, where a local planning authority is burdened by a large-scale unauthorised site that has significantly increased their need, and their area is subject to strict and special planning constraints, then there is no assumption that the local planning authority is required to plan to meet their traveller site needs in full.</p>		
DCLG (2011) Laying the Foundations: A Housing Strategy for England	Aims to provide support to deliver new homes and improve social mobility.	No targets or indicators	Make appropriate site allocations for the provision of an appropriate supply of new homes.	Include sustainability objective that assesses whether housing need is being met.
Department of Health (2010) Healthy Lives, Healthy People: our Strategy for public health in England	Protect the population from serious health threats; helping people live longer, healthier and more fulfilling lives; and improving the health of the poorest, fastest. Prioritise public health funding from within the overall NHS budget.	No targets or indicators.	Ensure that site allocations and policies reflect the objectives of the strategy.	Include a sustainability objective relating to health and well-being.
DECC (2009) The UK Renewable Energy Strategy	Increase our use of renewable electricity, heat and transport, and help tackle climate change. Build the UK low-carbon economy, promote energy security and take action against climate change.	15% of energy from renewable sources by 2020. Reducing UK CO <sub>2</sub> emissions by 750 million tonnes by 2030.	Ensure that site allocations and policies will support renewable energy provision including electricity, heat and transport.	Include a sustainability objective relating to increasing energy provided from decentralised community renewable sources.



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<p>DECC (2014) Community Energy Strategy</p>	<p>Sets out plans to promote and facilitate the planning and development of decentralised community energy initiatives in four main types of energy activity:</p> <ul style="list-style-type: none"> <li>• Generating energy (electricity or heat)</li> <li>• Reducing energy use (saving energy through energy efficiency and behaviour change)</li> <li>• Managing energy (balancing supply and demand)</li> <li>• Purchasing energy (collective purchasing or switching to save money on energy)</li> </ul>	<p>No targets or indicators.</p>	<p>Ensure that site allocations and policies will support community low carbon and renewable energy provision including electricity, heat and transport.</p>	<p>Include a sustainability objective relating to increased energy provided from decentralised low carbon and renewable sources.</p>
<p>The Energy Efficiency Opportunity in the UK (DECC, 2012)</p>	<p>This is an Energy Efficiency Strategy aiming to realise the wider energy efficiency potential that is available in the UK economy. The Strategy identifies four barriers to energy efficiency which need to be overcome which include:</p> <ul style="list-style-type: none"> <li>• Embryonic markets.</li> <li>• Information.</li> <li>• Misaligned financial incentives.</li> <li>• Undervaluing energy efficiency.</li> </ul> <p>The Strategy draws attention to maximising the potential of existing dwellings by implementing 21<sup>st</sup> century energy management initiatives on 19<sup>th</sup> century homes.</p>	<p>No targets or indicators.</p>	<p>Policies should seek to address the barriers identified within the Strategy and improve the existing building stock through appropriate adaptation measures.</p>	<p>Include SA objectives relating to energy efficiency and adaptation of the existing building stock.</p>
<p>The National Adaptation Programme – Making the Country Resilient to a Changing Climate (Defra, 2013)</p>	<p>The report sets out visions for the following sectors:</p> <ul style="list-style-type: none"> <li>• Built Environment – “buildings and places and the people who live and work in them are resilient to a changing climate and extreme weather and organisations in the</li> </ul>	<p>No targets or indicators.</p>	<p>Policies should take account of the aims of the Programme.</p>	<p>Include SA objectives which seek to promote the implementation of adaptation measures to make the area more resilient to a</p>

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	<p>built environment sector have an increased capacity to address the risks and take the opportunities from climate change”.</p> <ul style="list-style-type: none"> <li>• Infrastructure – “an infrastructure network that is resilient to today’s natural hazards and prepared for the future changing climate”.</li> <li>• Healthy and resilient communities – “a health service, a public health and social care system which are resilient and adapted to a changing climate. Communities and individuals, including the most vulnerable, are better prepared to cope with severe weather events and other impacts of climate change. Emergency services and local resilience capability take account of and are resilient to, a changing climate”.</li> <li>• Agriculture and Forestry – “profitable and productive agriculture and forestry sectors that take the opportunities from climate change, are resilient to its threats and contribute to the resilience of the natural environment by helping maintain ecosystem services and protect and enhance biodiversity”.</li> <li>• Natural Environment – “the natural environment, with diverse and healthy ecosystems, is resilient to climate change, able to accommodate change and valued for the adaptation services it provides”.</li> <li>• Business – “UK businesses are resilient to extreme weather and prepared for future risks and opportunities from climate change”.</li> <li>• Local Government – “Local government plays a central in leading and supporting</li> </ul>			changing climate.

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	<p>local places to become more resilient to a range of future risk and to be prepared for the opportunities from a changing climate".</p>			
<p>UK Government Sustainable Development Strategy: Securing the Future (2005)</p>	<p>The Strategy sets out 5 principles for sustainable development:</p> <ul style="list-style-type: none"> <li>• Living within environmental limits;</li> <li>• Ensuring a strong, healthy and just society;</li> <li>• Achieving a sustainable economy;</li> <li>• Promoting good governance ; and</li> <li>• Using sound science responsibly.</li> </ul> <p>The strategy sets four priorities for action:</p> <ul style="list-style-type: none"> <li>• Sustainable consumption and production;</li> <li>• Climate change and energy;</li> <li>• Natural resource protection and environmental enhancement;</li> <li>• Sustainable communities</li> </ul> <p>The strategy commits to:</p> <ul style="list-style-type: none"> <li>• A programme of community engagement;</li> <li>• Forums to help people live sustainable lifestyles;</li> <li>• Open and innovative ways for stakeholders to influence decision; educating and training</li> </ul>	<p>No targets or indicators.</p>	<p>The Local Plan (Part 1) should seek to deliver sustainable communities. These are places which:</p> <ul style="list-style-type: none"> <li>• Meet the diverse needs of existing and future residents</li> <li>• People want to live and work in</li> <li>• Are sensitive to their environment</li> <li>• Contribute to a high quality of life</li> <li>• Are safe and inclusive</li> <li>• Are well planned, built and run; and</li> <li>• Offer equality of opportunity and good services for all</li> </ul>	<p>To ensure that the requirements of the Strategy are embedded within the SA framework.</p>
<p>English Heritage Historic England Corporate Plan 2016 to 2019 (2016)</p>	<p>The plan sets out its three purposes as to:</p> <ul style="list-style-type: none"> <li>• Secure the preservation of ancient monuments and historic buildings;</li> <li>• Promote the preservation and enhancement of the character and appearance of conservation areas; and</li> <li>• Promote the public's enjoyment of, and advance their knowledge of, ancient monuments and historic buildings.</li> </ul>	<p>No targets or indicators.</p>	<p>The Local Plan (Part 1) should contain a planning framework which safeguards the historic environment.</p>	<p>Include a sustainability objective relating to the historic environment.</p>
<p>National Policy Statement EN1: Overarching Energy Policy Statement (2011)</p>	<p>This policy document sets out government policy for the delivery of major planning applications for energy development. These will be dealt with by the Planning</p>	<p>No targets or indicators.</p>	<p>The Local Plan (Part 1) will need to be consistent with the National Policy</p>	<p>Include a sustainability objective relating to energy efficiency.</p>

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	<p>Inspectorate, rather than local authorities in which the development occurs. The document also specifies the criteria for waste management, traffic and transport, water quality and quantity, noise and vibration, open spaces and green infrastructure, the landscape, visual impact, dust flood risk, historic environment, odour, light, smoke/steam, insects, coastal change, aviation, biodiversity and geodiversity.</p>		Statement.	
<p>The National Flood and Coastal Erosion Risk Management Strategy for England (Environment Agency, 2011)</p>	<p>This Strategy sets out the national framework for managing the risk of flooding and coastal erosion. It sets out the roles for risk management authorities and communities to help them understand their responsibilities.</p> <p>The strategic aims and objectives of the Strategy are to:</p> <ul style="list-style-type: none"> <li>• “manage the risk to people and their property;</li> <li>• Facilitate decision-making and action at the appropriate level – individual, community or local authority, river catchment, coastal cell or national;</li> <li>• Achieve environmental, social and economic benefits, consistent with the principles of sustainable development”.</li> </ul>	No targets or indicators.	Policies should seek to reduce and manage the risk of all types of flooding.	The SA framework should include objectives which seek to reduce the risk and manage flooding sustainably.
<p>DEFRA (2007) The Air Quality Strategy for England, Scotland, Wales and Northern Ireland</p>	<p>Make sure that everyone can enjoy a level of ambient air quality in public spaces, which poses no significant risk to health or quality of life.</p> <p>Render polluting emissions harmless.</p>	Sets air quality standards for 13 air pollutants.	Ensure that site allocations and policies will contribute to maintaining and improving air quality.	Include sustainability objectives to protect and improve air quality.
<p>Waste prevention programme for England: Prevention is better than</p>	<p>The aim of the Programme is to improve the environment and protect human health by supporting a resource efficient economy,</p>	No targets or indicators.	Policies should take account of the strategic measures in the	Include SA objectives which seek to promote waste prevention.



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<p>cure – The role of waste prevention in moving to a more resource efficient economy (HM Government, 2013)</p>	<p>reducing the quantity and impact of waste produced whilst promoting sustainable economic growth:</p> <ul style="list-style-type: none"> <li>encourage businesses to contribute to a more sustainable economy by building waste reduction into design, offering alternative business models and delivering new and improved products and services;</li> <li>encourage a culture of valuing resources by making it easier for people and businesses to find out how to reduce their waste, to use products for longer, repair broken items, and enable reuse of items by others;</li> <li>help businesses recognise and act upon potential savings through better resource efficiency and preventing waste, to realise opportunities for growth; and</li> <li>support action by central and local government, businesses and civil society to capitalise on these opportunities.</li> </ul>		<p>Programme.</p>	
<p>Future Water: The Government's Water Strategy for England (DEFRA, 2008)</p>	<p>Sets out how the Government want the water sector to look by 2030 and an outline of the steps which need to be taken to get there.</p> <p>The vision for 2030 is one where we, as a country have:</p> <ul style="list-style-type: none"> <li>"improved the quality of our water environment and the ecology it supports, and continue to maintain high standards of drinking water quality from taps;</li> <li>Sustainably managed risks from flooding and coastal erosion, with greater understanding and more effective management of surface water;</li> </ul>	<p>No targets or indicators.</p>	<p>Policies should aim to contribute to the vision set out in this Strategy.</p>	<p>Include SA objectives which seek to protect, manage and enhance the water environment.</p>

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	<ul style="list-style-type: none"> <li>Ensure a sustainable use of water resources, and implement fair, affordable and cost-reflective water charges;</li> <li>Cut greenhouse gas emissions; and</li> <li>Embed continuous adaptation to climate change and other pressures across the water industry and water users".</li> </ul>			
<p>Water for People and the Environment: Water Resources Strategy for England and Wales (Environment Agency, 2009)</p>	<p>The Strategy vision for water resource "is for there to be enough water for people and the environment, meeting legitimate needs".</p> <p>Its aims include:</p> <ul style="list-style-type: none"> <li>To manage water resource and protect the water environment from climate change.</li> <li>Restore, protect, improve and value species and habitats that depend on water.</li> <li>To contribute to sustainable development through good water management.</li> </ul> <p>People to understand how water and the water environment contribute to their quality of life.</p>	<p>No targets or indicators.</p>	<p>Policies should reflect the aims of the strategy where relevant.</p>	<p>Include SA objective which seeks to promote water management and efficiency.</p>
<p>Safeguarding our Soils: A Strategy for England (DEFRA, 2009)</p>	<p>The vision is "by 2030, all England's soils will be managed sustainably and degradation threats tackled successfully. This will improve the quality of England's soils and safeguard their ability to provide essential services for future generations".</p> <p>The Strategy highlights the areas for priority including:</p> <ul style="list-style-type: none"> <li>Better protection for agricultural soils.</li> <li>Protecting and enhancing stores of soil carbon.</li> <li>Building the resilience of soils to a changing climate.</li> <li>Preventing soil pollution.</li> </ul>	<p>No targets or indicators.</p>	<p>Ensure that site allocations and policies will help protect and enhance the quality of soils and seek to sustainably manage their quality for future generations.</p>	<p>Include SA objective which seeks to safeguard and enhance the quality of soil.</p>

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	<ul style="list-style-type: none"> <li>• Effective soil protection during construction and development.</li> <li>• Dealing with our legacy of contaminated land.</li> </ul>			
DEFRA (2011) Biodiversity 2020: A strategy for England's wildlife and ecosystem services	<p>The strategy aims to guide conservation efforts in England up to 2020, and move from a net biodiversity loss to gain. The strategy includes 22 priorities which include actions for the following sectors:</p> <ul style="list-style-type: none"> <li>• Agriculture;</li> <li>• Forestry;</li> <li>• Planning and Development;</li> <li>• Water Management;</li> <li>• Marine Management;</li> <li>• Fisheries;</li> <li>• Air Pollution; and</li> <li>• Invasive Non-Native Species.</li> </ul>	The strategy develops ambitious yet achievable goals for 2020 and 2050, based on Aichi Targets set at the Nagoya UN Biodiversity Summit in October 2010.	Develop policies that promote conservation and enhancements of biodiversity and ensure that site allocations take account of the aims of the strategy.	Include sustainability objective that relates to biodiversity.
DfT (2013) Door to Door: A strategy for improving sustainable transport integration	<p>The strategy's vision is for an inclusive, integrated and innovative transport system that works for everyone, and where making door-to-door journeys by sustainable means is an attractive and convenient option. Four key areas to address are highlighted:</p> <ul style="list-style-type: none"> <li>• Accurate, accessible and reliable information about different transport options</li> <li>• Convenient and affordable tickets</li> <li>• Regular and straightforward connections at all stages of the journey and between different modes of transport</li> <li>• Safe and comfortable transport facilities</li> </ul>	No targets or indicators.	Ensure that site allocations and policies will enhance public transport provision and encourage active modes of travel such as walking and cycling.	Include a relevant sustainability objective relating to sustainable transport.
The Plan for Growth implementation update (2013)	The plan for growth, published alongside Budget 2011, and as part of the Autumn Statement 2011, announced a programme of structured reforms to remove barriers to		The Cherwell District Local Plan (Part 1) policies will need to reflect the ambitions set	Include a sustainability objective relating to economic growth.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
	<p>growth for businesses and equip the UK to compete in the global race. These reforms span a range of policies including improving UK infrastructure, cutting red tape, root and branch reform of the planning system and boosting trade and inward investment, to achieve the governments four ambitions for growth:</p> <ul style="list-style-type: none"> <li>• Creating the most competitive tax system in the G20</li> <li>• Encouraging investment and exports as a route to a more balanced economy</li> <li>• Making the UK the best place in Europe to start, finance and grow a business</li> <li>• Creating a more educated workforce that is the most flexible in Europe.</li> </ul>		<p>out within the Plan for Growth 2013.</p>	
Lifetime Neighbourhoods (2011)	<p>This document is a national strategy for housing in an ageing society. It seeks to support residents to develop lifetime neighbourhoods in terms of resident empowerment, access, services and amenities, built and natural environment, social networks/well-being and housing.</p>	<p>No targets or indicators.</p>	<p>The policies and site allocations will need to reflect the requirements set out within the national strategy.</p>	<p>Include a sustainability objective relating to the creation of sustainable communities.</p>
UK Bioenergy Strategy (2012)	<p>The UK Government has a responsibility to ensure that its policies only support bioenergy use in the right circumstances. This strategy is based on four principles which will act as a framework for future government policy on bioenergy.</p> <p>In summary the four principles state that:</p> <ul style="list-style-type: none"> <li>• Policies that support bioenergy should deliver genuine carbon reductions that help meet UK carbon emissions objectives to 2050 and beyond.</li> <li>• Support for bioenergy should make a cost effective contribution to UK carbon emission objectives in the context of the overall energy goals.</li> <li>• Support for bioenergy should aim to</li> </ul>	<p>No targets or indicators.</p>	<p>The principles of the Bioenergy Strategy 2012 will need to be reflected within the Cherwell District Local Plan (Part 1) policies.</p>	<p>Include a sustainability objective relating to energy efficiency and climate change.</p>



Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
	<p>maximise the overall benefits and minimise costs (quantifiable and non-quantifiable) across the economy.</p> <p>At regular time intervals and when policies promote significant additional demand for bioenergy in the UK, beyond that envisaged by current use, policy makers should assess and respond to the impacts of this increased deployment on other areas, such as food security and biodiversity.</p>			
Working with the grain of nature – A Biodiversity Strategy for England (2011)	This Strategy seeks to protect and improve the rural, urban, marine and global environment and lead on the integration of these with other policies across Government and internationally.		The Local Plan (Part 1) should minimise loss of biodiversity when allocating sites for development.	Include a sustainability objective relating to the protection and enhancement of biodiversity.
Green Infrastructure and the Urban Fringe (Natural England, 2009)	Promotes the concept of multifunctionality – the integration and interaction of different activities on the same parcel of land. The Countryside In and Around Towns programme acknowledges Green Infrastructure as a key mechanism for delivering regional and local change. The strategy promotes regional coalitions to pool resources, regional stocktakes to examine the extent, state and potential of the GI, influencing RSS and LDFs, putting forward exemplar projects as examples of good practice to learn from.	Green Infrastructure and the Urban Fringe	Policies and site allocations to deliver new green infrastructure and enhancement of existing assets in and around new developments to contribute to better quality, multifunctional environments.	Ensure the concept of green infrastructure is promoted through the SA framework.
Water for Life and Livelihoods: A Strategy for River Basin Planning (Environment Agency, 2006)	This document set out the Environment Agency's strategy to implement the European Water Framework Directive (WFD) by managing water based on river basin planning. The document aims to reduce pollution, prevent deterioration and improve the condition of aquatic ecosystems including wetlands.	Maintain good status water bodies All water bodies to aim to achieve good or better status by 2021 Meet water cycle objectives set for 2015	Cherwell District Local Plan (Part 1) policies should promote efficient use of water in new developments and good management of water resources	Consideration of water related issues within the SA framework.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
National Infrastructure Plan (2014)	The Infrastructure Plan allows for long term public funding certainty for key infrastructure areas such as: roads, rail, flood defences and science. All elements highlighted in the Plan represent firm commitment by government to supply the funding levels stipulated. The Plan also highlights what steps the government will take to ensure effective delivery of its key projects	No targets or indicators.	The Cherwell District Local Plan (Part 1) objectives and policies should support the delivery of infrastructure to support new development.	To ensure that infrastructure delivery is embedded within the SA framework.
Waste Management Plan for England (2013)	The Waste Management Plan follows the EU principal of waste hierarchy. This requires that prevention of waste, preparing for reuse and recycling should be given priority order in any waste legislation and policy. From this principal a key objective of The Plan is to reduce the level of waste going to landfill and to encourage recycling. The Plan also requires that larger amounts of hazardous waste should be disposed of at specially managed waste facilities.	No indicators or targets.	The Cherwell District Local Plan (Part 1) policies will be required to incorporate the objectives of the national waste policy. In order to encourage the reduction of waste and the reuse of materials.	The objectives of the national waste policy will be required to be embedded within the SA framework.
National Policy Statement EN3: Renewable Energy Infrastructure (2011)	The statement provides the primary basis for decisions on major applications for nationally significant renewable energy infrastructure; this includes biomass ad waste combustion and onshore and offshore wind.	No indicators or targets.	The Cherwell District Local Plan (Part 1) will need to be consistent with the National Policy Statement.	The principles and requirements of the Overarching Energy NPS (EN-1) will need to be embedded within the SA framework and appraisal.
National Policy Statement EN4: National Policy Statement for Gas Supply Infrastructure and Gas Oil pipelines (2011)	Taken with the overarching national policy statement for energy, the statement provides the primary basis for decisions on major applications for gas supply infrastructure and gas and oil pipelines.	No indicators or targets.	The Cherwell District Local Plan (Part 1) will need to consider and be consistent with the policies and objectives of the National Policy Statement where applicable.	The principles and requirements of the Overarching Energy NPS (EN-1) will need to be embedded within the SA framework and appraisal.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
EN5: National Policy Statement for Electricity Networks (2011) Infrastructure	This statement provides the primary basis for decisions on major applications for electricity networks infrastructure.	No indicators or targets.	The Cherwell District Local Plan (Part 1) will need to consider and be consistent with the policies and objectives of the National Policy Statement where applicable.	The principles and requirements of the Overarching Energy NPS (EN-1) will need to be embedded within the SA framework and appraisal.
National Policy Statement EN6: Nuclear Power Generation (2011)	This statement provides the primary basis for decisions on major planning applications for Nuclear Power infrastructure.	No indicators or targets.	The Cherwell District Local Plan (Part 1) will need to consider and be consistent with the policies and objectives of the National Policy Statement where applicable.	The principles of the Overarching Energy NPS (EN-1) will need to be embedded within the SA framework and appraisal.
National Policy Statement: Waste Water (2012)	The National Policy Statement sets out Government Policy for the provision of major waste water infrastructure. It will be used by the decision makers as the primary basis for deciding development consent that fall within the definition of Nationally Significant Infrastructure projects as defined in the Planning Act 2008.	No indicators or targets.	The Cherwell District Local Plan (Part 1) will need to consider and be consistent with the policies and objectives of the National Policy Statement where applicable.	The principles of the National Policy Statement: Waste Water will need to be embedded within the SA framework and appraisal.
Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (DEFRA, 2011)	The aim of the Strategy is to guide conservation efforts in England up to 2020. Moving further on from 2020, the ambition is to move from a net biodiversity loss to gain. The strategy includes 22 priorities which include actions for the following sectors: <ul style="list-style-type: none"> <li>• Agriculture</li> <li>• Forestry</li> <li>• Planning and Development</li> <li>• Water Management</li> </ul>	<ul style="list-style-type: none"> <li>• Increase in priority habitats by at least 200,000ha</li> <li>• The restoration of 15% of degraded ecosystems</li> </ul>	Cherwell District Local Plan (Part 1) documents should take into account their role in seeking to prevent the degradation of biodiversity and ecosystem services. Local Plan documents should also recognise their contribution to	Include SA objective relating to the protection and enhancement of the natural environment.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
<p>Securing the Future: Delivering UK Sustainable Development Strategy (DEFRA, 2005)</p>	<ul style="list-style-type: none"> <li>• Marine Management</li> <li>• Fisheries</li> <li>• Air Pollution</li> </ul> <p>Enable all people throughout the world to satisfy their basic needs and enjoy a better quality of life without compromising the quality of life for future generations. There are 4 shared priorities:</p> <ul style="list-style-type: none"> <li>• sustainable consumption and production;</li> <li>• climate change and energy;</li> <li>• natural resource protection and environmental enhancement; and</li> <li>• sustainable communities.</li> </ul>	<p>Sets out indicators to give an overview of sustainable development and priority areas in the UK. They include 20 of the UK Framework indicators and a further 48 indicators related to the priority areas.</p>	<p>securing a net gain in biodiversity.</p> <p>Cherwell District Local Plan (Part 1) documents should meet the aims of the Sustainable Development Strategy.</p>	<p>Include SA objectives to cover the shared priorities.</p>
<p>Building a Greener Future: Policy Statement (DCLG, 2007)</p>	<p>This Statement confirms the government's intention to achieve 25% more energy efficient homes by 2010, 44% more energy efficient homes by 2013 and zero carbon (net carbon emissions should be zero per annum) homes by 2016.</p>	<p>Achieve 25% more energy efficient homes by 2010, 44% more efficient homes by 2013 and zero carbon homes by 2016.</p>	<p>Cherwell District Local Plan (Part 1) documents should ensure residential development is zero carbon by 2016.</p>	<p>Include SA objective relating to energy efficiency.</p>
<p>The Climate Change Act (2008)</p>	<p>The Climate Change Act was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also strengthened the UK's leadership internationally by highlighting the role it would take in contributing to urgent collective action to tackle climate change under the Kyoto Protocol.</p>	<ul style="list-style-type: none"> <li>• <b>2050 target.</b> The act commits the UK to reducing emissions by at least 80% in 2050 from 1990 levels. This target was based on advice from the CCC report: Building a Low- carbon Economy. The 80% target includes GHG emissions from the devolved administrations, which currently accounts for around 20% of the UK's total emissions.</li> <li>• <b>Carbon Budgets.</b> The Act requires the Government to set</li> </ul>	<p>The Cherwell District Local Plan (Part 1) must reflect the objectives of The Climate Change Act, in order to contribute to reducing UK carbon emissions.</p>	<p>Include SA objective relating to reducing greenhouse gas emissions.</p>



Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
Waste Strategy for England 2007 (DEFRA, 2007)	<p>Future of waste management – the government commitment.</p> <ul style="list-style-type: none"> <li>• Tackle the amount of waste produced, by breaking the link between economic growth and waste production.</li> <li>• Put waste which is produced to good use through substantial increases in re-use, recycling, composting, and recovery of energy.</li> </ul>	<p>legally binding 'carbon budgets'. A carbon budget is a cap on the amount of greenhouse gases emitted in the UK over a five-year period. The first four carbon budgets have been put into legislation and run up to 2027.</p> <p>Annual net reduction in global greenhouse gas emissions from waste management of at least 9.3 million tonnes of carbon dioxide equivalent per year compared to 2006</p> <p>Reduce the amount of household waste not re-used, recycled or composted from over 22.2 million tonnes in 2000 by 29% to 15.8 million tonnes in 2010 with an aspiration to reduce it to 12.2 million tonnes in 2020 – a reduction of 45%</p> <p>Recycling and composting of household waste – at least 40% by 2010, 45% by 2015 and 50% by 2020</p> <p>Recovery of municipal waste – 53% by 2010, 67% by 2015 and 75% by 2020.</p>	Cherwell District Local Plan (Part 1) documents should encourage the minimisation of waste production and the maximisation of recycling and re-use of materials.	Include SA objective relating to reducing waste and recycling.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
National Policy Statement: Hazardous Waste (2013)	Without sustainable management, hazardous waste may pose a risk to human health and the environment. We also need to manage our hazardous waste in a more sustainable way and ensure that where possible, we recycle and recover hazardous waste rather than sending it for disposal. The NPS was published by the Secretary of State and sets out the strategic need justification of government policy for the provision of such infrastructure. It will be used to guide decisions made by the planning inspectorate.	No indicators or targets.	Cherwell District Local Plan (Part 1) Plan will need to consider and be consistent with policies and objectives of the National Policy Statement.	Include SA objective relating to waste management.
The Carbon Plan: Delivery our Local Carbon Future (2011)	The Carbon Plan sets out the government's plans for achieving the emissions reductions it committed to in the first four carbon budgets.	Emissions in the UK must, by law, be cut by at least 80% of 1990 by 2050. The UK was first to set its ambition in law and the Plan sets out progress to date.	The Cherwell District Local Plan (Part 1) will need to include policies that reflect the targets within the Carbon Plan.	Include SA objective relating to carbon emission reductions.
Safeguarding our Soils- A Strategy for England (2011)	Current practices focus on protecting English soils and the important ecosystem services they provide. Research is focused on addressing evidence gaps to adapt and refine these policies in order to strengthen protection and their resilience as the climate changes. A Soil Strategy for England sets out the current policy context on soils and a number of core objectives for policy and research.	No indicators or targets.	The Cherwell District Local Plan (Part 1) will need to include policies on the safeguarding of soils.	Include SA objective relating to safeguarding soils.
<b>Other Relevant Legislation</b>				
The Climate Change Act (2008)	The Climate Change Act was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also strengthened the UK's leadership internationally by highlighting the role it would take in contributing to urgent collective action to tackle climate change	The UK is to reduce emissions (including GHG emissions) by at least 80% in 2050 from 1990 levels.	The Cherwell District Local Plan (Part 1) policies must reflect the objectives of The Climate Change Act, in order to contribute to reducing UK carbon emissions.	Include a sustainability objective relating to climate change.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
	<p>under the Kyoto Protocol.</p> <p>The Climate Change Act includes the following:</p> <ul style="list-style-type: none"> <li>The act commits the UK to reducing emissions by at least 80% in 2050 from 1990 levels. This target was based on advice from the CCC report: Building a Low- carbon Economy. The 80% target includes GHG emissions from the devolved administrations, which currently accounts for around 20% of the UK's total emissions.</li> <li>Carbon Budgets. The Act requires the Government to set legally binding 'carbon budgets'. A carbon budget is a cap on the amount of greenhouse gases emitted in the UK over a five-year period. The first four carbon budgets have been put into legislation and run up to 2027.</li> </ul>			
Energy Act (20016	<p>The Act works towards a number of policy objectives including carbon emissions reduction, security of supply, and competitive energy markets. Objectives: Electricity from Renewable Sources: changes to Renewables Obligation (RO), designed to increase renewables generation, as well as the effectiveness of the RO.</p> <p>Feed in tariffs for small scale, low carbon generators of electricity. Smart meters: the Act mandates a roll-out of smart meters to medium sized businesses over the next five years.</p> <p>Renewable heat incentives: the establishment of a financial support mechanism for those generating heat from renewable sources.</p>	No indicators or targets.	Policies and site allocations will have to ensure a positive contribution in meeting the climate change challenge by capitalising on renewable and low carbon energy opportunities and adaptation measures which reduce the threat of climate change.	Include a sustainability objective relating to energy efficiency and climate change.

Strategy, Plan or Programme	Key objectives relevant to Local Plan and SA	Key targets and indicators relevant to Local Plan and SA	Implications for the Local Plan Part 1 Review	Implications for SA
Flood and Water Management Act (2010)	The Act aims to reduce the flood risk associated with extreme weather. It provides for better, more comprehensive management of flood risk for people, homes and businesses, helps safeguard community groups from unaffordable rises in surface water drainage charges, and protects water supplies to the consumer.	No indicators or targets.	The Local Plan (Part 1) should protect existing and future developments as well as residents in Cherwell District from flood risk.	The overview of flood risk management in England which is provided in the Act will need to be reflected in the Framework of the SA.



## Appendix 2

### Assumptions to be applied in the SA of options

**Table A2.1: Assumptions applied during the SA of areas of search and residential site options for the Cherwell Local Plan Part 1 Review**

SA Objective	Sub-objectives	Assumptions
<b>SA Objectives related to meeting Oxford's Needs (Oxford Effects Recorded)</b>		
<p>1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.</p>	<ol style="list-style-type: none"> <li>1. Will it contribute to meeting Oxford's unmet housing requirements?</li> <li>2. Will it increase the supply of affordable homes, including for the homeless?</li> <li>3. Will it encourage a mixed use and range of housing tenure, including meeting affordable housing needs?</li> </ol>	<p>The driver for the Partial Review of Part 1 of the Plan is to fulfil the District's Duty to Cooperate by working to accommodate some of Oxford's housing shortfall. Part 1 of Cherwell's Local Plan already makes provision for Cherwell's housing needs over the Plan period. Therefore, effects against SA objective 1 have only been assessed and recorded in relation to meeting Oxford's housing needs.</p> <p>All potential areas of search/sites are expected to have positive effects on this objective for Oxford, due to the nature of the proposed development. It is assumed that all areas of search/sites will make provision for affordable housing (either on site or by way of financial contribution).</p> <p>All areas of search/sites are considered to make a significant contribution (+ +) to meeting Oxford's unmet housing need, as they would be likely to accommodate a substantial amount of the residential development required.</p>
<p>16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.</p>	<ol style="list-style-type: none"> <li>1. Will it promote accessible employment opportunities?</li> <li>2. Will it contribute to reducing short and long-term unemployment?</li> </ol>	<p>The driver for the Partial Review of Part 1 of the Plan is to fulfil the District's Duty to Cooperate by working to accommodate some of Oxford's housing shortfall, including associated facilities and infrastructure to service this growth. Part 1 of Cherwell's Local Plan already makes provision for Cherwell's housing needs and its associated employment needs over the Plan period.</p> <p>Population growth associated with new development could have an effect on this objective by increasing the number of economically active people in close proximity to Oxford.</p> <p>Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford. Although it is not possible to predict whether new residents would choose to work in Oxford, the relative accessibility of each area of search/site to jobs in Oxford, either by walking and cycling, public transport or private car has been used to determine their contribution to this SA objective.</p> <ul style="list-style-type: none"> <li>• Areas of search/sites which scored 'Green' in both ITP's assessments of 'access to jobs' are likely to have a significant positive (+ +) effect.</li> <li>• Areas of search/sites which scored 'Green' in one of ITP's two assessments of 'access to jobs' are likely to have a minor positive (+) effect.</li> <li>• Areas of search/sites which scored 'Amber' in both ITP's assessments of 'access to jobs' are likely to have a minor negative (-) effect.</li> </ul>

SA Objective	Sub-objectives	Assumptions
		<ul style="list-style-type: none"> <li>Minor mixed effects (+/-) are likely where areas of search/sites fall under both 2 and 3 above or contain both 'Green' and 'Amber' or 'Red' scores.</li> <li>Areas of search/sites which scored 'Red' in both ITP's assessments of 'access to jobs', or one 'Amber' and one 'Red' are likely to have a significant negative (--) effect.</li> </ul>

SA Objective	Sub-objectives	Assumptions
<p>17. To sustain and develop economic growth and innovation, an educated/skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.</p>	<ol style="list-style-type: none"> <li>1. Will it encourage new business start-ups and opportunities for local people?</li> <li>2. Will it improve business development and enhance productivity?</li> <li>3. Will it enhance the image of Oxford as a business location?</li> <li>4. Will it encourage inward investment?</li> <li>5. Will it make land and property available for business development?</li> <li>6. Will it assist in increasing the viability of the rural and farming economy?</li> <li>7. Will it promote development in key sectors?</li> <li>8. Will it promote regeneration; reducing disparities with surrounding areas?</li> <li>9. Will it promote development in key clusters?</li> <li>10. Will it increase business opportunities in the tourism sector?</li> </ol>	<p>The driver for the Partial Review of Part 1 of the Plan is to fulfil the District's Duty to Cooperate by working to accommodate some of Oxford's housing shortfall, including associated facilities and infrastructure to service this growth. Part 1 of Cherwell's Local Plan already makes provision for Cherwell's housing needs and its associated education and employment needs over the Plan period.</p> <p>The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive (+) effect. Indirect minor positive (+) effects on economic growth are also likely in the short term as a result of the increased rates of construction associated with the new developments.</p>
<p><b>SA objectives with particular spatial relevance to Oxford (Oxford and Cherwell Effects Record)</b></p>		
<p>3. To reduce poverty and social exclusion.</p>	<ol style="list-style-type: none"> <li>1. Will it assist in reducing poverty and social exclusion in</li> </ol>	<p>The creation of attractive, mixed and well-balanced communities is influenced by a range of factors – the provision of a mix of housing types, schools, shops, healthcare, open space/sports facilities – which relate to the detail (in particular the design) of developments, and will be</p>



SA Objective	Sub-objectives	Assumptions
	<p>Cherwell and Oxford?</p> <p>2. Does the spatial option provide opportunities to contribute towards the regeneration of more deprived neighbourhoods?</p>	<p>influenced through Local Plan policies. Therefore, the likely effect on creating attractive, mixed and well-balanced communities will more easily be assessed alongside policies and criteria in Development Plans and specific site proposals which address the particular circumstances of the site and its location. Therefore, consideration is given to the potential for new development to contribute to the regeneration of currently deprived areas instead, and the location of the areas of search/sites in relation to such areas will be taken into account as follows:</p> <p><b>Oxford</b></p> <ul style="list-style-type: none"> <li>Where an area of search/site is within or adjacent to a neighbourhood that is among the most deprived in Oxford, a minor positive (+) effect is likely.</li> <li>Where an area of search/site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford, a negligible (0) effect is likely.</li> </ul> <p><b>Cherwell</b></p> <ul style="list-style-type: none"> <li>Where an area of search/site is within or adjacent to a neighbourhood that is among the most deprived in Cherwell (i.e. within the bottom 30%), a minor positive (+) effect is likely.</li> <li>Where an area of search/site is not within or adjacent to a neighbourhood that is among the most deprived (i.e. above 30%) in Cherwell, a negligible (0) effect is likely.</li> </ul>
<p>6. To improve accessibility to all services and facilities.</p>	<p>1. Will it promote compact, mixed-use development, with good accessibility to local facilities (e.g. employment, education, health services, shopping, leisure, green spaces and culture) that improves accessibility and decreases the need to travel?</p> <p>2. Will it provide convenient access to the cultural offer of Oxford via existing transport links?</p>	<p>The location of areas of search/sites will not directly affect the nature of developments, as these would be more influenced by development management policies. However, the location of housing could affect this objective by influencing people's ability to access good quality local services including education, retail, leisure and cultural opportunities. (In addition, a large scale development could also potentially stimulate the provision of new services and facilities). It is important that there is sustainable and affordable access to these services and facilities including in order to maintain social linkages. For example, students living outside of university-provided accommodation need access to Oxford's higher education institutions. Oxford contains an extensive range of services and facilities including shops, leisure opportunities, restaurants, theatres, schools, colleges, public services and hospitals, including the John Radcliffe hospital.</p> <p><b>Oxford</b></p> <ul style="list-style-type: none"> <li>Where an area of search/site is directly linked to sustainable transport routes that serve Oxford (i.e. scored 'Green' in ITP's assessment of 'proximity to current sustainable transport'), a significant positive (++) effect is likely.</li> <li>Where an area of search/site is in close proximity to sustainable transport routes that serve Oxford (i.e. scored 'Amber' in ITP's assessment of 'proximity to current sustainable transport'), a minor positive (+) effect is likely.</li> </ul>

SA Objective	Sub-objectives	Assumptions
		<ul style="list-style-type: none"> <li>Where an area of search/site is removed from existing sustainable transport routes that serve Oxford (i.e. scored 'Red' in ITP's assessment of 'proximity to current sustainable transport'), a significant negative (-) effect is likely.</li> </ul> <p>Access to employment opportunities is assessed under SA objective 16.</p> <p>Access to existing open space and sports facilities is considered in the appraisal of Areas of Search/sites against SA Objective 2, which is concerned with health and well-being.</p> <p>The location of areas of search will not directly affect the nature of developments, as these would be more influenced by development management policies. However, the location of housing could affect this objective by influencing people's ability to access good quality local services including education, retail, leisure and cultural opportunities in a particular location (in addition, a large scale development could also potentially stimulate the provision of new services and facilities).</p> <p>Cherwell's two main towns of Bicester and Banbury, and to a lesser extent Kidlington, have a good range of retail and cultural services and facilities, and public transport links. The villages and rural areas have a smaller range and fewer services, facilities and public transport links.</p> <p>Therefore, proximity to those centres, with their varying levels and ranges of services and facilities, can be used as an indicator of proximity to services and facilities.</p> <p>Cherwell (Areas of Search)</p> <ul style="list-style-type: none"> <li>Areas of search within or adjacent to Bicester, Banbury and Kidlington will have a significant positive (++) effect.</li> <li>Areas of search within or adjacent to Category A Villages (Service Centres), excluding Kidlington, will have a minor positive (+) effect.</li> <li>Areas of search within or adjacent to Category A Villages, excluding Kidlington, and within 800m of a primary school and a secondary school will be upgraded from a minor positive (+) to a significant positive (++) effect.</li> <li>Areas of search not within or adjacent to the main towns or Category A Villages (Service Centres), excluding Kidlington, but are within walking distance (800m) of public transport links (bus stops, cycle paths and railway stations) will have a minor positive but uncertain (+?) effect.</li> <li>Areas of search not within or adjacent to the main towns or Category A Villages (Service Centres), excluding Kidlington, and are not within walking distance of public transport links (bus stops, cycle paths and railway stations) will have a significant negative (-) effect.</li> </ul>

SA Objective	Sub-objectives	Assumptions
		<p>Access to existing open space and sports facilities is considered in the appraisal of Areas of Search/sites against SA Objective 2, which is concerned with health and well-being.</p>
<p>10. To reduce air pollution (including greenhouse gas emissions) and road congestion</p>	<p>1. Will it address any particular air quality impacts arising from specific operational and/or construction related development activities? 2. Will it improve air quality particularly within identified AQMAs?</p>	<p>Cherwell (Sites)</p> <ul style="list-style-type: none"> <li>Where a site is directly linked to sustainable transport routes that serve Cherwell (i.e. scored 'Green' in ITP's assessment of 'proximity to current sustainable transport'), a significant positive (+ +) effect is likely.</li> <li>Where a site is in close proximity to sustainable transport routes that serve Cherwell (i.e. scored 'Amber' in ITP's assessment of 'proximity to current sustainable transport'), a minor positive (+) effect is likely.</li> <li>Where a site is removed from existing sustainable transport routes that serve Cherwell (i.e. scored 'Red' in ITP's assessment of 'proximity to current sustainable transport'), a significant negative (- -) effect is likely.</li> </ul> <p>The main source of services and facilities is expected to be Oxford. However at the site level there are varying opportunities for walking and cycling to access services and facilities at Kidlington, the villages and north Oxford and there may be barriers. Considering this, where there are more or fewer opportunities to access services and facilities the score provided for Cherwell will be changed.</p> <p>Access to existing open space and sports facilities is considered in the appraisal of Areas of Search/sites against SA Objective 2, which is concerned with health and well-being.</p> <p>The location of development will influence levels of air pollution by affecting the level of likely car use amongst residents. Access to sustainable and affordable transport is key to determining accessibility to jobs in Oxford. There are currently three Air Quality Management Areas (AQMAs) with another recommended AQMA within Cherwell, where existing air quality issues would be exacerbated as a result of new development. Oxford City in its entirety is an AQMA.</p> <p>Oxford (Areas of Search)</p> <ul style="list-style-type: none"> <li>Where an area of search is located along existing strategic walk/cycle routes, rail lines or high frequency bus routes to Oxford (i.e. scored 'Green' in ITP's assessment of 'proximity to current sustainable transport'), a significant positive (+ +) effect is likely.</li> </ul>

SA Objective	Sub-objectives	Assumptions
	<p>3. Will it promote more sustainable transport patterns and reduce the need to travel, particularly in areas of high congestion, including public transport, walking and cycling?</p> <p>4. Will it promote more sustainable transport patterns in rural areas?</p> <p>5. Will it reduce journey times between key employment areas and key transport interchanges?</p>	<ul style="list-style-type: none"> <li>Where an area of search is served by lower frequency bus routes, or an interchange away from higher frequency services, and not directly on, but linked to strategic walk/cycle routes to Oxford (i.e. scored 'Amber' in ITP's assessment of 'proximity to current sustainable transport'), a minor positive (+) effect is likely.</li> <li>Where an area of search is divorced from existing strategic walk/cycle routes, rail, or frequent bus corridors that serve central Oxford (i.e. scored 'Red' in ITP's assessment of 'proximity to current sustainable transport'), a significant negative (--) effect is likely.</li> </ul> <p>Areas of search within (or adjacent to) an Air Quality Management Area (AQMA) could impact on local air quality and health, particularly if vehicle movements associated with the new development (including potentially HGVs) compound existing air quality problems. Therefore, in addition, which could lead to mixed effects with the above:</p> <p>Areas of search that are within or directly linked to an AQMA would have a minor negative (-) effect on this SA objective.</p> <p>Oxford (Sites)</p> <ul style="list-style-type: none"> <li>Where a site is directly linked to sustainable transport routes that serve Oxford (i.e. scored 'Green' in ITP's assessment of 'proximity to current sustainable transport'), a significant positive (++) effect is likely.</li> <li>Where a site is in close proximity to sustainable transport routes that serve Oxford (i.e. scored 'Amber' in ITP's assessment of 'proximity to current sustainable transport'), a minor positive (+) effect is likely.</li> <li>Where a site is removed from existing sustainable transport routes that serve Oxford (i.e. scored 'Red' in ITP's assessment of 'proximity to current sustainable transport'), a significant negative (--) effect is likely.</li> </ul> <p>In addition to sites' proximity to sustainable transport options, sites from which road traffic is likely to compound local air quality issues are likely to result in adverse effects against this objective, which may result in mixed effects overall:</p> <ul style="list-style-type: none"> <li>Sites from which a high proportion of road-based trips generated by proposed development(s) are considered likely to load onto roads covered by AQMAs in Cherwell and Oxford (i.e. scores 'Red' in ITP's assessment of proximity to Cherwell and Oxford AQMAS) are likely to have a significant adverse effect (--) against this objective.</li> <li>Sites from which some road-based trips generated by proposed development(s)</li> </ul>



SA Objective	Sub-objectives	Assumptions
		<p>are considered likely to load onto roads covered by AQMAs in Cherwell and Oxford (i.e. scores 'Amber' in ITP's assessment of proximity to Cherwell and Oxford AQMAs) are likely to have a minor adverse effect (-) against this objective.</p> <p>Areas of search that are within 800m of three or more sustainable transport links (bus stops, railway stations or cycle paths) are likely to have a significant positive (++) effect.</p> <ul style="list-style-type: none"> <li>• Areas of search that are either within 800m of one or two sustainable transport links (bus stops, railway stations or cycle paths) are likely to have a minor positive (+) effect.</li> <li>• Areas of search that are more than 800m from any sustainable transport links are likely to have a minor negative (-) effect.</li> </ul> <p>Areas of search within (or adjacent to) an Air Quality Management Area (AQMA) could impact on local air quality and health, particularly if vehicle movements associated with the new development (including potentially HGVs) compound existing air quality problems. Therefore, in addition, which could lead to mixed effects with the above:</p> <ul style="list-style-type: none"> <li>• Areas of search that are within or directly linked to an AQMA would have a minor negative (-) effect on this SA objective.</li> </ul> <p>Cherwell (Areas of Search)</p>
		<p>Cherwell (Sites)</p> <ul style="list-style-type: none"> <li>• Where a site is directly linked to sustainable transport routes that serve Cherwell (i.e. scored 'Green' in ITP's assessment of 'proximity to current sustainable transport'), a significant positive (++) effect is likely.</li> <li>• Where a site is in close proximity to sustainable transport routes that serve Cherwell (i.e. scored 'Amber' in ITP's assessment of 'proximity to current sustainable transport'), a minor positive (+) effect is likely.</li> <li>• Where a site is removed from existing sustainable transport routes that serve Cherwell (i.e. scored 'Red' in ITP's assessment of 'proximity to current sustainable transport'), a significant negative (--) effect is likely.</li> </ul> <p>In addition to sites' proximity to sustainable transport options, sites from which road traffic is likely to compound local air quality issues are likely to result in adverse effects against this objective, which may result in mixed effects overall:</p> <ul style="list-style-type: none"> <li>• Sites from which a high proportion of road-based trips generated by proposed development(s) are considered likely to load onto roads covered by AQMAs in Cherwell and Oxford (i.e. scores 'Green' in ITP's assessment of proximity to Cherwell and Oxford AQMAs) are likely to have a significant adverse effect (--)</li> </ul>

SA Objective	Sub-objectives	Assumptions
		<p>against this objective.</p> <ul style="list-style-type: none"> <li>Sites from which some road-based trips generated by proposed development(s) are considered likely to load onto roads covered by AQMAs in Cherwell and Oxford (i.e. scores 'Amber' in ITP's assessment of proximity to Cherwell and Oxford AQMAs) are likely to have a minor adverse effect (-) against this objective.</li> </ul>
<b>Other Social and Economic SA objectives (Cherwell Effects Recorded)</b>		
2. To improve the health and well-being of the population & reduce inequalities in health.	<ol style="list-style-type: none"> <li>Will it improve access to doctors' surgeries and health care facilities?</li> <li>Will it encourage healthy lifestyles and provide opportunities for sport and recreation?</li> </ol>	<p>Areas of search/sites that are within walking distance (800m) of healthcare facilities (i.e. GP surgeries or hospitals), open spaces and footpaths and cycle routes will ensure that residents have good access to healthcare facilities and may encourage them to make more journeys on foot or by bicycle and to be active outdoors in open space, thus promoting physical activity and healthy lifestyles.</p> <ul style="list-style-type: none"> <li>Areas/sites that are within 800m of a healthcare facility, an area of open space or sports facility and at least one PRoW/cycle path will have a significant positive (++) effect.</li> <li>Areas/sites that are within 800m of either a healthcare facility, an area of open space, sports facility or PRoW/cycle path will have a minor positive (+) effect.</li> <li>Areas/sites that are more than 800m from either a healthcare facility, an area of open space, sports facility or PRoW/cycle paths will have a minor negative (-) effect.</li> </ul> <p>Areas/Sites relative accessibility/proximity to Oxford, including Oxford's medical facilities, and the associated health and well-being benefits of being able to be more active and less isolated is appraised under SA Objective 6.</p>
4. To reduce crime and disorder and the fear of crime.	<ol style="list-style-type: none"> <li>Are the principles of good urban design in reducing crime promoted as part of the proposal?</li> <li>Will it assist in reducing actual levels of crime?</li> <li>Will it assist in reducing the fear of crime?</li> </ol>	<p>The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of potential sites on this SA objective will be negligible (0).</p>
5. To create and sustain vibrant communities	1. Will it improve residential amenity (including potential to reduce light, smell and noise	The location of areas of search/sites will not directly affect residents' satisfaction with neighbourhoods or provision, protection and enhancement of cultural activities, as these would be more influenced by development management policies. Therefore, the effects of potential sites on

SA Objective	Sub-objectives	Assumptions
	<p>pollution) and sense of place?</p> <p>2. Will it improve the satisfaction of people with their neighbourhoods as places to live and encourage ownership?</p>	<p>most of this SA objective will be negligible (0).</p> <p>However, where new development is proposed within close proximity of sensitive receptors (e.g. existing houses, schools, hospitals etc.) there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas (as indicated on the GIS base map) may result in noise pollution affecting residents in the longer term.</p> <p>Therefore areas of search/sites that are in close proximity to existing residential development or other sensitive receptors may have a minor negative (-) effect during the construction phase, and sites that are directly adjacent to an 'A' road, motorway or railway line, or industrial area would have a minor negative (-) effect in the longer-term.</p> <p>Note that the potential for effects on air quality are assessed under SA objective 10.</p>
<b>Environmental SA objectives (Cherwell Effects Recorded)</b>		
<p>7. To conserve and enhance and create resources for biodiversity</p>	<ol style="list-style-type: none"> <li>1. Will it, protect, enhance or restore a locally or nationally designated site of nature conservation importance (including those in Oxford that may be affected by new development in Cherwell)?</li> <li>2. Will it assist Cherwell District Council's Biodiversity Action Plan (BAP) and/or the Oxfordshire BAP achieve its targets?</li> <li>3. Will it conserve or enhance biodiversity assets or create new habitats?</li> <li>4. Will it minimise the fragmentation of existing</li> </ol>	<p>Areas of search/sites that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>Therefore, while proximity to designated sites provides an indication of the potential for adverse effects, uncertainty exists, as appropriate mitigation may avoid adverse effects and may even result in positive effects.</p> <p>The HRA accompanying the Local Plan Part 1 Review highlights the potential for effects<sup>131</sup> on European biodiversity sites within and in the vicinity of Cherwell District. However, the in-combination assessment with other projects and plans identified no significant effects on Oxford Meadows SAC in combination with the proposals contained in the Partial Review Proposed Submission Plan, provided that any mitigation measures identified for other projects and plans are put in place. The HRA Stage 1 (Screening) assessment has determined that the Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Need Proposed Submission Plan will not lead to likely significant effects, either alone or in combination, on the qualifying features of Oxford Meadows SAC.<sup>132</sup></p>

<sup>131</sup> The HRA considers all policies in the Local Plan Part 1 Review, the adopted Local plan part 1, as well as the growth within neighbouring authorities.

<sup>132</sup> Cherwell Local Plan 2011-2031 (Part 1) Partial Review, Oxford's Unmet Housing Need – Proposed Submission Plan Habitat Regulations Assessment Screening Report, Atkins, June 2017.

SA Objective	Sub-objectives	Assumptions
	<p>habitats and enhance, restore or create networks of habitats?</p> <p>5. Will it conserve and enhance species diversity; and in particular avoid harm to protected species?</p> <p>6. Will it encourage protection of and increase the number of trees?</p>	<p>The impacts on biodiversity and geodiversity present in each area of search, including undesignated habitats and species, cannot be determined with certainty at this strategic level of assessment. This will be determined once more specific proposals are developed and submitted as part of a planning application.</p> <ul style="list-style-type: none"> <li>• Areas of search that are within 250m of one or more designated biodiversity or geodiversity sites may have a significant negative (---?) effect.</li> <li>• Areas of search that are between 250m and 1km of one or more designated biodiversity or geodiversity sites may have a minor negative (-?) effect.</li> <li>• Areas of search that are more than 1km from any designated biodiversity or geodiversity sites may have a negligible (0?) effect.</li> </ul> <p>Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment (2017) includes a site-based ecological assessment of each site option. This assessment has been used to determine the potential impacts of site options on this SA objective.</p> <p>Each site's 'Nature Conservation Assessment' score indicates the potential sensitivity of each site.</p> <ul style="list-style-type: none"> <li>• Sites assessed as having a 'High' and 'Medium/High' sensitivity are considered to have a significant negative (---?) effect on this objective.</li> <li>• Sites assessed as having a 'Medium' and 'Medium/Low' sensitivity are considered to have a minor negative (-?) effect on this objective.</li> <li>• Sites assessed as having a 'Low' sensitivity are considered to have a negligible (0?) effect on this objective.</li> </ul>
<p>8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.</p>	<p>1. Will it protect, enhance and restore the District's natural environment assets (e.g. the countryside, parks and green spaces, common land, woodland and forest reserves, AONBs etc.)?</p> <p>2. Will it promote the accessibility of the District's countryside in a sustainable and well-managed manner?</p>	<p>Sites</p> <p>Areas of Search</p> <p>A small area of land to the north-west of the District lies within the nationally designated Cotswolds Area of Outstanding Natural Beauty (AONB). Development within the AONB could have a negative effect on the quality of the landscape although that is uncertain until the design of the development is known.</p> <ul style="list-style-type: none"> <li>• Areas of search that are within, or within 250m of the AONB could have a significant negative effect (---?) on the landscape.</li> </ul> <p>Outside of this designated landscape area the character of the local environment is still likely to be affected.</p> <p>Specific impacts on the landscape and countryside will be dependent on individual planning applications.</p>



SA Objective	Sub-objectives	Assumptions
	<p>3. Will it improve the landscape, ecological quality and character of open spaces?</p> <p>4. Will it enhance the townscape and public realm?</p> <p>5. Will it prevent coalescence between settlements?</p>	<ul style="list-style-type: none"> <li>• Areas of Search around the District's main settlements, i.e. Banbury, Bicester and Kidlington, may be able to accommodate housing growth as extensions to their existing urban edges without significant adverse effects on the landscape character of the wider countryside. Land immediately adjacent to motorway junctions may be able to accommodate housing development without significant adverse effects on the wider countryside. However, a minor negative (-?) but uncertain effect will be recorded.</li> <li>• Areas of Search within more open, rural locations, including around villages, are more likely to have significant adverse (--) effects on the character of the wider countryside.</li> </ul>
	<p>Sites</p>	<p>Green Belt is a policy designation so the Council considers the potential impact on the Green Belt separately. Green Belt purposes 1, 2 and 3 are most related to this SA objective. There is potential for developments to contribute to the sprawl of Oxford (purpose 1), the merger of settlements (purpose 2) and the encroachment of the countryside (purpose 3). However, this is uncertain until the exact location, layout and landscaping of each development location is unknown.</p> <p>Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment (2017) includes a detailed site-based landscape assessment of each site option.</p> <p>Each site's score related to its capacity for residential development has been used to determine the potential impacts of site options on this SA objective.</p> <ul style="list-style-type: none"> <li>• Sites assessed as having a 'High' capacity to accommodate residential development are considered to have a negligible (0?) effect on this objective.</li> <li>• Sites assessed as having a 'Medium/High' to 'Medium' capacity to accommodate residential development are considered to have a minor negative (-?) effect on this objective.</li> <li>• Sites assessed as having a 'Medium/Low' to 'Low' capacity to accommodate residential development are considered to have a significant negative (--?) effect on this objective.</li> </ul>

SA Objective	Sub-objectives	Assumptions
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	<ol style="list-style-type: none"> <li>1. Will it protect, enhance and restore Cherwell's cultural and heritage assets (e.g. World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Historic Parks and Gardens and Conservation Areas) and the setting of historic Oxford?</li> <li>2. Will it promote the accessibility of the District's historic environment in a sustainable and well-managed manner?</li> <li>3. Will it help preserve and record archaeological features?</li> </ol>	<p>Historic England bases its definition of the setting of a heritage asset on the previous national Planning Policy Statement 5, as 'the surroundings in which [the asset] is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral'<sup>133</sup>. Detailed impacts on the setting of individual historic assets are difficult to determine during a strategic level of assessment such as this SA for potential sites to be allocated in the Local Plan Part 1 Review. Effects would be more able to be determined once specific proposals are developed for a site and submitted as part of a planning application.</p> <p>Consequently, in all cases, potential effects are recorded as uncertain (?) until the exact scale, design and layout of the new development, including opportunities to enhance the setting of heritage features (e.g. where sympathetic development replaces a derelict brownfield site which is currently having an adverse effect) are known.</p> <p>The issue of promoting the accessibility of the District's historic environment in a sustainable and well-managed manner is appraised under SA objective 6 which determines whether each area of search/Part 1 Site would provide convenient access to the cultural offer of Oxford via existing transport links. The cultural offer of Oxford is considered an appropriate proxy for historic Oxford.</p>

<sup>133</sup> English Heritage (now Historic England). The Setting of Heritage Assets REVISION NOTE June 2012.

SA Objective	Sub-objectives	Assumptions
		<p>In the absence of detailed assessment work on the historic environment of each of the areas of search, the following assumptions have been made as an indication of potential effects on heritage assets:</p> <ul style="list-style-type: none"> <li>• A potential significant negative effect (--?) will be identified where an area of search is adjacent to or includes a statutory heritage asset (e.g. World Heritage Sites, Listed Buildings (all grades), Scheduled Monuments plus other nationally important archaeological sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas).</li> <li>• A potential minor negative effect (-?) will be identified where an area of search is within 5km of statutory heritage assets, including Historic Oxford.</li> </ul> <p>Green Belt is a policy designation so the Council considers the potential impact on the Green Belt separately. Green Belt purpose 4 is most related to this SA objective. There is potential for impacts on the setting and special character of historic Oxford. However, this is uncertain until the exact location, layout and landscaping of each development location is unknown.</p>
	<p>Areas of Search</p>	<p>Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment (2017) includes a site-based historic environment assessment of each site option. This assessment has been used to determine the potential impacts of site options on this SA objective.</p> <p>Each site's 'Cultural Sensitivity Assessment' score indicates the potential sensitivity of each site.</p> <ul style="list-style-type: none"> <li>• Sites assessed as having a 'High' and 'Medium/High' sensitivity are considered to have a significant negative (--?) effect on this objective.</li> <li>• Sites assessed as having a 'Medium' and 'Medium/Low' sensitivity are considered to have a minor negative (-?) effect on this objective.</li> <li>• Sites assessed as having a 'Low' sensitivity are considered to have a negligible (0?) effect on this objective.</li> </ul> <p>Cherwell District Council's Green Belt Study (2017) includes a site-based assessment against the five purposes of Green Belt. In this study, the land within each site has been assessed to determine its role in preserving the setting and special character of historic Oxford (purpose 4).</p>
	<p>Sites</p>	

SA Objective	Sub-objectives	Assumptions
<p>11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management</p>	<ol style="list-style-type: none"> <li>1. Will it improve the water quality of the District's rivers and inland water?</li> <li>2. Will it enable recycled water to be used?</li> <li>3. Will it promote sustainable water resource management, provision of new facilities/ infrastructure or water efficient measures?</li> </ol>	<ul style="list-style-type: none"> <li>• Sites considered to make a strong contribution to purpose 4 are considered to have a significant negative effect on the setting and special character of historic Oxford.</li> <li>• Sites considered to make a contribution to purpose 4 are considered to have a minor negative effect (-) on the setting and special character of historic Oxford.</li> <li>• Sites considered to make no contribution to purpose 4 are considered to have a negligible effect (0) on the setting and special character of historic Oxford.</li> </ul> <p>The location of areas of search/sites could affect water quality, depending on whether they are in an area where there is capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. However, the Local Plan Part 2 will determine the specific location of development within the Plan area. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all areas of search/sites will have a negligible (0) effect on this SA objective.</p>
<p>12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment</p>	<ol style="list-style-type: none"> <li>1. Will it reduce the risk of flooding from rivers, watercourses and sewer flooding to people and property?</li> <li>2. Will it result in inappropriate development in the flood plain?</li> <li>3. Will it increase the provision of sustainable drainage in new developments?</li> </ol>	<p>Development on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b. While offices and general industry are defined as a 'less vulnerable use', which is suitable in areas of flood zone 1, 2 and 3a but is unsuitable in flood zone 3b. However, flood zone data for Cherwell does not distinguish between zones 3a and 3b, therefore significant effects are identified for all sites within flood zone 3.</p> <p>While new development in any location may offer good opportunities to incorporate SuDS, and therefore have a positive effect on reducing flood risk, this would depend on the design of the proposed development and not on the location of the site.</p> <ul style="list-style-type: none"> <li>• Areas of search/sites that are entirely or mainly on land within flood zone 3 could have a significant negative (--) effect although this is uncertain.</li> <li>• Areas of search/sites that are either entirely or mainly on greenfield land outside of flood zone</li> </ul>



SA Objective	Sub-objectives	Assumptions
<p>13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.</p>	<ol style="list-style-type: none"> <li>1. Will it maximise the provision of housing developed land as opposed to greenfield sites?</li> <li>2. Will it maximise the provision of employment developed land as opposed to greenfield sites?</li> <li>3. Will it maximise housing densities to make efficient use of land?</li> <li>4. Will it ensure land is remediated where appropriate?</li> <li>5. Will it reduce the loss of soil and high grade agricultural land to development?</li> </ol>	<p>3 or are entirely or mainly on brownfield land which contains portions of flood zone 3 are likely to have a minor negative (-) effect.</p> <ul style="list-style-type: none"> <li>• Areas of search/sites that are on brownfield land outside of flood zone 3 are likely to have a negligible (0) effect.</li> </ul> <p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents a more efficient use of land in comparison to the development of greenfield sites.</p> <ul style="list-style-type: none"> <li>• Areas of search/sites that are mainly or entirely on greenfield land which is classed as being of Grade 1 or Grade 2 agricultural quality would have a significant negative (--) effect.</li> <li>• Areas of search/sites that are mainly or entirely on greenfield land which is classed as being of Grade 3 agricultural quality could have a significant negative effect although this is uncertain (---?) depending on whether it is Grade 3a or Grade 3b which is not known.</li> <li>• Areas of search/sites that are mainly or entirely on greenfield land that is classed as Grade 4 or below, or urban land, would have a minor negative (-) effect.</li> <li>• Areas of search/sites that are mainly (but not entirely) on brownfield land could have a minor positive (+?) effect although this is uncertain depending on the quality of land in the rest of the site and how the development within the site would eventually be laid out.</li> <li>• Areas of search/sites that are entirely on brownfield land would have a significant positive (++) effect.</li> </ul> <p>Green Belt is a policy designation so the Council considers the potential impact on the Green Belt separately. However Green Belt purpose 5 is most related to this SA objective due to the fact that the location of development can assist in urban regeneration.</p>
<p>14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	<ol style="list-style-type: none"> <li>1. Will it promote the adoption of sustainable design in construction practices and the use of recycled materials?</li> <li>2. Will it promote the use of locally and sustainably sourced, and recycling of materials in construction and renovation?</li> </ol>	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of areas of search/sites on this SA objective will be negligible (0), unless specific proposals indicate a contribution to any of the sub-objectives would occur.</p> <p>However, all new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas (identified through the Oxfordshire Minerals Local Plan) as development in those areas may sterilise mineral resources and restrict</p>

SA Objective	Sub-objectives	Assumptions
	<p>3. Will it lead to an increase in the proportion of energy needs being met from renewable sources?</p> <p>4. Will it promote the incorporation of small-scale renewable in developments?</p>	<p>the availability of resources in the Districts. Therefore:</p> <ul style="list-style-type: none"> <li>• Areas of search/sites that are within Minerals Consultation Areas<sup>134</sup> are likely to have a minor negative (-) effect.</li> <li>• Areas of search/sites that are not Minerals Consultation Areas would have a negligible (0) effect.</li> </ul>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	<p>1. Will it promote sustainable waste management practices through a range of waste management facilities?</p> <p>2. Will it reduce hazardous waste?</p> <p>3. Will it increase waste recovery and recycling?</p>	<p>All new development will inevitably involve an increase in waste generation, but it may also offer good opportunities for incorporating sustainable waste management practices, regardless of the location.</p> <p>Levels of recycling will not be influenced by the location of site options, as the whole of the Cherwell District is covered by kerbside recycling collections for residential properties and levels of recycling within employment developments will depend on the practices of the businesses that locate their.</p> <p>Where areas of search/sites are on brownfield land there may be opportunities for re-using existing buildings and materials although this is uncertain depending on the previous use of the site.</p> <ul style="list-style-type: none"> <li>• Areas of search/sites on brownfield land may have a minor positive (+?) effect.</li> <li>• Areas of search/sites on greenfield land would have a minor negative (-) effect.</li> </ul>

**Table A2.2: Assumptions applied during the SA of open space site options for the Cherwell Local Plan Part 1**

SA Objective	Sub-objectives	Assumptions
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>1. Will it contribute to meeting Cherwell's housing requirements?</p> <p>2. Will it increase the supply of affordable homes in urban and rural areas?</p> <p>3. Will it contribute to</p>	<p>The location of areas of open space would not affect this objective; therefore the score for all sites will be negligible (0).</p>

<sup>134</sup> Mineral Consultation Areas – areas of potential mineral resource wherein district planning authorities should consult the County Council on applications for development; to prevent mineral resources being lost ('sterilised').

SA Objective	Sub-objectives	Assumptions
	<p>providing additional homes for the homeless?</p> <p>5. Will it encourage a mixed use and range of housing tenure, including meeting affordable housing needs?</p>	
<p>2. To improve the health and well-being of the population &amp; reduce inequalities in health.</p>	<p>1. Will it improve access to doctors' surgeries and health care facilities?</p> <p>2. Will it encourage healthy lifestyles and provide opportunities for sport and recreation?</p>	<p>The location of areas of open space would not affect this objective; therefore the score for all sites will be negligible (0).</p> <p>The proximity of open space to residential areas, and therefore how easily people will be able to make use of sites for active outdoor recreation, is assessed under SA objective 6 below.</p>
<p>3. To reduce poverty and social exclusion.</p>	<p>1. Will it assist in reducing poverty and social exclusion in Cherwell?</p> <p>2. Does the spatial option provide opportunities to contribute towards the regeneration of more deprived neighbourhoods?</p>	<p>Where a site is within or adjacent to a neighbourhood that is among the most deprived in Cherwell (i.e. within the bottom 30%), a minor positive (+) effect is likely.</p> <p>Where a site is not within or adjacent to a neighbourhood that is among the most deprived in Cherwell (i.e. above 30%), a negligible (0) effect is likely.</p>
<p>4. To reduce crime and disorder and the fear of crime.</p>	<p>1. Are the principles of good urban design in reducing crime promoted as part of the proposal?</p> <p>2. Will it assist in reducing actual levels of crime?</p> <p>3. Will it assist in reducing the fear of crime?</p>	<p>The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of potential sites on this SA objective will be negligible (0).</p>

SA Objective	Sub-objectives	Assumptions
5. To create and sustain vibrant communities	<ol style="list-style-type: none"> <li>1. Will it improve residential amenity (including potential to reduce light, smell and noise pollution) and sense of place?</li> <li>2. Will it improve the satisfaction of people with their neighbourhoods as places to live and encourage ownership?</li> </ol>	<p>All areas of open space are likely to have a positive effect on this objective; therefore, the score for all sites will be minor positive (+).</p>
6. To improve accessibility to all services and facilities.	<ol style="list-style-type: none"> <li>1. Will it promote compact, mixed-use development, with good accessibility to local facilities (e.g. employment, education, health services, shopping, leisure, green spaces and culture) that improves accessibility and decreases the need to travel?</li> <li>2. Will it provide convenient access to the cultural offer of Oxford via existing transport links?</li> </ol>	<p>Open space sites that are within walking distance (800m) of the urban edges of Cherwell's settlements (all towns and villages) will ensure that people have good access to areas that can be used for recreation.</p> <ul style="list-style-type: none"> <li>• Sites that are within 800m of Cherwell's settlements (all towns and villages) will have a minor positive (+) effect.</li> <li>• Sites that are more than 800m from Cherwell's settlements (all towns and villages) will have a minor negative (-) effect.</li> </ul> <p>The urban edges of Cherwell's settlements include all Strategic Sites Adopted in the Cherwell Local Plan Part 1.</p>
7. To conserve and enhance and create resources for biodiversity	<ol style="list-style-type: none"> <li>1. Will it, protect, enhance or restore a locally or nationally designated site of nature conservation importance (including those in Oxford that may be affected by new development in Cherwell)?</li> <li>2. Will it assist Cherwell District Council's Biodiversity Action Plan (BAP) and/or the Oxfordshire BAP achieve its</li> </ol>	<p>New areas of open space are likely to have a positive effect on biodiversity by securing areas of habitat and promoting habitat connectivity. Larger sites may have more significant positive effects.</p> <ul style="list-style-type: none"> <li>• Sites that are large (over 3ha) will have a significant positive (++) effect.</li> <li>• Sites that are small (less than 3ha) will have a minor positive (+) effect.</li> </ul>



SA Objective	Sub-objectives	Assumptions
	<p>targets?</p> <ol style="list-style-type: none"> <li>3. Will it conserve or enhance biodiversity assets or create new habitats?</li> <li>4. Will it minimise the fragmentation of existing habitats and enhance, restore or create networks of habitats?</li> <li>5. Will it conserve and enhance species diversity; and in particular avoid harm to protected species?</li> <li>6. Will it encourage protection of and increase the number of trees?</li> </ol>	
<p>8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.</p>	<ol style="list-style-type: none"> <li>1. Will it protect, enhance and restore the District's natural environment assets (e.g. the countryside, parks and green spaces, common land, woodland and forest reserves, AONBs etc.)?</li> <li>2. Will it promote the accessibility of the District's countryside in a sustainable and well-managed manner?</li> <li>3. Will it improve the landscape, ecological quality and character of open spaces?</li> <li>4. Will it enhance the townscape and public realm?</li> <li>5. Will it prevent coalescence</li> </ol>	<p>Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment (2017) includes a detailed site-based landscape assessment of each site option.</p> <p>Each site's score related to its capacity for formal and informal recreational development has been used to determine the potential impacts of site options on this SA objective.</p> <ul style="list-style-type: none"> <li>• Sites assessed as having a 'High' capacity to accommodate formal and/or informal recreational development are considered to have a negligible (0) effect on this objective.</li> <li>• Sites assessed as having a 'Medium/High' to 'Medium' capacity to accommodate formal and/or informal recreational development are considered to have a minor negative (-?) effect on this objective.</li> <li>• Sites assessed as having a 'Medium/Low' to 'Low' capacity to accommodate formal and/or informal recreational development are considered to have a significant negative (-?-) effect on this objective.</li> </ul>

SA Objective	Sub-objectives	Assumptions
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	<p>between settlements?</p> <ol style="list-style-type: none"> <li>1. Will it protect, enhance and restore Cherwell's cultural and heritage assets (e.g. Scheduled Ancient Monuments, Listed buildings, Historic Parks and Gardens and Conservation Areas)?</li> <li>2. Will it promote the accessibility of the District's historic environment in a sustainable and well-managed manner?</li> <li>3. Will it help preserve and record archaeological features?</li> </ol>	<p>Open space sites that are within close proximity of designated heritage assets could have positive effects on those assets and their settings, including by preventing other development (which could otherwise have had negative effects) from taking place. However, detailed impacts on the setting of individual historic assets cannot be determined with certainty at this strategic level of assessment.</p> <ul style="list-style-type: none"> <li>• Sites that include one or more designated heritage assets within the boundary may have a significant positive (+ +?) effect.</li> <li>• Sites that are within 250m of one or more designated heritage assets may have a minor positive (+?) effect on those assets and their setting.</li> <li>• Sites that are more than 250m from one or more designated heritage assets would have a negligible (0) effect on those assets and their setting.</li> </ul>
<p>10. To reduce air pollution (including greenhouse gas emissions) and road congestion</p>	<ol style="list-style-type: none"> <li>1. Will it address any particular air quality impacts arising from specific operational and/or construction related development activities?</li> <li>2. Will it improve air quality particularly within identified AQMAS?</li> <li>3. Will it promote more sustainable transport patterns and reduce the need to travel, particularly in areas of high congestion, including public transport, walking and cycling?</li> <li>4. Will it promote more sustainable transport patterns</li> </ol>	<p>The location of areas of open space would not affect this objective; therefore the score for all sites will be negligible (0).</p>

SA Objective	Sub-objectives	Assumptions
	<p>in rural areas?</p> <p>5. Will it reduce journey times between key employment areas and key transport interchanges?</p>	
<p>11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management</p>	<p>1. Will it improve the water quality of the District's rivers and inland water?</p> <p>2. Will it enable recycled water to be used?</p> <p>3. Will it promote sustainable water resource management, provision of new facilities/ infrastructure or water efficient measures?</p>	<p>The location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each site. Therefore, potential site options will have a negligible (0) effect on this SA objective.</p>
<p>12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment</p>	<p>1. Will it reduce the risk of flooding from rivers, watercourses and sewer flooding to people and property?</p> <p>2. Will it result in inappropriate development in the flood plain?</p> <p>3. Will it increase the provision of sustainable drainage in new developments?</p>	<p>Where open space is allocated it could have a positive effect on flood risk by ensuring that there are areas of permeable surfaces which should increase infiltration and reduce the risk of surface water flooding. This will be particularly beneficial where sites are large and are within areas of higher flood risk.</p> <ul style="list-style-type: none"> <li>• Large sites (over 3ha) within high flood risk areas (flood zones 2 and 3) are likely to have a significant positive (++) effect.</li> <li>• Small sites (less than 3ha) within high flood risk areas (flood zones 2 and 3) or large sites outside of those areas are likely to have a minor positive (+) effect.</li> <li>• Small sites (less than 3ha) outside of high flood risk areas are likely to have a negligible (0) effect.</li> </ul>
<p>13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban</p>	<p>1. Will it maximise the provision of housing development on previously developed land as opposed to greenfield sites?</p>	<p>Where sites are located on high quality (grade 1, 2 or 3) agricultural land there will be a positive effect on preserving soil quality as development (e.g. housing or employment land) will be prevented from taking place on the site, which could otherwise have led to the loss of that high value land. However, this will depend on the nature of the open space use, and whether agricultural uses are to be retained.</p>

SA Objective	Sub-objectives	Assumptions
<p>renaissance.</p>	<p>2. Will it maximise the provision of employment development on previously developed land as opposed to greenfield sites?</p> <p>3. Will it maximise housing densities to make efficient use of land?</p> <p>4. Will it ensure land is remediated where appropriate?</p> <p>5. Will it reduce the loss of soil and high grade agricultural land to development?</p>	<ul style="list-style-type: none"> <li>• Sites that are mainly or entirely on grade 1 or 2 agricultural land are likely to have a significant positive (++) effect.</li> <li>• Sites that are mainly or entirely on grade 3 agricultural land are likely to have a minor positive (+) effect.</li> <li>• Sites that are not on grade 1, 2 or 3 agricultural land are likely to have a negligible (0) effect.</li> </ul>
<p>14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	<p>1. Will it promote the adoption of sustainable design in construction practices and the use of recycled materials?</p> <p>2. Will it promote the use of locally and sustainably sourced, and recycling of materials in construction and renovation?</p> <p>3. Will it lead to an increase in the proportion of energy needs being met from renewable sources?</p> <p>4. Will it promote the incorporation of small-scale renewable in developments?</p>	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effects of potential sites on this SA objective will be negligible (0), unless specific proposals indicate a contribution to any of the sub-objectives would occur.</p> <p>However, all new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas (identified through the Oxfordshire Minerals Local Plan) as development in those areas may sterilise mineral resources and restrict the availability of resources in the Districts. Therefore:</p> <ul style="list-style-type: none"> <li>• Sites that are within a Minerals Consultation Area 135 are likely to have a minor negative (-) effect.</li> <li>• Sites that are not within a Minerals Consultation Area would have a negligible (0) effect.</li> </ul>

<sup>135</sup> Mineral Consultation Areas – areas of potential mineral resource wherein district planning authorities should consult the County Council on applications for development; to prevent mineral resources being lost ('sterilised').



SA Objective	Sub-objectives	Assumptions
<p>15. To reduce waste generation and disposal, and achieve the sustainable management of waste</p>	<ol style="list-style-type: none"> <li>1. Will it promote sustainable waste management practices through a range of waste management facilities?</li> <li>2. Will it reduce hazardous waste?</li> <li>3. Will it increase waste recovery and recycling?</li> </ol>	<p>The location of areas of open space would not affect this objective; therefore the score for all sites will be negligible (0).</p>
<p>16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.</p>	<ol style="list-style-type: none"> <li>1. Will it promote accessible employment opportunities?</li> <li>2. Will it promote employment opportunities accessible in rural areas?</li> <li>3. Will it contribute to reducing short and long-term unemployment?</li> </ol>	<p>The location of areas of open space would not affect this objective; therefore the score for all sites will be negligible (0).</p>
<p>17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.</p>	<ol style="list-style-type: none"> <li>1. Will it encourage new business start-ups and opportunities for local people?</li> <li>2. Will it improve business development and enhance productivity?</li> <li>3. Will it enhance the image of Cherwell as a business location?</li> <li>4. Will it encourage inward investment?</li> <li>5. Will it make land and property available for business development?</li> <li>6. Will it assist in increasing</li> </ol>	<p>The location of areas of open space would not affect this objective; therefore the score for all sites will be negligible (0).</p>

SA Objective	Sub-objectives	Assumptions
	<p>the viability of the rural and farming economy?</p> <p>7. Will it promote development in key sectors?</p> <p>8. Will it promote regeneration; reducing disparities with surrounding areas?</p> <p>9. Will it promote development in key clusters?</p> <p>10. Will it increase business opportunities in the tourism sector?</p>	

## **Appendix 3**

Consultation representations on Part 1 Partial Review SA  
Scoping Report and Initial SA Report and LUC's responses

Table A3.1: Representations on Part 1 Partial review SA Scoping Report (2015)

Consultee Comment Received	SA Scoping Report Reference	LUC Response
<b>Environment Agency</b>		
<p>The Environment Agency (EA) are pleased with the submitted Sustainability Appraisal Scoping Report and support objectives:</p> <p>7) To conserve and enhance and create resources for biodiversity.</p> <p>11) To maintain and improve the water quality of rivers and to achieve sustainable water resource management.</p> <p>12) To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</p>	<p>Table 5.1: SA Framework for the Cherwell Local Plan Part 1 Review</p>	<p>Noted.</p>
<p>EA notes the Council is in the early stages of producing a <b>Water Cycle Study</b>. Advise that the Water Cycle Study should support the Sustainability Appraisal as a key evidence document, noting such studies help identify areas where infrastructure capacity is an issue and also the potential impact this could have on the water environment.</p>	<p>N/A</p>	<p>Noted. The outcomes of the Water Cycle Study will be used as evidence in later stages of the plan-making and Sustainability Appraisal process.</p>
<p>The EA highlight the importance of the District's <b>Strategic Flood Risk Assessment</b> (SFRA), which they emphasise should be a living document kept up to date with the latest guidance and advice. New flood risk climate change allowances have recently been published which will potentially alter quite significantly flood map extents and make some areas unsuitable for development.</p>	<p>N/A</p>	<p>Noted. All areas of flood risk are being considered in the Sustainability Appraisal of site options. New areas identified as a result of any updates to the District's Strategic Flood Risk Assessment will be incorporated into Sustainability Appraisal once available.</p> <p>Cherwell District's new flood risk climate change allowance has been cited in <b>Chapter 3</b> within this SA Report.</p>
<b>Historic England</b>		
<p>Historic England (HE) reference their general advice on Sustainability Appraisal and the historic environment as set out in Historic England's publication "<a href="#">Strategic Environmental Assessment, Sustainability Appraisal and The Historic</a></p>	<p>N/A</p>	<p>Noted. Historic England's guidance on SEA and SA has been reviewed and used to inform the SA Framework and Site Assumptions outlined in <b>Chapter 5</b> and <b>Appendix 2</b> of this SA Report, respectively.</p>



Consultee Comment Received	SA Scoping Report Reference	LUC Response
<a href="#">Environment</a> ".		
HE note the NPPF requirement for local planning authorities to set out in their Local Plans a <b>positive strategy for the conservation and enjoyment</b> of the historic environment (Para 2.45 in Part 1 Review Report).	Para 2.45	Noted.
HE note the NPPF gives a <b>broad definition of the "historic environment"</b> and does not just include designated heritage assets (areas, buildings, features and landscapes with statutory protection), but those parts of the historic environment which are <b>locally valued and important and also the historic character of the landscape and townscape</b> (Para 3.20 in Part 1 Review Report).	Para 3.20	Noted. Locally valued and important heritage assets, as well as the historic character of the landscape and townscape will be considered at a later stage of the plan-making and Sustainability Appraisal process following relevant updates to the District's Local Plan evidence base.
HE note the need for an <b>up-to-date and comprehensive "local list"</b> , drawing on the Oxfordshire Historic Environment Record and the Oxfordshire Historic Landscape Characterisation (currently being completed).		Noted. Locally valued and important heritage assets will be considered at a later stage of the plan-making and Sustainability Appraisal process following relevant updates to the District's Local Plan evidence base.
HE note <b>four listed buildings</b> on the Heritage at <b>Risk Register</b> .		Noted. Heritage assets recorded on the Risk Register are named in <b>Chapter 3</b> in the SA Report.
HE note that not all the historic environment is "built" or "areas" and suggest that the <b>Key Sustainability Issue</b> for the historic environment outlined in Table 4.1 be revised to read <b>"Conserving and enhancing designated and non-designated heritage assets and the contribution made by their settings and addressing heritage assets at risk from neglect, decay, or development pressures"</b> .	Table 4.1	Noted. The Key Sustainability Issue has been updated accordingly.
HE note the need for the Scoping Report to set out indicators or measures. HE reference Appendix 4 of their above guidance, which sets out a range of possible indicators.	Monitoring Indicators.	Indicators for monitoring the significant environmental effects of the Part 1 Partial Review (as required under Art. 10 of the SEA Directive), will be outlined in a later version of the SA Report once preferred policy and site options have been identified. The HE indicators along with indicators contained within the Part 1 Partial Review itself will be included where relevant.

Consultee Comment Received	SA Scoping Report Reference	LUC Response
<p>HE note the need for the table in <b>Appendix 1 to reference "Heritage 2020"</b>, which sets out strategic priorities for England's historic environment 2015-2020, and any <b>Conservation Area Management Plans</b> for the District.</p>	<p>Appendix 1</p>	<p>Noted. <b>Appendix 1</b> of this SA Report has been updated to include reference to the 'Heritage 2020' strategic priorities. Site options direct, indirect and cumulative effects on Conservation Areas have been assessed as part of the Sustainability Appraisal of potential sites. Conservation Area Management Plans will be referred to where available and relevant.</p>
<p><b>Natural England</b></p>		
<p>Natural England (NE) welcomes the recognition of a number of sustainability issues in the scoping report for the Local Plan review parts 1 and 2. NE note the areas of considerable <b>flood risk</b> in the southern part of Cherwell, <b>between Kidlington and Bicester</b> (as identified in Figure 3.6 of the SA for the Issues Consultation) and expect this to be considered early on for any sites suggested in that area.</p>	<p>Figure 3.6: Hydrology</p>	<p>Noted. All areas of flood risk have been considered in the Sustainability Appraisal of site options, through the appraisal of SA objective 12, (see <b>Chapter 5</b> and <b>Appendix 2</b> of this SA Report).</p>
<p><b>Other Consultee Representations</b></p>		
<p>The SA should be nuanced so as to appreciate the importance of qualitative criteria such as 'strategic gaps' including with regard to their importance to the local community and to the resilience of the Green Belt as a whole.</p>	<p>General</p>	<p>Noted. Cherwell District Council is in the process of developing a local landscape evidence base, the conclusions of which will be used to inform the appraisal of future site options as the Local Plan Part 1 develops. However, Green Belt is a policy designation rather than a designation relating to areas with special landscape character or quality, and the purposes of the Green Belt set out in the NPPF are not all relevant to sustainability appraisal.</p>
<p>The Kidlington Masterplan needs to be brought out in the general themes of the SA including its recognition of how growth at Kidlington should be harnessed.</p>	<p>General</p>	<p>Noted. The Plans, Policies and Programmes review in <b>Chapter 2</b> and <b>Appendix 1</b> of this SA Report focus on international and national Plans, Policies and Programmes as required by the SEA Regulations. However, the Council will consider all relevant information in producing its Planning documents.</p> <p>The effects of growth in specific locations, as well as cumulative effects across the District, are considered in this SA Report.</p>

Consultee Comment Received	SA Scoping Report Reference	LUC Response
<p>This section does not refer to Neighbourhood Plans, which are part of the development plan and warrant attention on that basis when assessing spatial strategy options.</p>	<p>Chapter 2</p>	<p>Noted. Reference to the District's Neighbourhood Plans has now been made in <b>Chapter 2</b> of this SA Report.</p>
<p>There is no reference to the 'refresh' of the Strategic Economic Plan which is currently underway and is likely to be concluded before the Partial Review has been completed.</p>	<p>Appendix 1</p>	<p>Noted. Reference to the SEP update has been made in <b>Chapter 2</b> of this SA Report.</p>
<p>Assumptions are too simplistic and a more detailed and balanced methodology should be employed</p> <p><u>Affordable housing:</u></p> <p>If developers are able to make 'financial contributions' instead of on site affordable housing, a nonsense will be made of CDC's targets.</p> <p><u>Health &amp; Well-being:</u></p> <p>Healthcare facilities in Kidlington are stretched to breaking point and so sites within/adjacent to Kidlington should not be rated positively based on the adequacy of existing health care facilities.</p> <p><u>Sustaining Vibrant Communities:</u></p> <p>Airports should be included in the list of adverse factors against creating/sustaining vibrant communities. Noise pollution from London-Oxford Airport is affecting widespread areas to the detriment of the mental and physical health of residents.</p> <p><u>Accessibility:</u></p> <p>Accessibility rating is too crude (based on proximity to services), taking no account of the range, quality and adequacy of the services, such as capacity of health and education, standard of retail provision, the number and quality of green spaces</p> <p><u>Biodiversity rating:</u></p> <p>The conditionality attached to this objective (dependent upon a planning application) is not satisfactory. The momentum of a planning application favours development over biodiversity</p>	<p>Appendix 2</p>	<p>Noted. The SA site assumptions are considered appropriate for this strategic level appraisal of numerous site options for accommodating a proportion of Oxford's unmet housing need. As the Local Plan Part 1 Partial Review develops and more detailed preferred options are defined, the assumptions will be refined accordingly.</p> <p>Subsequent iterations of the SA Report for subsequent versions of the Local Plan Part 1 Partial Review will take advantage of new local evidence where appropriate.</p>

Consultee Comment Received	SA Scoping Report Reference	LUC Response
<p>interests, and green infrastructure and mitigation are dependent on developers' remediation plans which may not be of environmental value/may not be implemented and maintained.</p> <p><u>Open Space:</u></p> <p>Assumptions and too vague and do not consider that the nature of large developments means that they are in themselves substantially reducing existing areas of open space.</p> <p><u>Protect/Enhance Landscape Character:</u></p> <p>The conditionality of this rating is unsatisfactory, leaving the burden of assessment to the planning application stage.</p> <p><u>Reducing air pollution and congestion:</u></p> <p>Ratings based on distance from sustainable transport links should be based on the actuality of public transport provision and cycling and walking opportunities at the time of the review and not on any planned future (but uncertain) improvements.</p> <p>Planned developments such as Northern Gateway will increase the type and volume of traffic through Kidlington, and these should be factored into any consideration of additional traffic pressures created by housing development at Kidlington.</p> <p>A weakness in setting ratings according to the proximity of public transport provision inherently excludes commercial traffic and it relies on the voluntary use of public transport.</p> <p>A serious omission in this section is consideration of the air pollution from air traffic over Kidlington. Kidlington already has an AQMA.</p> <p><u>Reduce flooding risk:</u></p> <p>confusion why the rating takes into account the amount of open space in a development when it is an inherent characteristic of large scale development that it consumes a large area of open space.</p> <p><u>Employment and economic objectives:</u></p>		



Consultee Comment Received	SA Scoping Report Reference	LUC Response
<p>These are generalised aspirations that fail to take into account the disbenefits of economic growth (loss of open space, increased traffic) and that the types of employment and income levels generated could lead to greater inequalities in areas such as access to affordable housing and educational and health provision – not everyone would benefit.</p> <p>The positive ratings do not reflect the complexity of possible outcomes. It is difficult to predict where people will choose or can afford to live in relation to their workplace. The notion that large scale employment sites always merit a positive rating as a contribution to economic growth is simplistic since it does not take into account factors such as the type of employment and revenue generation, the economic benefits to the immediate locality, or the disbenefits to communities of the loss of open space and increase in traffic and pollution. Cherwell already enjoys low unemployment, and the expansion of the labour force will exert unsustainable pressures on housing and public services.</p>		

**Table A3.2: Representations on Part 1 Partial review SA Report (2016)**

Consultation reference	Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
PR-B-0055	Cyntha Hall	The documents are difficult to understand.	A Non-Technical summary has been produced, as required by the SEA Directive.
PR-B-0057	Matthew Taylor - Aitchison Raffety	The initial SA findings could have given further consideration to increasing the unit allocations in existing SHLAA sites, rather than a presumption of only new sites being required to meet the unmet housing need. A combined approach of reviewing and adjusting unit numbers for existing SHLAA sites, along with identifying new sites, may prove a more efficient and effective approach.	The SHLAA and HELAA have informed the Plan making process.
PR-B-0058	Anthony Hall	The “sustainability” assessment is ludicrously mistitled, since many of the criteria are about its opposite, economic growth. So the apparently green scores for many areas on many criteria	Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. The SA has been revised based on new evidence. Economic

Consultation reference	Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
PR-B-0153	Paul Goulding OC	<p>are utterly misleading, simply allowing justification for choosing unsustainable areas by appearing to balance the red scores with spurious green ones.</p> <p>Agrees with the initial sustainability appraisal that sites within Area 1 are unsuitable for housing development given their remote, rural character, poor transport links and generally inadequate infrastructure. This particularly applies to Noke.</p>	<p>growth is part of achieving sustainability.</p> <p>Noted.</p>
PR-B-1294	Giles Hughes, West Oxfordshire District Council	<p>Supports the inclusion of the criteria that test the relative sustainability of the areas of search in terms of meeting Oxford's needs and in terms of the impact on Cherwell. Raises concern that the SA has not considered the impacts that the Areas of Search and Sites located within close proximity will have on West Oxfordshire.</p> <p>Disagrees with the SA appraisal findings for Site 22: Land North-West of Oxford (--/+) in terms of SA objective 9 (historic environment) given the proximity to Blenheim World Heritage Site and the buried Roman Villa. Concerned there is no evidence to support the potential for developments to enhance historic assets at Site 22, thereby questions the positive effect given for this site and suggests the score should be significant negative. Also suggests the site appraisal for Site 22 is inconsistent with Site 92.</p>	<p>Noted. The proximity of sensitive receptors in Oxford, Cherwell and other neighbouring authorities is an important consideration in the appraisal of options. For example the proximity of options to the Blenheim Palace World Heritage Site and the town of Woodstock.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report. The assumptions draw on the most up-to-date evidence, including a number of studies that have been prepared to help inform the appraisal and selection of promoted sites, such as ITP's Transport Assessment Work.</p> <p>The scores and judgements associated with the appraisal of site options against SA objective 9 (historic environment) have been updated to reflect the findings of site-based 'cultural sensitivity assessments' undertaken for each site as part of Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment.</p> <p>The Local Plan Part 1 Partial Review Development Plan Document will contain relatively large, strategic-scale site allocations.</p>
PR-B-0156	Val Coleby (Berrys Chartered Surveyors) on	<p>Consider that area of search 1 has a role to play in delivering housing. Category A villages can provide a proportion of housing in scale with the settlement to ensure housing is delivered</p>	

Consultation reference	Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
	behalf of Cancer Research UK	<p>across the plan period and distributed more equitably across the District. This is currently not accounted for in the partial review. The partial review looks at accommodating the additional 4,400 dwellings as close to the Oxford City border as possible. In our view a wider perspective should be taken and to recognise that parts of Cherwell District and it Local Plan allocations already serve Oxford City to a degree.</p>	<p>The appraisal of Area of Search I is proportionate for a strategic scale assessment of potential growth options. Area of Search I is rural in nature, containing the remaining areas of the District not covered by the other Areas of Search A-H. The area has been appraised as a whole, and is shown to be remote from existing local and regional centres, with Area of Search I scoring 'Red' in ITP's assessment of 'proximity to current sustainable transport'.</p> <p>Part 2 of the Local Plan will identify smaller, non-strategic development sites for housing, employment, open space and recreation, travelling communities and other land uses across the District.</p>
PR-B-0157	Jon Waite (Kemp and Kemp) on behalf of Newcore Capital Management LLP	<p>Disagree with the SA findings for residential Site 30: Oil Storage Depot, Bletchingdon Road, Islip in relation to SA objectives 6, 7, 8, 10 and 13.</p> <p>Argues against the significant negative score on SA objective 6 (services and facilities) and requests for the score to be changed to a significant positive effect as recent improvements to the local rail network, Islip station, which lies directly adjacent to Site 30, provides links to Oxford (11 minutes), Bicester (7 minutes) and London.</p>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report. The assumptions draw on the most up-to-date evidence, including a number of studies that have been prepared to help inform the appraisal and selection of promoted sites, such as ITP's</p>

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		<p>Claims that a significant positive effect should be scored on SA objective 10 (air pollution) instead of the significant negative as for the transport reasons set out for the response to SA objective 6 above, and given the site is currently used to store 21 million litres of oil with 24 hour industrial vehicle movement. The conversion of this site to residential use would remove the fossil fuel use and notes that this change in use would provide landscaping and environmental quality benefits as well as a footbridge over the River Ray.</p> <p>Contests the significant negative effect given for Site 30 on SA objective 7 (biodiversity) as the site lies on contaminated brownfield land and therefore development of this site would include remediation. Claims this would reduce negative impacts on the surrounding biodiversity designated sites and notes the Land Quality Assessment undertaken by SLR.</p> <p>Disagrees with the significant negative effect given for Site 30 on SA objective 8 (landscape) as Site 30 currently contains large concrete oil storage tanks, that if development for residential purposes would be removed and replaced with 'high standard of urban design and architecture' complete with green spaces. Notes the Landscape and Visual Appraisal undertaken by SLR owing to the site's close proximity to the AONB and Green Belt status.</p> <p>Disputes the significant negative effect given for Site 30 on SA objective 13 (efficient use of land) as the site is brownfield , highly contaminate and derelict.</p>	<p>Transport Assessment Work.</p> <p>The SA has been revised following consultation and the collection of new evidence including in relation to the assumptions and site assessments in keeping with the SEA Regulations. Not all site options have detailed development plans; therefore, in order to ensure that all options have been appraised to the same level of detail, all options have been appraised at a high level based on the potential capacity of each site and the Council's most up-to-date objectively assessed evidence base.</p> <p>The Council has also produced an assessment of sites which provides further detail.</p>
PR-B-0158	Jon Waite (Kemp and Kemp) on behalf of Mewslade (Eastern) Limited	<p>Comments are in relation to Site 105: Land adjoining Rau Court, Caversfield and Land South of Springfield Road, Caversfield.</p> <p>Disagrees with the SA findings for Area of Search E in relation to SA objective 7 (biodiversity) and claims development of any of the two sites the client is promoting would not impact on any local biodiversity designations. Argues that therefore the whole of Area of Search E should not be assigned a significant negative effect.</p> <p>Contests the SA findings for Area of Search E in relation to SA objective 9 (historic environment) and claims development of</p>	<p>Noted. The SA will be updated accordingly against this objective.</p> <p>The SA has taken a strategic approach to assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p> <p>Not all site options have detailed development plans; therefore, in order to ensure that all options have been appraised to the same level of detail, all options have been appraised at a high level based on the potential capacity of each site and the Council's most up-to-date objectively</p>



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		<p>any of the two sites the client is promoting would not impact on any historic assets. Argues that therefore the whole of Area of Search E should not be assigned a significant negative effect.</p>	<p>assessed evidence base.</p> <p>Site options for accommodating a proportion of Oxford's unmet housing need have only been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of Search and other objective evidence. The Council has provided further detail on the reasons for selecting Areas of Search A and B.</p>
PR-B-0159	Jon Waite (Kemp and Kemp) on behalf of Sheehan Group of Companies	<p>Observes that through searching for land to meet Oxford's needs will result in the development of greenfield land and this is why the majority of sites score the same on SA objective 13 (efficient use of land).</p> <p>Comments are in relation to Site 92: Knightsbridge Farm, Yarnton.</p> <p>Disagrees with the significant negative effect for residential Site 92: Knightsbridge Farm in relation to SA objective 7 (biodiversity) as the site partly lies within a 3.6 ha area currently used as a haulage and plant hire business which generates a number of HGV movements. If the site were to be redeveloped for residential use, the number of vehicle trips would decrease and present opportunities for biodiversity improvements.</p> <p>Response notes the SA Report's reference to a BAP site and states mitigation measures would be implemented to avoid any adverse impacts.</p>	<p>Part 2 of the Local Plan will identify smaller, non-strategic development sites for housing, employment, open space and recreation, travelling communities and other land uses across the District.</p> <p>Noted.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report. The SA has been revised following consultation and the collection of new evidence including in relation to the assumptions and site assessments in keeping with the SEA Regulations. Not all site options have detailed development plans; therefore, in order to ensure that all options have been appraised to the same level of detail, all options have been appraised at a high level based on the potential capacity of each site and the Council's most up-to-date objectively assessed</p>

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		<p>Disputes the significant negative effect for residential Site 92: Knightsbridge Farm in relation to SA objective 8 (landscape) as it does not lie within close proximity to the AONB, argues SA Report should differentiate between those sites within or outside of the AONB.</p>	<p>evidence base.</p> <p>The Council has also produced an assessment of sites which provides further detail.</p>
		<p>Argues against the significant negative effect for residential Site 92: Knightsbridge Farm in relation to SA objective 9 (historic environment) as the SA outlines the rationale for the uncertain score attached the significant negative effect, and the respondent asserts that if an element is 'unknown' it should not be scored negatively.</p>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>Areas of outstanding Natural Beauty (AONB) are considered in the Area of Search assessments.</p> <p>The scores and judgements associated with the appraisal of site options against SA objective 8 (landscape) have been updated to reflect the findings of site-based 'Overall Landscape Capacity Assessments' undertaken for each site as part of Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment.</p> <p>The Council has also produced an assessment of sites which provides further detail.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The scores and judgements associated with the appraisal of site options against SA objective 9 (historic environment) have been updated to reflect the findings of site-based 'cultural sensitivity assessments' undertaken for each site</p>

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PR-B-0171	Peter Worth	<p>Highlighted that the evidence base going forward should include that referred to in Table 19 of the Partial Review – Oxford’s Unmet Housing Need Options Consultation.</p> <p>The key points should be identified. In essence it’s about providing homes for working people in a community with good infrastructure of schools, doctors, recreational space. Sites that are close to Oxford have been killed off for the wrong reasons.</p>	<p>as part of Cherwell District Council’s Landscape Character Sensitivity and Capacity Assessment.</p> <p>Noted.</p>
PR-B-0209	Patrick and Julia Jennings	<p>Disagrees with the criteria used in the assessment - ‘access to services’ and ‘creating employment opportunities’. It is not clear why houses built in one area will create job opportunities. Further the strategy is meant to be addressing the problem of insufficient housing for existing people in Oxford, not creating jobs to encourage migration to the Oxford area. Regarding services, expects that any development would include new services to support the extra housing, not add further strain on the existing services.</p> <p>Does not agree that certain sites will create any more job opportunities than other sites (ref. table 9.2 of Cherwell Local plan part 1 Partial Review SA report). This appears to be used to sway the argument in favour of certain sites. The science and justification behind these gradings does not stand up to scrutiny. ‘Access to services and facilities’ is only really applicable if the council is aiming to place more strain on existing facilities rather than provide new ones.</p> <p>Table 9.3 outlining SA Objectives SA7 and SA8 (‘Conserving and enhancing Biodiversity’ and ‘Protecting and Enhancing the Landscape’) for site 38 are graded ‘++’. It is absolutely nonsensical that there is a positive impact. It would destroy the landscape of Site38 and impinge on areas where many unusual fauna breed and live. This should be graded ‘-’ at least. This plainly wrong data completely invalidates any conclusions from</p>	<p>A Non-Technical summary has been produced, as required by the SEA Directive. Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. The SA has been revised based on new evidence.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. The SA has been revised based on new evidence.</p>
			<p>Table 9.3 provides the potential impacts of open space provision which could lead to positive effects.</p>

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PR-B-0637	Prof Martin Oldfield	<p>this report.</p> <p>The sustainability assessment for PR51 puts too much emphasis on the number of houses and not enough on the damage to the environment.</p> <p>Areas A and B should not have been included as they destroy the GB.</p>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. The SA has been revised based on new evidence. It is recognised that exceptional circumstances will need to be demonstrated (in compliance with the NPPF) in order to release any land from the Green Belt. The Council has provided further detail on the reasons for selecting Areas of Search A and B.</p>
PR-B-0643	L Allen	<p>Very vague in its comments and not based on accurate knowledge of the area. Traffic chaos and overwhelmed health and school services are of concern.</p> <p>The existing transport systems do not support current loadings let alone potential increases and little attention has been given to the daily traffic chaos around Oxford. Lack of local knowledge has resulted in wrong assumptions with regards to bus routes. At Begbroke and Yarnton there is no longer a bus service to Kidlington or Oxford Parkway, and no consideration of the A44 splitting Begbroke in two with no pedestrian crossing. Constant expansion in any form is not sustainable and development in other centres within Oxfordshire and surrounding counties must be considered.</p>	<p>This was an Initial SA. The SA has been revised based on new evidence, including on transport. Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report.</p>
PR-B-0653	Peter Webber	<p>In order to fulfil the aspirations of the SA Addendum significant transport infrastructure will be necessary.</p> <p>There is a real risk of creating a "metroland" which would not assist with the SA's laudable objective.</p>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. The SA has been revised based on new evidence. The SA has assessed the Council's site policies.</p>
PR-B-0705	Nick Small and Maggie Rogers on behalf of Stagecoach	<p>Raised concern that the transport and accessibility related criteria (SA objectives 6 and 10) may have been applied more generously for some Areas of Search options and that the scores for these areas may not reflect reality.</p>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p>



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			<p>The appraisals of Areas of Search are proportionate for a strategic scale assessment of potential growth options. Each area has been appraised as a whole and where possible has been informed by up-to-date evidence, such as ITP's assessment of 'proximity to current sustainable transport'.</p> <p>Noted.</p>
		<p>Agreed on the approach of taking sites forward in Areas A and B for detailed assessment.</p>	<p>Noted. The SA has been revised following consultation and the collection of new evidence including in relation to the assumptions and site assessments in keeping with the SEA Regulations.</p>
PR-B-0730	Katherine Jones (Savills) on behalf of Thames Water	<p>Recommend that more detailed transport modelling work be undertaken to justify the selection of site allocations.</p> <p>High-level response from Thames Water on the potential effects of growth options on the waste water treatment and water supply network. Thames Water note that once further information is received on the specific locations of the development and proposed size of the sites, the Asset Planners will be able to provide more detailed responses.</p>	<p>Noted.</p>
PR-B-0765	Nathanael Lichfield and Partners on behalf of Taylor Wimpey.	<p>Consider the conclusions reached in the Sustainability Appraisal (Options Consultation para 7.37) that Option 1, amongst other Options, "include some significant negative effects for some objectives" is unfounded when the relevant criteria will vary widely over such a large area.</p> <p>Provide an assessment and analysis that argues the geographical focus be broadened with the SA assessing the individual context of the 24 Category A Villages.</p>	<p>The appraisal of Area of Search 1 is proportionate for a strategic scale assessment of potential growth options. Area of Search 1 is rural in nature, containing the remaining areas of the District not covered by the other Areas of Search A-H. The area has been appraised as a whole, and is shown to be remote from existing local and regional centres, with Area of Search 1 scoring 'Red' in ITP's assessment of 'proximity to current sustainable transport'.</p> <p>Compared to Kidlington and Oxford, Cherwell's Category A villages have limited services and facilities, public transport links and/or are in isolated locations.</p> <p>Part 2 of the Local Plan will identify smaller, non-strategic development sites for housing.</p>

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PR-B-0770	Steve Pickles (West Waddy ADP) on behalf of Mr. Graham Flint JA Pye (Oxford) Ltd.	<p>The SA represents a broad brush assessment and it is important for it to be supplemented by detailed site assessments.</p> <p>Questioned why Site 20 has been given a significant positive effect for SA objective 6 (services and facilities) despite a large part of it not being within easy access to a frequent bus service. Reference is made to other sites (namely Sites 32: Land adjacent Webb's Way, Kidlington and 91: Land at Langford Locks, Kidlington) which adjoin the settlement of Kidlington and are close to frequent bus services but which have been given a lower score against this objective. Reference is also made to independent transport assessments undertaken for these sites.</p> <p>Disagree with the significant negative effect given for Site 32 in relation to SA objective 13: Land use on the basis that the site is used for horse grazing and does not represent the best and most versatile agricultural land.</p>	<p>employment, open space and recreation, travelling communities and other land uses across the District.</p> <p>The Council has provided further detail on the reasons for selecting Areas of Search A and B.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report. The assumptions draw on the most up-to-date evidence available, including a number of studies that have been prepared to help inform the appraisal and selection of promoted sites, such as ITP's Transport Assessment Work.</p> <p>The SA has been revised following consultation and the collection of new evidence including in relation to the assumptions and site assessments in keeping with the SEA Regulations. Not all site options have detailed development plans; therefore, in order to ensure that all options have been appraised to the same level of detail, all options have been appraised at a high level based on the potential capacity of each site and the Council's most up-to-date objectively assessed evidence base.</p> <p>The Council has produced an assessment of sites which provides further detail.</p>
		<p>Asked for clarification that Site 32 is indeed adjacent to a BAP</p>	<p>Site 32 is adjacent to a BAP priority site and the</p>

Consultation reference	Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
		<p>priority site.</p> <p>Disagree with the SA findings for Site 32 in relation to SA objective 8 given that an independent landscape and visual assessment shows that effects could be effectively screened.</p> <p>Disagree with the SA findings for Site 91 in relation to SA objective 8 given that an independent landscape and visual assessment shows that effects could be effectively screened.</p>	<p>site appraisal is correct.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report. Areas of outstanding Natural Beauty (AONB) are considered in the Area of Search assessments.</p> <p>The scores and judgements associated with the appraisal of site options against SA objective 8 (landscape) have been updated to reflect the findings of site-based 'Overall Landscape Capacity Assessments' undertaken for each site as part of Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment.</p> <p>The Council has produced an assessment of sites which provides further detail.</p>
		<p>Disagree with the SA findings for Site 91 in relation to SA objective 7 on the basis that Rushy Meadows SSSI and BAP is separated from the site by Oxford Canal.</p>	<p>The scores and judgements associated with the appraisal of site options against SA objective 7 (biodiversity) have been updated to reflect the findings of site-based 'Nature Conservation Assessments' undertaken for each site as part of Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment.</p>
PR-B-0784	Rosie Cotterhill (Turley) on behalf of Bovis Homes Ltd	<p>Raised concern that the SA of Search Areas A and B has not considered the loss of Green Belt land.</p>	<p>The appraisal of Areas of Search has sought to address effects on the openness of the countryside and the wider landscape through the consideration of effects on the landscape (SA objective 8), address effects on the special character and setting of historic towns through the consideration of effects on the historic environment (SA objective 9) and consider the efficient use of land through the consideration of</p>

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PR-B-0799	Ian Sheppard	No consideration taken on the sustainability and effect for the areas of search.	<p>effects on SA objective 13.</p> <p>It is recognised that exceptional circumstances will need to be demonstrated (in compliance with the NPPF) in order to release any land from the Green Belt.</p> <p>The Council has produced A Green Belt Study which has informed the SA and the Plan making process.</p> <p>The Council has provided further detail on the reasons for selecting Areas of Search A and B.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. The SA has been revised based on new evidence. It is recognised that exceptional circumstances will need to be demonstrated (in compliance with the NPPF) in order to release any land from the Green Belt. The Council has provided further detail on the reasons for selecting Areas of Search A and B.</p>
PR-B-0704	Ben Arrowsmith (Wright Hassall Solicitors) on behalf of Mr. J. Kershaw	<p>Raised concern that should Areas A and B be developed, then they would contravene SA objectives 7, 8 and 9.</p> <p>Suggested that the evidence base used to inform the next SA and Proposed Submission Plan should take into account studies that have been undertaken to assess the potential effects of Brexit on employment.</p>	<p>Noted. Adverse effects have been identified against SA objectives 7, 8 and 9 for Areas of Search A and B.</p> <p>Noted. The SA and evidence has considered the economic implications of the location of new homes.</p>
PR-B-0825	Simon Joyce (Strutt and Parker) on behalf of Mrs. A Derbyshire	<p>Sites in Area of Search E should have been considered in the SA.</p>	<p>The SA has taken a strategic approach to assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p> <p>Site options for accommodating a proportion of</p>



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PR-B-0837	David Jackson – Savills on behalf of Christchurch, Exeter and Merton College and OUP	<p>The findings of the ISA for Area A are considered acceptable and appropriate to inform the Council's decision that strategic development sites within Area of Search A should proceed to site assessment.</p> <p>The findings of the ISA form an acceptable starting point for the assessment of these sites. The findings demonstrate that the North Oxford Triangle site scores positively against a range of SA objectives and demonstrates the sustainable nature of the site.</p>	<p>Oxford's unmet housing need have only been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of Search and other objective evidence including relating to transport.</p> <p>The Council has provided further detail on the reasons for selecting Areas of Search A and B.</p> <p>Part 2 of the Local Plan will identify smaller, non-strategic development sites for housing, employment, open space and recreation, travelling communities and other land uses across the District.</p> <p>Noted. The SA has been revised based on new evidence.</p>
PR-B-0838	Mr. D. Jackson (Savills) on behalf of University of Oxford – Christ Church, Exeter, Magdalen, Merton and St John's Colleges	<p>Representation broadly agrees with the findings of the SA of the Areas of Search, stating that Areas of Search that are best suited to A, immediately to the north of the city, followed by B. This approach reflects the 'proximity principle' i.e. those locations close to the City are preferred, and is also supported in general by the findings of the ITA and ISA. It also accords with the draft vision set out in the Options document and the intention 'to provide new balanced communities that are well connected to Oxford'.</p>	Noted.
PR-B-0839	Mark Rose (Define) on behalf of William Davis Ltd	<p>Disagree with the SA findings for Area of Search I given that there are Category A Service Villages in this area that could potentially accommodate growth.</p> <p>Stated that the final SA conclusions for Areas of Search A and B</p>	<p>The appraisals of the Areas of Search are proportionate for a strategic scale assessment of potential growth options. Area of Search I is rural in nature, containing the remaining areas of the</p>

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		<p>are not convincing, and that there is little difference between these and the other Areas of Search.</p>	<p>District not covered by the other Areas of Search A-H. The area has been appraised as a whole, and is shown to be remote from existing local and regional centres, with Area of Search I scoring 'Red' in ITP's assessment of 'proximity to current sustainable transport'.</p> <p>Compared to Kidlington and Oxford, Cherwell's Category A villages have limited services and facilities, public transport links and/or are in isolated locations.</p> <p>Site options for accommodating a proportion of Oxford's unmet housing need have only been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of Search and other objective evidence.</p> <p>Part 2 of the Local Plan will identify smaller, non-strategic development sites for housing, employment, open space and recreation, travelling communities and other land uses across the District.</p> <p>The Council has provided further detail on the reasons for selecting Areas of Search A and B.</p>
PR-B-0840	Mike Gilbert (VSL and Partners) on behalf of Proper Tea LLP	<p>Disagree with the SA score given to Site 48 in relation to SA objective 9 (historic environment) and the justification that the site is within Begbroke Conservation Area. Stated that the Conservation Area is 75m to the south.</p>	<p>The scores and judgements associated with the appraisal of site options against SA objective 9 (historic environment) have been updated to reflect the findings of site-based 'cultural sensitivity assessments' undertaken for each site as part of Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment.</p> <p>Each option has been appraised using clearly</p>
		<p>Disagree with the SA score given to site 48 in relation to SA</p>	

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		<p>objective 13 (efficient use of land) on the basis that the site is (probably) on Grade 3b agricultural land and should be scored as negligible.</p>	<p>defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p>
		<p>Emphasised that the effects on the Green Belt should be specifically addressed in the SA framework.</p>	<p>The appraisal of options has sought to address effects on the openness of the countryside and the wider landscape through the consideration of effects on the landscape (SA objective 8), address effects on the special character and setting of historic towns through the consideration of effects on the historic environment (SA objective 9) and consider the efficient use of land through the consideration of effects on SA objective 13.</p> <p>It is recognised that exceptional circumstances will need to be demonstrated (in compliance with the NPPF) in order to release any land from the Green Belt.</p> <p>The Council has produced A Green Belt Study which has informed the SA and the Plan making process.</p>
PR-B-0841	Darren Bell (David Lock Associates) on behalf of Hallam Land Management Ltd	<p>Raised concerns of why individual Category A villages within Area of Search I have not been taken into consideration in the SA.</p> <p>Consider that delivery of houses within Category A villages should form as a monitoring indicator for meeting Oxforde housing needs.</p>	<p>The appraisals of the Areas of Search are proportionate for a strategic scale assessment of potential growth options. Area of Search I is rural in nature, containing the remaining areas of the District not covered by the other Areas of Search A-H. The area has been appraised as a whole, and is shown to be remote from existing local and regional centres, with Area of Search I scoring 'Red' in ITP's assessment of 'proximity to current sustainable transport'.</p> <p>Compared to Kidlington and Oxford, Cherwell's Category A villages have limited services and facilities, public transport links and/or are in isolated locations.</p>

Consultation reference	Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
			<p>Site options for accommodating a proportion of Oxford's unmet housing need have only been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of Search and other objective evidence.</p> <p>Part 2 of the Local Plan will identify smaller, non-strategic development sites for housing, employment, open space and recreation, travelling communities and other land uses across the District.</p>
PR-B-0842	Alex Wilson (Barton Willmore) on behalf of A2Dominion	<p>Stated that the latest evidence base needs to be used in the Local Plan and SA, including information relating to Category A villages.</p> <p>Disagree with the SA score given to Area of Search E against SA objective 16 in Table 7.1 of the Initial SA Report.</p> <p>Dispute why Area of Search E falls below Area of Search A in Table 7.2 in terms of significant positive effects given that both areas score the same.</p> <p>Area of Search E should be considered at the site assessment stage also.</p>	<p>Noted. Compared to Kidlington and Oxford, Cherwell's Category A villages have limited services and facilities, public transport links and/or are in isolated locations.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>A strategic approach has been taken to assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p> <p>Site options for accommodating a proportion of Oxford's unmet housing need have only been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of Search and other objective evidence.</p>



Consultation reference	Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
		<p>The next SA iteration should take into account the latest evidence base (including the Housing and Employment Land Availability Study)</p> <p>Suggested that the proposed monitoring framework should include the delivery of housing in the short and long term and monitoring of member authorities' delivery rates.</p>	<p>Part 2 of the Local Plan will identify smaller, non-strategic development sites for housing, employment, open space and recreation, travelling communities and other land uses across the District.</p> <p>Noted. The SA has been revised following consultation and the collection of new evidence including in relation to the assumptions and site assessments in keeping with the SEA Regulations.</p> <p>Noted. Proposed monitoring indicators will be produced in subsequent iterations of the SA for wider consultation alongside the emerging Local Plan Part 1 Partial Review.</p>
PR-B-0844	Peter .J Frampton (Framptons) on behalf of E.P. Barrus	<p>Suggests that insufficient consideration has been given to the cumulative impact of potential allocations on the ability to deliver housing at a rate required to meet the housing needs of Oxford.</p> <p>The social consequences of failing to deliver sufficient housing requirements are a 'sustainability issue'. Sustainability is not a concept that should be determined by geographical proximity to Oxford.</p> <p>In order to ensure that the plan-led planning system genuinely can deliver the homes that are needed by the residents of Oxford, it is submitted that a broader geographical spread of sites should be allocated. Such an approach will create a more robust delivery strategy for new homes.</p>	<p>The SA has assessed the Council's strategy, vision, objectives and policies drawing on evidence to assess the cumulative impacts of proposals.</p> <p>Site options for accommodating a proportion of Oxford's unmet housing need have only been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of Search and other objective evidence.</p>
PR-B-0847	Richard Cutler (Bloombridge)	Disagree with the SA scores given for Site 14 in relation to SA objectives 5, 6,7, 8 and 16,	Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.

Consultation reference	Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
		<p>Stated that a full Green Belt Review should be undertaken and included in the evidence base.</p>	<p>The SA has been revised following consultation and the collection of new evidence including in relation to the assumptions and site assessments in keeping with the SEA Regulations.</p> <p>Not all site options have detailed development plans; therefore, in order to ensure that all options have been appraised to the same level of detail, all options have been appraised at a high level based on the potential capacity of each site and the Council's most up-to-date objectively assessed evidence base.</p> <p>The Council has produced an assessment of sites which provides further detail.</p> <p>A strategic Green Belt Review was prepared jointly by Oxfordshire Growth Board, including Oxfordshire County Council and the constituent Districts.</p> <p>The appraisal of options has sought to address effects on the openness of the countryside and the wider landscape through the consideration of effects on the landscape (SA objective 8), address effects on the special character and setting of historic towns through the consideration of effects on the historic environment (SA objective 9) and consider the efficient use of land through the consideration of effects on SA objective 13.</p> <p>It is recognised that exceptional circumstances will need to be demonstrated (in compliance with the NPPF) in order to release any land from the Green Belt. The Council has produced A Green Belt Study which has informed the SA and the Plan making process.</p>

Consultation reference	Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
PR-B-0861	Tim Perkins (TMP Planning Ltd) for Gosford & Water Eaton PC	Some concern in relation to the SA assessment scoring process. Highlights specific environmental impacts which need to be taken in to account.	Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. Noted, the SA has been revised based on new evidence, including on environmental issues.
PR-B-0862	Peter Nicholson	Considers that the Initial SA is well formulated and appropriate for testing the positive and negative effects of proposed development. He however disagrees that the sites have been tested in an objective and accurate way against all of them.	Noted. Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. The SA has been revised based on new evidence.
PR-B-0877	David Flavin, Oxfordshire County Council	<p>State that although Objective 2 is to improve the health and well-being of the population &amp; reduce inequalities in health what constitutes health and wellbeing' is ill defined.</p> <p>Highlight concerns that the impact of development on health and wellbeing is not clearly recognised as having particular spatial relevance to Oxford e.g. the potential to reduce inactivity by ensuring that streets are laid out in walkable interconnected grids or by developing 'Cycle Super Routes.</p> <p>Recommend that the wider health and wellbeing benefits of the objectives with particular spatial relevance to Oxford are recognised and overtly stated.</p> <p>Recommend that any appraisal of the health and wellbeing impacts of a search area is reviewed to consider whether the proposed development site will: provide opportunities for people to be more active; provide opportunities to make healthier food choices; foster good mental health and wellbeing by increasing opportunities for social interaction/reducing social isolation and loneliness; and enable people to maintain their independence for longer.</p>	<p>Minor amendments have been made to the SA Framework and assessment, specifically to the assumption text associated with SA Objective 2, to highlight that the health and well-being benefits of proximity/accessibility to Oxford are appraised under SA objective 6.</p>
PR-B-0878	Jane Olds - Wendlebury Parish Council	The criteria chosen do not adequately reflect the lack of public transport options for key workers who have to work unsocial	Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. The SA has

Consultation reference	Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
		hours.	been revised based on new evidence including on transport. The SA has assessed the Council's site policies.
PR-B-0887	Paul Buckley	Sites in Areas A and B have been considered unreasonably favourably because impact on the GB has been ignored.	Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. The SA has been revised based on new evidence, including a Green Belt Study.
PR-B-0890	Chris Dicks	There is a need to recognise the value of the countryside, GB and agricultural land. The importance of the canal for tourism and the need to preserve low light levels between Kidlington, Begbroke and Yarnton. The increase in pollution and congestion have not been assessed correctly. Criticises the score for SA16 given the good railway connections.	Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. The SA has been revised based on new evidence including on transport.
PR-B-0895	Dr Alison and Dr Simon Street	The SA appears comprehensive.	Noted.
PR-B-0897	Rob Lawrence	There has been insufficient time allowed by CDC for people to review the Sustainability Appraisal as well as the extensive main options paper.	The Council has set out the procedures it followed in its Consultation Statement.
PR-B-0907	Alison Forfar	This appraisal has clearly failed as it has identified locations already categorised by as unsustainable as potential options. Fails to consider how many people from the proposed sites will reach transport hubs. Increased traffic and housing has made the roads unsafe for cyclists.	Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. The SA has been revised based on new evidence. The SA has assessed the Council's policies.
PR-B-0910	Ken Pelton	The study should consider the harmful physical and mental health effects of spending time during the week in either stationary or slow moving traffic. The study should look at the benefits of cycling. The sites appear to be guesswork and supported by notions of non-existent transport infrastructure. Buses are not sustainable.	Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. The SA has been revised based on new evidence including on transport.



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PR-B-0911	Andrew Smith – Hampton Gay and Poyle Parish Meeting	The Parish is concerned about the impact on Kidlington if areas A and B were developed. It will sacrifice the 'Green Belts' of Kidlington area and risk of it becoming an Oxford suburb; destroying key recreational and nature conservation area of the River Cherwell.	Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. The SA has been revised based on new evidence. The SA has assessed the Council's policies.
PR-B-0913	Helen Marshall, CPRE Oxfordshire	Raised concern that there is no mention in the appraisal of Areas of Search of the additional air pollution caused by extra car journeys.	Chapter 7 summarises the effects of growth against SA objective 10 (air pollution and road congestion) within each of the Areas of Search; Chapter 8 summarises the effects of three quantum of additional growth to be accommodated within Cherwell against SA objective 10; and Chapter 9 summarises the effects of site options within Areas of Search A and B against SA objective 10.
PR-B-0922	Sarah Smith (Rapleys LLP) on behalf of Pandora Trading Ltd	<p>Emphasised the need to monitor housing provision and delivery which distinguishes between Cherwell's own needs and that of Oxford City.</p> <p>In general the SA methodology and findings are welcomed and supported.</p> <p>Raised concern that there is insufficient explanation of why only Areas of Search A and B have been considered for growth. Acknowledged that A and B score more positively in relation to the objectives that relate to Oxford City, but note the environmental objectives' high negative scores in A and B. Suggest it is unlikely that the sites within A &amp; B will be able to accommodate the required number of homes without consideration of sites within other areas of search.</p>	<p>Noted. Procedures for monitoring are set out in Chapter 12 of the SA Report.</p> <p>Noted.</p> <p>A strategic approach has been taken to assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p> <p>Site options for accommodating a proportion of Oxford's unmet housing need have only been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of Search and other objective evidence.</p> <p>The Council has provided further detail on the reasons for selecting Areas of Search A and B. Part 2 of the Local Plan will identify smaller, non-strategic development sites for housing.</p>

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PR-B-0924	Jan Molyneux on (Molyneux Planning) behalf of Stephen Bowley Planning Consultancy on behalf of Earhline Ltd and U-Stay Ltd.	Disagree with many of the SA scores for sites 19 and 29 (Shipton Quarry) on the basis of what is proposed in the draft masterplan.	<p>employment, open space and recreation, travelling communities and other land uses across the District.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The SA has been revised following consultation and the collection of new evidence including in relation to the assumptions and site assessments in keeping with the SEA Regulations. Not all site options have detailed development plans; therefore, in order to ensure that all options have been appraised to the same level of detail, all options have been appraised at a high level based on the potential capacity of each site and the Council's most up-to-date objectively assessed evidence base.</p>
PR-B-0931	Jane Olds – Fringford Parish Council	Representation broadly agrees with the findings of the SA. The Parish considers that Option E Bicester should be excluded on the grounds of inadequate transport links/sustainability challenges.	<p>Noted.</p> <p>Noted.</p>
PR-B-0933	Peter Bateman (Framptons Planning) on behalf of the Donger Family	Area '1', which covers the land being promoted by the Donger Family, is a very broad area covering the majority of the District. Due to the scale of the area this causes the conclusions of the Sustainability Appraisal to be unduly broad and strategic. Should more focused areas be assessed it is considered that a more robust conclusion and scoring system would result.	<p>The appraisals of the Areas of Search are proportionate for a strategic scale assessment of potential growth options. Area of Search I is rural in nature, containing the remaining areas of the District not covered by the other Areas of Search A-H.</p> <p>The area has been appraised as a whole, and is shown to be remote from existing local and</p>

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PR-B-0935	Francesca Parmenter (David Lock Associates) on behalf of Gallagher Estates	Calls for Category A Villages such as Hook Norton, to be assessed separately to Category B and C Villages as it is suggested, these would perform well.	<p>regional centres, with Area of Search I scoring 'Red' in ITP's assessment of 'proximity to current sustainable transport'.</p> <p>Site options for accommodating a proportion of Oxford's unmet housing need have only been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of Search and other objective evidence.</p> <p>Part 2 of the Local Plan will identify smaller, non-strategic development sites for housing, employment, open space and recreation, travelling communities and other land uses across the District.</p>
			<p>Cherwell District Council identified areas of search across the whole District to help identify the most sustainable locations for accommodating housing for Oxford. The areas of search have been identified having regard to the location of urban areas (specifically, Banbury, Bicester and Kidlington), the potential opportunities to develop on previously developed land, received site submissions and 'focal points' or nodes that might be developable.</p> <p>Area of Search I represents the remaining areas of the District not covered by the other Areas of Search. Area of Search I is rural in nature, containing the remaining areas of the District not covered by the other Areas of Search A-H.</p> <p>The Council has provided further detail on the reasons for selecting Areas of Search A and B.</p>

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PR-B-0937	Philip Rawle (Greenlight Developments)	<p>Recommended that site options within Area of Search E should be included for assessment given that Area of Search E performed the same or very similar in SA terms to Area of Search A.</p>	<p>Compared to Kidlington and Oxford, Cherwell's Category A villages have limited services and facilities, public transport links and/or are in isolated locations.</p> <p>A strategic approach has been taken to assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p> <p>Site options for accommodating a proportion of Oxford's unmet housing need have only been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of Search and other objective evidence. The Council has provided further detail on the reasons for selecting Areas of Search A and B.</p>
		<p>Suggested that a detailed Greenbelt Study should be included in the evidence base for the Local Plan given that Areas of Search A and B are wholly within the greenbelt.</p>	<p>Part 2 of the Local Plan will identify smaller, non-strategic development sites for housing, employment, open space and recreation, travelling communities and other land uses across the District.</p> <p>A strategic Green Belt Review was prepared jointly by Oxfordshire Growth Board, including Oxfordshire County Council and the constituent Districts. The Council has produced A Green Belt Study which has informed the SA and the Plan making process.</p> <p>The appraisal of options has sought to address effects on the openness of the countryside and the wider landscape through the consideration of effects on the landscape (SA objective 8), address</p>



Consultation reference	Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
			<p>effects on the special character and setting of historic towns though the consideration of effects on the historic environment (SA objective 9) and consider the efficient use of land through the consideration of effects on SA objective 13.</p> <p>It is recognised that exceptional circumstances will need to be demonstrated (in compliance with the NPPF) in order to release any land from the Green Belt.</p>
PR-B-0944	David Stone	<p>Stated that large strategic development sites will need to be carefully monitored/promoted if Oxford's unmet housing need is to be delivered by 2031.</p> <p>The search areas have been selected due to a dubious relationship to Oxford, not because this is a better or more sustainable option. Economic projections are questionable and the resulting destruction to natural habitat is not justified and there are no acceptable exceptions. Local needs have to be understood and respected. Communities need good means of access with reduction in vehicle use while having good services, medical and education provision. Existing roads and facilities in North Oxford are overstretched and cannot cope. Development proposals do nothing to make the situation sustainable.</p>	<p>Noted. Procedures for monitoring are set out in Chapter 12 of the SA report.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. The SA has been revised based on new evidence. It is recognised that exceptional circumstances will need to be demonstrated (in compliance with the NPPF) in order to release any land from the Green Belt. The Council has provided further detail on the reasons for selecting Areas of Search A and B.</p>
PR-B-0948	Tim Del Nevo	<p>What has been said is very technical and detailed wording and have little or no effect.</p>	<p>Noted.</p>
PR-B-0956	Mark Recchia – Banbury Town Council	<p>Agrees with the SA assessments and suggests that any attempt to provide housing in and around Banbury to meet Oxford's needs would seriously compromise any attempts to meet these objectives.</p> <p>Considers the SA initial findings of the sites as appropriate, however queries the assessment of deprived areas considering that all sites have no effect.</p>	<p>Noted. Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. The SA has been revised based on new evidence.</p>
PR-B-0957	Martin Small, Historic England	<p>Provides additional historic information on site options.</p> <p>Considers that ten sites, four of which are in Areas of Search A</p>	<p>The scores and judgements associated with the appraisal of site options against SA objective 9</p>

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		<p>or B; Sites PR22, PR32, PR50 and PR181, should be eliminated from further consideration at this stage due to their potential impact on designated heritage assets and, in the case of Site PR181, due to the high contribution it makes to Green Belt Purpose 4. Furthermore, site 21 in Area of Search B is considered a candidate for elimination because of the high contribution it makes to Green Belt Purpose 4.</p> <p>Notes the discrepancy between the minor negative impact on the historic environment identified for the Begbroke and South East Kidlington Spatial Options, but that the Area of Search that includes these Options (Option A: Kidlington and Surrounding Area) is considered by the Initial Sustainability Appraisal Report to have a significant negative impact on the historic environment. Respondent recognises however that the Area of Search includes many more potential sites than the five that fall within these two Spatial Options.</p> <p>Identifies that Table 5.1 of the SA Report identifies the “setting of historic Oxford” in one of the sub-objectives for SA Objective 9, but there is no mention of the setting of Oxford in the summary of impacts of the Areas of Search against this Objective in paragraph 7.50 of the SA Report, nor in the detailed Appraisal matrix in Appendix 4. It is therefore unclear whether or not the setting of historic Oxford has actually been taken into account in assessing the Areas of Search.</p>	<p>(historic environment) have been updated to reflect the findings of site-based ‘cultural sensitivity assessments’ undertaken for each site as part of Cherwell District Council’s Landscape Character Sensitivity and Capacity Assessment. The Council has produced A Green Belt Study, which considers the setting of Oxford, and has informed the SA and the Plan making process. These studies provide a detailed assessment but the SA also considers the emerging work of the Historic Landscape Characterisation project.</p> <p>Noted. The following assumptions have been made as an indication of potential effects on heritage assets:</p> <ul style="list-style-type: none"> <li>• A potential significant negative effect (-?-) will be identified where an area of search is adjacent to or includes a statutory heritage asset (e.g. World Heritage Sites, Listed Buildings (all grades), Scheduled Monuments plus other nationally important archaeological sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas).</li> <li>• A potential minor negative effect (-?) will be identified where an area of search is within 5km of statutory heritage assets, including Historic Oxford.</li> </ul> <p>The above text is available in Appendix 2 of the SA Report.</p> <p>The appraisal of options has sought to address effects on the special character and setting of</p>
		<p>Raised concern at the potential individual and cumulative effect of potentially releasing land that is considered in the Green Belt</p>	

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		<p>Study to make a high or medium contribution to Green Belt Purpose 4: "Preserve the Setting and Special Character of Historic Towns".</p> <p>Consider that the release of any of these sites from the Green Belt should be subject to the most rigorous scrutiny and exceptional circumstances demonstrated for their release, particularly given the areas of Green Belt that have been identified as making a low contribution to Purpose 4 or are outside the Green Belt altogether.</p> <p>Suggests adding another SA objective that considers the Green Belt, with sub-objectives relating to the five purposes.</p>	<p>historic towns though the consideration of effects on the historic environment (SA objective 9). The Council has produced A Green Belt Study, which considers the setting of Oxford, and has informed the SA and the Plan making process. These studies provide a detailed assessment but the SA also considers the emerging work of the Historic Landscape Characterisation project.</p> <p>The assessment of policies in the SA also provides mitigation measures associated with the Council's Strategy.</p> <p>It is recognised that exceptional circumstances will need to be demonstrated (in compliance with the NPPF) in order to release any land from the Green Belt. The Council's Green Belt Study considers the five purposes in detail and this has informed the Plan making process directly.</p>
PR-B-0984	Jane Burrett	I do not think that housing in Area C in the quadrants of J9 on M40 or Area G is sustainable for health reasons for existing residents and any future ones.	Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report.
PR-B-1006	Ruth Powles – Kirtlington Parish Council	The Parish supports selection of sites that are south west, south and south east of Kidlington, as close as possible to Oxford.	Noted.
PR-B-1015	Daniel Hatcher – Roscon Group	Rosconn Group consider that an assessment of a further Options relating to locations around existing train stations outside Banbury, Bicester and Kidlington should be undertaken.	The Council has provided further detail on the reasons for selecting options.
PR-B-1016	Ben Simpson (WYG) on behalf of Bonnar Allan Ltd	Raised concerns that the SA does not adequately assess or compare the proposed Areas of Search and Sites with respect to items of infrastructure that they are able and committed to deliver.	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The SA has been revised following consultation and the collection of new evidence including in relation to the assumptions and site assessments</p>

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PR-B-1017	Oliver Burton-Taylor (Simply Land (Oxford) LTD)	Stated that there is no justification in the SA as to why site 41 was not taken forward for assessment.	<p>in keeping with the SEA Regulations.</p> <p>Not all site options have detailed development plans; therefore, in order to ensure that all options have been appraised to the same level of detail, all options have been appraised at a high level based on the potential capacity of each site and the Council's most up-to-date objectively assessed evidence base.</p> <p>The SA considers the availability of services and facilities and transport opportunities. The Council provides a further consideration of infrastructure requirements.</p> <p>Site 41 has been appraised in the SA. The SA provides reasons for selecting options and sites.</p>
PR-B-1018	Jon Waite (Kemp and Kemp) on behalf of Woodstock Town Council	Disagree with the SA appraisal findings for site 22: Land North West of Oxford and Site 25: Land East of Marlborough School Woodstock in terms of SA objectives 6 (Access to Services) and 10 (Pollution).	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The SA has been revised following consultation and the collection of new evidence including in relation to the assumptions and site assessments in keeping with the SEA Regulations. Not all site options have detailed development plans; therefore, in order to ensure that all options have been appraised to the same level of detail, all options have been appraised at a high level based on the potential capacity of each site and the Council's most up-to-date objectively assessed evidence base.</p>



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PR-B-1019	Kemp and Kemp LLP on behalf of Manor Oak Homes (1)	Disagree with the SA findings for Area of Search E in relation to SA objectives 7 and 9 (Table 7.2) in the context of a site (CDC Ref 148: Land at Blackthorn Road, Launton) that the representative is promoting.	Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.
PR-B-1020	Jon Waite (Kemp and Kemp) on behalf of Manor Oak Homes	Disagree with the SA findings for Area of Search D in relation to SA objective 6, 7, 8, 9 and 10 in the context of a site (CDC Ref 149: Land at Murcott Road, Arnott) that the representative is promoting.	A strategic approach has been taken to assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.
PR-B-1021	Jon Waite (Kemp and Kemp) on behalf of Manor Oak Homes (2)	Disagree with the SA findings for residential site 49: Land at Stratfield Farm, Kidlington in relation to objectives 7, 8 and 13.	Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.
PR-B-1022	Jon Waite (Kemp and Kemp) on behalf of W Lucy & Co Limited	Disagree with the SA findings for residential site 24: Land South of Sandy Lane, Begbroke in relation to SA objectives 7, 8 and 13.	<p>The SA has been revised following consultation and the collection of new evidence including in relation to the assumptions and site assessments in keeping with the SEA Regulations. Not all site options have detailed development plans; therefore, in order to ensure that all options have been appraised to the same level of detail, all options have been appraised at a high level based on the potential capacity of each site and the Council's most up-to-date objectively assessed evidence base.</p> <p>The scores and judgements associated with the appraisal of site options against SA objective 7 (biodiversity) and SA objective 9 (historic environment) have been updated to reflect the findings of site-based 'Nature Conservation Assessments' and 'Cultural Sensitivity Assessments' undertaken for each site as part of</p>

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PR-B-1024	Andrew Hornsby-Smith	Supports the SA findings but that it should consider the impact on Cherwell to a greater extent. A detailed SA assessment has been provided.	Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment.  Noted. Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. The SA has been revised based on new evidence. The Council has provided a further assessment of promoted sites.
PR-B-1032	David Burson (JPPC Planning) on behalf of The University of Oxford and Tripartite	<p>Requests that the SA Report consider appraise site options within all the Areas of Search. However, the respondent does take into account that locations closest to Oxford are best placed to provide a sustainable strategy therefore initial assessment correctly eliminates those locations remote from the City.</p> <p>Requests for residential development located nearest to Oxford to be given preference.</p>	<p>Noted. Site options for accommodating a proportion of Oxford's unmet housing need have only been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of Search and other objective evidence.</p> <p>All available evidence has been used to assess the suitability and sustainability of each Area of Search as a potential Growth Option.</p>
		<p>Raises concern with the methodology of the Transport Assessment and requests for refinement and for these amendments to be reflected in the SA Report.</p> <p>Notes the uncertain effects on SA objective 8 (landscape) in relation to Site 20 and observes that the assessment has not taken into consideration the site's recently submitted masterplan that includes landscaping.</p>	<p>ITP's Transport Assessment has been updated and the latest findings incorporated into the appraisal of options in the SA Report.</p> <p>Not all site options have detailed development plans; therefore, in order to ensure that all options have been appraised to the same level of detail, all options have been appraised at a high level based on the potential capacity of each site and the Council's most up-to-date objectively assessed evidence base.</p> <p>The scores and judgements associated with the appraisal of site options against SA objective 8 (landscape) have been updated to reflect the findings of site-based 'Overall Landscape Capacity Assessments' undertaken for each site as part of Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment.</p>

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PR-B-1033	Matthew Symons – Hollins Strategic Land	<p>It is considered that Ambrosden should be removed from Option I and included within Option E. Alternatively, Option I must be disaggregated so that settlements/Areas of Search are judged on their individual merits as opposed to being unreasonably pooled together.</p> <p>The consideration of smaller sites (as opposed to just sites over would likely result in a more rounded, sustainable approach to achieving the additional growth that is required. Furthermore, it would allow development to come forward more quickly, given smaller sites have shorter lead in times than strategic sites. It is considered that the PR must adopt a flexible approach and allocate both strategic and smaller, sustainable sites.</p>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>A strategic approach has been taken to assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need. Option E reflects Bicester. Ambrosden is a village in Cherwell's rural area. The Council provides reasons for selecting areas A and B.</p> <p>Site options for accommodating a proportion of Oxford's unmet housing need have only been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of Search and other objective evidence.</p> <p>Part 2 of the Local Plan will identify smaller, non-strategic development sites for housing, employment, open space and recreation, travelling communities and other land uses across the District.</p> <p>The Partial Review sets out the key factors that have influenced this decision, which include:</p> <ul style="list-style-type: none"> <li>• Sites need to be of sufficient size to help secure such infrastructure either on-site or through appropriate developer contributions;</li> <li>• Considering smaller, non-strategic sites would require the assessment of many more areas of land; and,</li> <li>• A threshold of 100 dwellings would be consistent with Local Plan Part 1.</li> </ul>

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PR-B-1035	Robert Davies (Gerald Eve) on behalf of Merton College Oxford and Blenheim Palace	<p>Response in regards to the land North of Oxford and West of Peartree roundabout, including sites 41, 124 and 177.</p> <p>Raises concern to the simplistic and subjective appraisal of the Area of Search in relation to SA objectives 10 (air pollution) and 3 (poverty and social exclusion).</p> <p>Argues that any development associated with Oxford's unmet housing need, regardless of which Area of Search it is located within, could increase traffic in the AQMA. References Table 6.3 of the ITP assessment that shows that Area of Search B has a higher private car usage than Area of Search A and concludes that development in Area of Search B could contribute more negatively to road congestion and air pollution compared to Area of Search A. Continues to note the high level of sustainable transport provision in Area of Search A. Argues that the sites furthest from the AQMA and therefore Oxford are located in less sustainable locations. Argues that the provision and presence of sustainable transport nodes are favoured at the expense of other development sites located nearby to Oxford.</p> <p>Notes that Search Area H is the only Area of Search that results in a positive effect for SA objective 3, but argues that the social impact of residents leaving Banbury every day to commute into Oxford does not lead to a reduction in poverty and social exclusion in Banbury. States that locating development in Banbury (Area of Search H) would not address Oxford's unmet housing need and argues to that to meet Oxford's needs, housing should be located near Oxford.</p>	<p>The appraisals of the Areas of Search are proportionate for a strategic scale assessment of potential growth options.</p> <p>Part 2 of the Local Plan will identify smaller, non-strategic development sites for housing, employment, open space and recreation, travelling communities and other land uses across the District.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The SA has been revised following consultation and the collection of new evidence including in relation to the assumptions and site assessments in keeping with the SEA Regulations.</p> <p>Chapter 5 in the SA Report presents the stages of consultation involved in the previous iterations of the SA Report, including changes made to the assumptions and SA Framework as a result of new evidence and consultation.</p> <p>A strategic approach has been taken to assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p> <p>Site options for accommodating a proportion of Oxford's unmet housing need have only been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of Search and other objective</p>



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		<p>Disagrees with the score (-/? ) given for SA objective 13 (efficient use of land) as the majority of the 38 sites are given this score.</p> <p>Considers the assessment of SA objective 8 (landscape) as inappropriate as all but one site scores significant negative effects as they are all presently 'open' sites. Notes that sites 41, 124 and 177 are set within the Oxford Transport Strategy that plans for a new link road in this area that will affect both SA objective 8 and objective 7 (biodiversity).</p> <p>Argues that Sites 41, 124 and 177 are unfairly scored (-/+?) in relation to SA objective 9 (historic Environment) as these sites are set within the Oxford Transport Strategy that plans for a new link road in this area that will affect the Oxford Canal Conservation Area.</p>	<p>evidence. The two Areas of Search closest to Oxford (Areas of Search A and B) have been selected.</p> <p>The scores and judgements associated with the appraisal of site options against SA objective 7 (biodiversity) and 8 (landscape) have been updated to reflect the findings of site-based 'Overall Landscape Capacity Assessments' and 'Nature Conservation Assessments' undertaken for each site as part of Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment.</p> <p>The scores and judgements associated with the appraisal of site options against SA objective 9 (historic environment) have been updated to reflect the findings of site-based 'Cultural Sensitivity Assessments' undertaken for each site as part of Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment.</p>

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PR-B-1036	Robert Davies (Gerald Eve LLP) on behalf of Merton College	<p>Disagree with the appraisal findings for Areas of Search, in particular Area A, against SA objective 10: Pollution.</p> <p>Disagree that the use of areas of deprivation should be used in the SA when considering how best to meet Oxford's unmet housing need.</p> <p>Disagree with the appraisal scores given for site 51 in relation to SA objectives 6, 7, 8, 9, 10 and 16. States that the SA findings are inconsistent with the findings of an independent travel assessment undertaken for this site.</p>	<p>A strategic approach has been taken to assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The SA has been revised following consultation and the collection of new evidence including in relation to the assumptions and site assessments in keeping with the SEA Regulations.</p> <p>Chapter 5 in the SA Report presents the stages of consultation involved in the previous iterations of the SA Report, including changes made to the assumptions and SA Framework as a result of new evidence and consultation.</p>
PR-B-1037	Alice Suttie (Boyer Planning) on behalf of Redrow Homes and Wates	Requests for the reference 'well connected to Oxford' to be included at locations such as Bicester as the town has good new rail connections in relation to the East-West rail, a new Park and Ride Service that opened in 2015, strong connections to the	The sustainable transport connections of Area of Search E have been acknowledged. Area of Search E has been appraised as having potential to have significant positive effects in relation to

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	Developments	Strategic Road Network with recent improvements to M40 Junctions 9 and 10. There is also potential additional motorway junction being considered as part of the wider Garden Town status awarded to Bicester.	improving accessibility to services and facilities in Oxford (SA Objective 6).
PR-B-1039	Igor Niladri Dyson	Calls for a south east extension of Area of Search E to include the area up to the Bridleway to the east of the site, broadly running along Blackthorne Hill. Argues this extension would include areas covered in the previous policy Bicester 12 and that the SA needs to include all options including the strategic development site detailed as part of this submission was included in the appraisal. Respondent notes they reserve the right to comment further on this topic in future rounds of consultation.	Cherwell District Council identified Areas of Search across the whole District to help identify the most sustainable locations for accommodating housing for Oxford. The Areas of Search have been identified having regard to the location of urban areas, the potential opportunities to develop on previously developed land, received site submissions and 'focal points' or nodes that might be developable. The Area of Search map provides a visual representation of the Council's options which are also described in the SA report. The SA provides an assessment of the sustainability of locating housing at Bicester as an option.
PR-B-1069	JP Lyes	The purpose of GB and the role it plays in keeping an attractive separation between Oxford and Kidlington is lacking in the evaluation of sites. There also seems to be little assessment on the total impact of 4,400 homes on Kidlington specifically. Rather the report is full of references to Cherwell as a whole.	Noted. It is recognised that exceptional circumstances will need to be demonstrated (in compliance with the NPPF) in order to release any land from the Green Belt. Previously developed land may not be in a sustainable location. Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. The SA has been revised based on new evidence. As a policy designation, the Council has considered in detail the impact on the Green Belt.
PR-B-1095	Val Russell - Bodicote Parish Council	The Parish state that there are a lot of issues brought up by the SA Report, which point to policies that the Local Plan Part 2 would supposedly address. Given that this document is still in preparation, with policies yet to come forward, this is strange. As it stands, it is unknown how many homes could be allocated throughout Cherwell.	Noted. It is relevant to consider which matters the Partial Review SA will consider. As a policy designation, the Council has considered in detail the impact on the Green Belt.
PR-B-1096	Greg Blaquiére (Terence O'Rourke)	Comments relate to Sites 22 and 25.	A strategic approach has been taken to assessing the Areas of Search in order to identify the most

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	<p>on behalf of the Vanbrugh Unit Trust and Pye Homes</p>	<p>Contests that the Area of Search B records a significant positive effect for SA objective 16 (access to employment), whereas the sites record negative effects in these areas. Argues that these sites are located in a sustainable location and notes the S3 bus service between Woodstock and Oxford City vary between 24 minutes (off-peak) and 43 minutes (peak), and the route also offers access to several key employment locations.</p> <p>Calls for negative effects on SA objectives 7 (biodiversity), 8 (landscape), 9 (historic environment) to be changed to a negligible effect. The respondent claims that development at these sites would seek to enhance these aspects.</p> <p>In relation to SA objective 13 (efficient use of land) the respondent recognises that sites 22 and 25 have not previously been developed, but states they do not lie within the Green Belt designation and there are no notable landscape features.</p>	<p>appropriate broad areas for accommodating a proportion of Oxford's unmet housing need. These areas have been appraised as a whole.</p> <p>Site options for accommodating a proportion of Oxford's unmet housing need have only been assessed within Areas of Search selected by the Council. The site appraised within areas of search A and B represent much smaller areas of land than their respective Areas of Search, making it possible to make more detailed assessments regarding their accessibility to local services and facilities, including employment opportunities.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report.</p> <p>The scores and judgements associated with the appraisal of site options against SA objective 7 (biodiversity), 8 (landscape) and 9 (historic environment) have been updated to reflect the findings of site-based 'Nature Conservation Assessments', 'Overall Landscape Capacity Assessments' and 'Cultural Sensitivity Assessments' undertaken for each site as part of Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment.</p> <p>The appraisal of options has sought to address effects on the openness of the countryside and the wider landscape through the consideration of effects on the landscape (SA objective 8), address effects on the special character and setting of historic towns through the consideration of effects on the historic environment (SA objective 9) and</p>



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PR-B-1099	Alan Storah, (Oxford City Council)	Requests for monitoring to consider the needs of Cherwell District and Oxford City separately.	consider the efficient use of land through the consideration of effects on SA objective 13. SA objective 13 solely refers to the type of land on which the site is located on; brownfield or greenfield.
PR-B-1121	Rebecca Micklethwait, Natural England	Advises for a landscape assessment to be undertaken for Areas of Search A and B to identify any significant impacts on the Cotswold AONB.	Noted. Proposed monitoring indicators will be produced in subsequent iterations of the SA for wider consultation alongside the emerging Local Plan Part 1 Partial Review. This is also a matter for the Council and the Partial Review document.
		An assessment of existing and potential components of ecological networks working with Local Nature Partnerships should be used to inform the SA Report, as recommended by paragraph 165 of the NPPF. Notes that land of least environmental value is chosen for development, and to ensure the mitigation hierarchy is followed.	The scores and judgements associated with the appraisal of site options within Areas of Search A and B against SA objective 8 (landscape) have been updated to reflect the findings of site-based 'Overall Landscape Capacity Assessments' undertaken for each site as part of Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment.
		Requests for the SA to consider any detrimental impacts of air pollution particularly from traffic generated by new development on the natural environment and include appropriate avoidance or mitigation measures where applicable. Designated nature conservation sites that are located within close proximity to a site allocation and are within 200m of a road with increased traffic are vulnerable to nitrogen deposition/ acidification and should therefore be assessed using local air quality monitoring.	The scores and judgements associated with the appraisal of site options against SA objective 7 (biodiversity) have been updated to reflect the findings of site-based 'Nature Conservation Assessments' undertaken for each site as part of Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment.
			The scores and judgements associated with the appraisal of site options against SA objective 7 (biodiversity) have been updated to reflect the findings of site-based 'Nature Conservation Assessments' undertaken for each site as part of Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment.

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			<p>The Council's policies will contain measures and requirements to address air pollution. The Council's HRA will consider the impacts of air pollution.</p>
		<p>Cumulative effects on the SAC should be considered in Area of Search A.</p>	<p>The SA of the Area of Search considered the effects of development across the area as a whole. A significant adverse effect was recorded for Area of Search A against SA Objective 7 (biodiversity).</p>
		<p>Negative impacts in all the designated biodiversity and geological designations should be avoided in all Area of Search and sites.</p>	<p>Noted.</p>
		<p>Site 19 – Notes that the site is subject to a current planning permission to extend quarrying and allow for temporary car storage, with agreed restoration for biodiversity in the long term; the net impact on biodiversity here will need to be assessed and taken into consideration. The site is in the Lower Cherwell Valley Conservation Target Area (CTA).</p>	<p>The scores and judgements associated with the appraisal of site options against SA objective 7 (biodiversity) have been updated to reflect the findings of site-based 'Nature Conservation Assessments' undertaken for each site as part of Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment.</p>
PR-B-1132	Linda Ward, Kidlington Development Watch	<p>Kidlington Development Watch considers that the Initial SA fails to address existing Green Belt policy and therefore ignores a key issue in its comparisons between search areas. They also note that it is recognised that development in Area A would have adverse impacts on air quality.</p>	<p>Noted. The SA has been revised based on new evidence. As a policy designation, the Council has considered in detail the impact on the Green Belt.</p>

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PR-B-1146	DJ French – Deddington Development Watch	Deddington Development Watch have no specific comments on the RAG assessment of the 9 Areas of Search in Appendix 4 to the Initial Sustainability Appraisal, October 2016, Part 3. Regarding SA Objective 10 of the SA Framework "to reduce air pollution (including greenhouse gas emissions) and road congestion", large scale development will most likely have significant negative effects which can only be mitigated by not building new houses. As regards paragraphs 7.39 and 7.40, Objective 10 is as relevant to Cherwell as it is to Oxford.	Noted. The Council explain how new homes are required and the SA considers the potential impacts and proposes mitigation measures.
PR-B-1157	Nicola and Giles Lewis	This seems very superficial.	This was an initial SA. The SA has been revised based on new evidence.
PR-B-1160	Christopher Hardman – Wolvercote Neighbourhood Forum	Wolvercote Neighbourhood Forum considers that the 'green scores' for areas A and B depend simply upon the proximity of the sites to existing roads, services and public transport. These transport services are already inadequate, the roads are congested and there are serious problems with air quality. Additional traffic growth from other imminent developments is certain to exacerbate the problems. A detailed statement in response to this question in their representation.  Wolvercote Neighbourhood Forum consider that the objectives in 7.40 relate not only to Cherwell, but to everyone. Of the objectives in 7.34, their concern is the consequences of Objective 17 if there is uncontrolled and unsustainable growth.	Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. The SA has been revised based on new evidence, including on transport. The SA has assessed the Council's policies and proposed mitigation measures.

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		<p>Questions how any development of the sites will conserve and enhance biodiversity and landscape, and therefore all scores should be negligible or negative.</p>	<p>The scores and judgements associated with the appraisal of site options against SA objective 7 (biodiversity) and 8 (landscape) have been updated to reflect the findings of site-based 'Nature Conservation Assessments' and 'Overall Landscape Capacity Assessments' undertaken for each site as part of Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment.</p>
		<p>Raises concerns about the 'good connections' from Areas of Search A and B as the roads are highly congested.</p>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p>
		<p>Disagrees with the significant positive effect on SA objective 1 (affordable homes), 6 (services and facilities) and 10 (air pollution) for Sites 38 and 50. Explains that the roads are already congested and claims that the dwellings at these sites are likely to be occupied with London commuters owing to the close proximity to Oxford Parkway.</p>	<p>Evidence has been used to assess the suitability and sustainability of each option.</p>
		<p>Disagrees with the significant positive effect for Site 123 on SA objectives 6, 10 and 16 as the site's isolation means it is not suitable for housing nor is it accessible by car. Raises concern as Site 123 would remove a recreational facility that also functions as a wildlife corridor.</p>	<p>A strategic approach has been taken to assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p>
		<p>Claims that the SA Report gives insufficient weighting to present transport routes and their future needs in light of increasing traffic.</p>	<p>The SA has relied of the Council's Transport evidence base, which has been updated for the latest iteration of the Partial Review Part 1.</p>
PR-B-1162	Roger Bellamy - Horton Parish Council	<p>The Parish considers that the 3 SA objectives (3, 6, and 10) would not be met by moving Oxford's housing needs to other districts. Pollution and road congestion would increase, few sites would have sufficient access to all services and facilities and supporting current high housing prices in Oxford by reduced building plans would not reduce overall poverty or social</p>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. The SA has been revised based on new evidence. The SA has assessed the Council's policies and proposed mitigation measures.</p>



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		<p>exclusion.</p> <p>Areas A and B are currently remote from many services, development would constitute de facto erosion of the Green belt and many of the plots identified carry the risk presently of flooding, thereby disallowing a complete, full, large-scale development. Development would not be cohesive and run the risk of creating a conglomeration of separate mini-estates whilst contributing to a higher flood risk.</p> <p>The SA is work in progress.</p>	
PR-B-1163	Catherine Arakelian	<p>The exercise does not feel transparent. The Initial Sustainability Appraisal has predetermined which sites will go forward to the next phase, regardless of objections. If it was a site near to Oxford that appears to have been the deciding factor.</p> <p>Resource issues are raised as to how the Growth Board has predetermined the process.</p>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. The SA has been revised based on new evidence. It is recognised that exceptional circumstances will need to be demonstrated (in compliance with the NPPF) in order to release any land from the Green Belt. The Council has provided further detail on the reasons for selecting Areas of Search A and B.</p>
PR-B-1180	Robert Humphreys (Humphreys and Co Solicitors) on behalf of Oxford Programs Ltd	<p>States the character of the local roads in the vicinity of site PR75 make it an inherently unsuitable for significant additional vehicular traffic and a highly inappropriately location in transport and sustainability terms. Whilst acknowledging the need for an Infrastructure Delivery Plan, expresses concern that no such proposals are in place in advance of the site selection process.</p> <p>States that the development of Site PR75 would compromise the historic setting of the listed Manor House and gardens.</p>	<p>The SA has relied of the Council's Transport evidence base, which has been updated for the latest iteration of the Partial Review Part 1.</p>
PR-B-1188	Carol Matheson	<p>The Sustainability Appraisal which is based on unverified assumptions. It hasn't considered the needs of local villages and their residents. Kidlington has been chosen as suitable because of its services, but these serve the current population and could not accommodate another 4,400 to 8,000 people. A large development would increase light, noise and air pollution</p>	<p>The scores and judgements associated with the appraisal of site options against SA objective 9 (historic environment) have been updated to reflect the findings of site-based 'Cultural Sensitivity Assessments' undertaken for each site as part of Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. The SA has been revised based on new evidence. It is recognised that exceptional circumstances will need to be demonstrated (in compliance with the</p>

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PR-B-0848	Rob McLennan (Heritage South West LTD) on behalf of Mr. R F Kendal	and change the character of the village. Flooding is an issue and agricultural and recreational land will be lost. Whilst the sites in Gosford and Water Eaton score positively in meeting Oxford's needs, they score negatively in many aspects too. These lie in the impact on the environment, the use of GB land, air quality and congestion.	NPPF) in order to release any land from the Green Belt. The Council has provided further detail on the reasons for selecting Areas of Search A and B.
PR-B-1223	Judith Johnson, Environment Agency	Highlighted that having regard to the findings of the SA and Initial Transport Assessment, it is considered correct that Areas of Search A and B should proceed to more detailed assessment.	Noted.
PR-B-1224	Theresa Goss - Adderbury Parish Council	The EA have provided comments on SA Scoping Report and sites in the Council's options paper.	These have been considered by the Council in determining the sites and policies.
PR-B-1225	Paul Butt (Paul Butt Planning) on behalf of Schyde Investments Limited.	The Parish Council supports SA objectives and findings both those specific to Oxford and more general ones relating to CDC.  Disagree with the SA findings for Area of Search D, G and I in relation to SA objective 6: Access to Services and Facilities, specifically in relation to Area of Search D as the area performs relatively well in the Interim Transport Assessment in terms of commuter travel mode split compared to Areas A and B.	Noted.
		Proposes a new site that lies partially within the south boundary of Area of Search D.	Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.  A strategic approach has been taken to assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.  Evidence has been used to assess the suitability and sustainability of each Area of Search as a potential Growth Option.
			The SA has relied of the Council's Transport evidence base, which has been updated for the latest iteration of the Partial Review Part 1. Some

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PR-B-1226	Andrew Garraway (Turnberry) on behalf of Exeter College	<p>Challenges para 7.28 of the SA report which identifies the significant negative effects associated with transport provision for Areas of Search D [Arncott], G and I leading to potential new residents needing to make use of private vehicles. Argues that Appendix 1a of the Interim Transport Assessment identifies Area of Search D as having a good commuter travel mode split compared to Areas of Search A and B and provides an example of the sites own SA Report undertaken by RPS which contains the bus timetable, details transport service provision and recommends specific mitigation measures to improve the accessibility of the site by foot and by bus.</p> <p>Highlights that the Interim Transport Assessment states there is no bus provision in Area of Search D and the SA Report states that there is no rail station within the Area of Search D. Respondent notes that the Bicester Village rail station is approximately 7.6km away and is served by the new Oxford City – Marylebone mainline and there is a 12 minute bus service from Arncott to the rail station which is detailed in the RPS SA Report.</p> <p>Considers the SA has erroneously assessed the constraints and environmental performance of site PR39. A revised appraisal has been provided that demonstrates the site performs well and should be considered further as a viable development site.</p>	<p>criteria and information from the transport evidence is considered separately and directly by the Council.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The SA has been revised following consultation and the collection of new evidence including in relation to the assumptions and site assessments in keeping with the SEA Regulations. Not all site options have detailed development plans; therefore, in order to ensure that all options have been appraised to the same level of detail, all options have been appraised at a high level based on the potential capacity of each site and the Council's most up-to-date objectively assessed evidence base.</p>

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PR-B-1228	Juliet West on behalf of ICOMOS-UK	<p>Requested that the Plans, Policies and Programmes Review includes the World Heritage Convention 1972 and Operational Guidelines for the Implementation of the World Heritage Convention 2015.</p> <p>Suggested that the site appraisal assumptions sub-objectives for SA objective 9: Historic environment be amended to include World Heritage Sites and their settings.</p> <p>Disagree that all effects of site options on the historic environment will be uncertain dependent on scale, design and layout of developments (paragraph 9.50 of SA report).</p> <p>Raised concerns that the appraisal matrix for sites 22, 25 and 118 under objective 9: Historic Environment does not make reference to Blenheim World Heritage Site. Disagrees with uncertainty attached to score.</p>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The scores and judgements associated with the appraisal of site options against SA objective 9 (historic environment) have been updated to reflect the findings of site-based 'Cultural Sensitivity Assessments' undertaken for each site as part of Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment.</p> <p>The assessment of effects the historic environment includes the potential for adverse effect and the enhancement of Cherwell's cultural and heritage assets (e.g. World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Historic Parks and Gardens and Conservation Areas) and the setting of historic Oxford.</p>
PR-B-1232	Mark Schmull (Nathanael Lichfield and Partners) on behalf of Church Commissioners for England	<p>Stated that reference should be made to Blenheim World Heritage site in the baseline conditions section of the SA report.</p> <p>Consider that the SA of site options has been considered prematurely and that all sites put forward as a result of consultation on Local Plan Part 1 should be considered also.</p>	<p>Reference to the Blenheim Palace World Heritage Site will be made in the baseline section of the SA Report.</p> <p>A strategic approach has been taken to assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p> <p>Site options for accommodating a proportion of Oxford's unmet housing need have only been assessed within Areas of Search selected by the Council. This decision has been based on the SA</p>

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PR-B-1233	Simon Gamage (RPS) on behalf of Mr. R. Bratt	Disagree with the SA findings for Area of Search H in relation to SA objective 16.  Stated that consideration of potentially developable sites outside Areas of Search A and B should be had.	<p>of the Areas of Search and other objective evidence.</p> <p>The Council considers it reasonable to identify and assess broad options at a strategic level considering the objectives of the Plan. This follows the approach of the Part 1 Local Plan and SA which did not assess all the sites submitted to the Council.</p> <p>Part 2 of the Local Plan will identify smaller, non-strategic development sites for housing, employment, open space and recreation, travelling communities and other land uses across the District.</p> <p>A strategic approach has been taken to assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p> <p>Site options for accommodating a proportion of Oxford's unmet housing need have only been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of Search and other objective evidence.</p> <p>Part 2 of the Local Plan will identify smaller, non-strategic development sites for housing, employment, open space and recreation, travelling communities and other land uses across the District.</p>
PR-B-1235	Ed Barrett - Catesby Property Group - Catesby	The SA is very broad brush particularly when assessing Area of Search I. It is very difficult to compare this large area to the other options which are more defined and location specific. Due	<p>The SA has been revised based on new evidence and reasons are provided for the selection of options. Area of Search I is rural in nature,</p>



Consultation reference	Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
	Estates Ltd	to the size of Area I there may be large variances in how individual villages may score in the sustainability criteria.	containing the remaining areas of the District not covered by the other Areas of Search A-H. The area has been appraised as a whole, and while Area of Search I does contain Category A villages, it is considered that the vast majority of the land within the Area is remote from existing local and regional centres with sustainable transport links, for example Area of Search I scored 'Red' in ITP's assessment of 'proximity to current sustainable transport'. The SA has been revised based on new evidence.
PR-B-1240	Suzanne Wilson-Higgins	Considers that the SA is a high level study, based on a number of assumptions and subjective judgements, and therefore can only have limited value in assessing suitability of locations for development. Highlights that the existing services and facilities would not be able to accommodate new development.	
PR-B-1236	Richard Boothe (RPS) on behalf of Mr. R. Davies.	<p>Disagree with the SA appraisal findings in general for site 74 as the assessment does not pay sufficient detail to the specific characteristics of the site.</p> <p>Disagree with the significant negative score assigned to site 74 against objective 7: Biodiversity given that scope exists to address potential effects through onsite mitigation etc.</p> <p>Disagree with the significant negative score assigned to site 74 against objective 8: Landscape given that the appraisal does not have regard to specific site characteristics.</p> <p>Disagree with the significant negative effect assigned to site 74 against SA objective 13: Efficient land use as it is on brownfield land.</p> <p>Disagree with the mixed effect assigned to site 74 against SA objective 16: Employment given that the appraisal does not take into account access to other employment centres including Oxford Airport, Kidlington Industrial Estate and Begbroke Science Park.</p>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The SA has been revised following consultation and the collection of new evidence including in relation to the assumptions and site assessments in keeping with the SEA Regulations. Not all site options have detailed development plans; therefore, in order to ensure that all options have been appraised to the same level of detail, all options have been appraised at a high level based on the potential capacity of each site and the Council's most up-to-date objectively assessed evidence base.</p> <p>The scores and judgements associated with the appraisal of site options against SA objective 7 (biodiversity), 8 (landscape) and 9 (historic</p>

Consultation reference	Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
PR-B-1269	Deirdre Wells (Red Kite Development Consultancy) on behalf of Kidlington Parish Council	<p>Argues the SA Report does not acknowledge the Green Belt Policy and is not used to compare the Areas of Search.</p>	<p>environment) have been updated to reflect the findings of site-based 'Nature Conservation Assessments', 'Overall Landscape Capacity Assessments' and 'Cultural Sensitivity Assessments' undertaken for each site as part of Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment.</p>
			<p>A strategic Green Belt Review was been prepared jointly by Oxfordshire Growth Board, including Oxfordshire County Council and the constituent Districts. Furthermore, some of the individual Districts are commissioning their own detailed Green Belt Studies which build on the county-wide work.</p> <p>The SA has been revised following consultation and the collection of new evidence including in relation to the assumptions and site assessments in keeping with the SEA Regulations.</p> <p>The appraisal of options has sought to address effects on the openness of the countryside and the wider landscape through the consideration of effects on the landscape (SA objective 8), address effects on the special character and setting of historic towns through the consideration of effects on the historic environment (SA objective 9) and consider the efficient use of land through the consideration of effects on SA objective 13.</p> <p>It is recognised that exceptional circumstances will need to be demonstrated (in compliance with the NPPF) in order to release any land from the Green Belt.</p>
		<p>Identifies the AQMA located adjacent to Area of Search A, and takes the view it is unreasonable to consider sustainable transport modes as a mitigation measure.</p>	<p>Area of Search A has access to a range of sustainable transport modes that provide residents of new developments greater opportunity to travel by alternative modes of</p>

Consultation reference	Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
		<p>Argues that the SA Report is 'inconclusive' and more detailed site assessments are required. Notes that the SA Report does not guide the Local Plan as there is too much uncertainty, too generalised, is too optimistic though the use of the RAG rating, overstates the benefits and underplays caution.</p>	<p>transport other than the private car, which is a major contributor to the poor air quality within the neighbouring AQMA.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The SA has been revised following consultation and the collection of new evidence including in relation to the assumptions and site assessments in keeping with the SEA Regulations.</p> <p>A strategic approach has been taken to assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need. These areas have been appraised as a whole.</p> <p>Not all site options have detailed development plans; therefore, in order to ensure that all options have been appraised to the same level of detail, all options have been appraised at a high level based on the potential capacity of each site and the Council's most up-to-date objectively assessed evidence base.</p>
PR-B-1284	Simon Barry (Boyer Planning) on behalf of Bloor Homes	<p>Largely agree with the findings of the SA.</p> <p>Stated that the proposed site allocations and SA need to be consistent with the vision and spatial strategy of LPP1.</p> <p>The Local Plan should be based upon the most up-to-date evidence available.</p> <p>Question the soundness of the methodology used for appraising site options.</p>	<p>Noted.</p> <p>Noted.</p> <p>All available evidence has been used to assess the suitability and sustainability of each option.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set</p>

Consultation reference	Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
PR-B-1287	Tenley Soanes	Green Belt is critical for sustainability, we all need spaces, that is why it was created. So far no extraordinary need has been identified that would jeopardise it.	<p>out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The SA has been revised following consultation and the collection of new evidence including in relation to the assumptions and site assessments in keeping with the SEA Regulations.</p> <p>Not all site options have detailed development plans; therefore, in order to ensure that all options have been appraised to the same level of detail, all options have been appraised at a high level based on the potential capacity of each site and the Council's most up-to-date objectively assessed evidence base.</p>
PR-B-1297	Simon Handy (Strutt Parker) on behalf of Dairystock LTD	<p>Consider that Figure 3.9 of the Initial Sustainability Appraisal Report shows a triangular area of land to the north-east of the A4260 (the western edge of site PR27) as an 'Existing green space'. Would like to make clear that this piece of land is leased by our client to the Parish Council on a rolling annual basis and that the lawful use of the land is for agriculture. While the Parish Council currently uses the land as allotments (a form of agriculture), it is considered that this triangular piece of land does not constitute an Existing green space. They trust this will be taken into account by the Council and reflected in any updates or future iterations of the Sustainability Appraisal or other Development Plan Documents.</p>	<p>It is recognised that exceptional circumstances will need to be demonstrated (in compliance with the NPPF) in order to release any land from the Green Belt.</p> <p>Noted.</p>
PR-B-1298	James Jocelyn	The Sustainability Appraisal is compromised by its erroneous	Each option has been appraised using clearly

Consultation reference	Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
PR-B-1301	Nigel McGurk, on behalf of Blenheim Estates	<p>assumption that the 4,400 additional homes proposed are all relevant to employment growth in Oxford. As noted above, the Interim Sustainability Appraisal ignores the specificity of Oxford's housing need and pay too little heed to the wider context of commuter transport development between Oxford and London and Birmingham. The SHMA suggests that the vast majority of the new homes will be surplus to local requirements; having failed to consider this, I find the SA's finding invalid. Like the Transport Assessment, the Sustainability Appraisal document was written to justify a preconceived set of conclusions.</p> <p>Comments relate to land at Begbroke (Sites 23 and 24)</p> <p>Contests the minor negative effect given for both sites for SA objective 5 (vibrant communities) as developments here could include the provision of facilities and services.</p> <p>Argues for Sites 23 and 24 to be scored negligible on SA objective 7 (biodiversity) as there is potential for the development to provide investment for safeguarding, enhancing and create new biodiversity.</p> <p>Calls for Sites 23 and 24 to be scored negligible on SA objective 8 (landscape) as it is claimed that these sites are not within close proximity to the AONB, but are associated with the Context of an airport, the town of Kidlington, industrial areas and Adjacent housing estates. Respondent notes that good master planning will improve local character.</p>	<p>defined and consistently applied assumptions set out in Appendix 2 of the SA Report. The SA has been revised based on new evidence. It is recognised that exceptional circumstances will need to be demonstrated (in compliance with the NPPF) in order to release any land from the Green Belt. Affordable housing is highlighted as a key issue for the SA and the Local Plan.</p>
			<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The Council has provided a further assessment of promoted sites.</p>



Consultation reference	Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
PR-B-1306	Frank Vreede	Cannot envisage how areas A or E could record any positive effects in any of the 11 objectives considered.	Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report.
PR-B-1342	Laura Precious (Quod) on behalf of Albion Land	Comments relate to a site located in Area of Search E, in which a separate SA has been undertaken using the existing SA framework with additions to the methodology, and notes that the site scores better .  Claims the LUC SA Report is flawed as it omits any testing in relation to Green Belt purposes, particularly as Areas of Search A and B contain Green Belt.	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The SA has been revised following consultation and the collection of new evidence including in relation to the assumptions and site assessments in keeping with the SEA Regulations. Not all site options have detailed development plans; therefore, in order to ensure that all options have been appraised to the same level of detail, all options have been appraised at a high level based on the potential capacity of each site and the Council's most up-to-date objectively assessed evidence base.</p> <p>The Council considers it reasonable to identify and assess broad options at a strategic level considering the objectives of the Plan. This follows the approach of the Part 1 Local Plan and SA which did not assess all the sites submitted to the Council.</p> <p>Chapter 5 in the SA Report presents the stages of consultation involved in the previous iterations of the SA Report, including changes made to the assumptions and SA Framework as a result of new evidence and consultation.</p> <p>A strategic Green Belt Review was prepared jointly by Oxfordshire Growth Board, including Oxfordshire County Council and the constituent</p>

Consultation reference	Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
			<p>Districts.</p> <p>The SA has been revised following consultation and the collection of new evidence including in relation to the assumptions and site assessments in keeping with the SEA Regulations. The Council's Green Belt Study has been used to inform the site assessment process.</p> <p>The appraisal of options has sought to address effects on the openness of the countryside and the wider landscape through the consideration of effects on the landscape (SA objective 8), address effects on the special character and setting of historic towns through the consideration of effects on the historic environment (SA objective 9) and consider the efficient use of land through the consideration of effects on SA objective 13.</p> <p>It is recognised that exceptional circumstances will need to be demonstrated (in compliance with the NPPF) in order to release any land from the Green Belt.</p>
PR-B-1343	Shaun Richards (Cerdea Planning) on behalf of Cala Homes Ltd.	Comments relate to new site on Ells Lane, Bloxham. Notes that the SA Report does not identify a clear option that should be taken forward.	A SA Report informs the development of a Local Plan, forming part of a wider evidence base which informs decision making made by Cherwell District Council.
PR-B-1345	Nick Alston (Billfinger GVA) on behalf of Oxford Aviation Services Ltd (the owners of London Oxford Airport)	Claims the site's appraisal has been assessed by the centre point of the site resulting in unfair negative results. Requests for Site 118 to be re-assessed using the site specific details set out in their earlier representations dated 11 <sup>th</sup> March 2016 and 6 <sup>th</sup> July 2016. Requests the site be sub-divided. Provides a copy of the site matrices complete with their comments suggesting new scores and justification text for the RAG rating and SA scores on SA objectives 16, 5, 7, 8, 9, 12, 13, 14 and 15.	Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report. The SA has been revised following consultation and the collection of new evidence including in relation to the assumptions and site assessments in keeping with the SEA Regulations. Not all site

Consultation reference	Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
PR-B-1346	Neil Tiley (Pegasus Group) on behalf of the Dorchester Group	The SA Report excludes all sites that are not located within Areas of Search A and B and quotes the Inspector who raises concern about the lack of reasonable alternatives appraised. Respondent therefore questions the robustness of the SA Report.	<p>options have detailed development plans; therefore, in order to ensure that all options have been appraised to the same level of detail, all options have been appraised at a high level based on the potential capacity of each site and the Council's most up-to-date objectively assessed evidence base.</p> <p>Under the Limitations section in the SA Report, para 1.44 of the SA Report states, "When applying the assumptions to inform the SA of areas of search and site options, distances were measured from the nearest point of a site to the nearest point of the feature(s) in question, which may not always accurately reflect the distance to features for the whole of a site, particularly large sites. However, the accessibility and transport assessment undertaken by ITP Ltd. on behalf of Cherwell District Council was used to inform the appraisal of options against SA objectives 6, 10 and 16. ITP's methodology for assessing areas of search and site options is outlined in ITP's report in the Local Plan evidence base."</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>A strategic approach has been taken to assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p> <p>Site options for accommodating a proportion of Oxford's unmet housing need have only been assessed within Areas of Search selected by the</p>

Consultation reference	Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
		<p>Questions the assessment approach for Area of Search F as it assumes that Policy Villages 5 is going to be fully delivered, opposed to taking forward only certain aspects.</p> <p>Raises concern that Area of Search F has been scored unfairly with regards to cycleway provision and notes that Policy Villages 5 involves cycleway provision would lead to more positive score.</p> <p>Contests the minor negative effect for SA objective 5 (vibrant communities) as the assessment ignores the long term benefits of new development creating new communities.</p>	<p>Council. This decision has been based on the SA of the Areas of Search and other objective evidence.</p> <p>Evidence has been used to assess the suitability and sustainability of each Area of Search as a potential Growth Option.</p> <p>Part 2 of the Local Plan will identify smaller, non-strategic development sites for housing, employment, open space and recreation, travelling communities and other land uses across the District.</p> <p>Area of Search F contains the villages of Upper Heyford which sits adjacent to the former military base RAF Upper Heyford. RAF Upper Heyford has been allocated in Part 1 of the Cherwell Local Plan for the development of a new settlement of approximately 2,361 dwellings.</p> <p>It is considered appropriate to acknowledge the requirements of the associated Policy 'Villages 5', which requires the new settlement to provide a new 1-1.5 form entry primary school, sports pitches, a sports pavilion, play areas and indoor sports provision, a nursery, community hall, local centre/hotel, a neighbourhood police facility and improvements to the water supply and sewerage network.</p> <p>Additional housing growth in the area has the potential to generate significant positive effects on this objective by maintaining or improving accessibility to these new services and facilities.</p> <p>While the full benefits of these new facilities and services are acknowledged in the SA, at this stage in the planning process, some uncertainty is</p>

Consultation reference	Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
PR-B-1352	Liz Boden (Pegasus Group) on behalf of Richborough Estates)	<p>Response in regards to land at Grange Farm, Station Road, Launton, Bicester.</p> <p>Questions the ranking of the Areas of Search, particularly as Areas of Search A and E have the same scores except at SA Objective 14 where E scores better than A. In addition, Area of Search H scores better than area B on three indicators and worse on one but is ranked below area B. Paragraph 7.41 of the Options Paper stated that Option B recorded the highest number of significant positive effects. It is not clear how this conclusion was reached.</p> <p>Raises concern that only Areas of Search A and B have been considered for growth and states that the remaining Areas of Search should be considered as alternatives and therefore appraised.</p> <p>The SA Report and Interim Transport Assessment identified Areas of Search A and B as the most sustainable options for development however this appears to be based on the fact that</p>	<p>considered appropriate until such time as the details of the facilities and services that will be provided are known.</p> <p>Area of Search F has been assessed as having the potential to score significant positive effects on SA objectives 2 (health and well-being) and 6 (facilities and services).</p> <p>The minor negative score given for SA objective 5 (vibrant communities) is consistent with the SA assumptions. More housing growth in the area has the potential to contribute to the already significant amount earmarked for the area, with minor adverse effects on the existing communities in the short term during construction.</p> <p>The Areas of Search effects displayed in Tables 7.1 and 7.2 in the SA Report are ordered left to right based on the number of significant positive effect and significant adverse effects recorded.</p> <p>Site options for accommodating a proportion of Oxford's unmet housing need have only been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of Search and other objective evidence.</p> <p>A strategic approach has been taken to assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p> <p>Evidence has been used to assess the suitability and sustainability of each Area of Search as a potential Growth Option.</p>



Consultation reference	Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
		<p>they are geographically closer to Oxford City Centre.</p> <p>Asserts that Area of Search E is identified as an area of growth in the adopted Cherwell Local Plan, and scores better than Area of Search H in relation to Oxford. Concludes that Area of Search E should be taken forward to be consistent.</p> <p>Raises concern that the Green Belt is not assessed under the landscape objective.</p> <p>Notes that the SA Report considers development in the Green Belt as reasonable, whereas national policy states that only in exceptional circumstances can land be released from the Green Belt. Observes that the Green Belt is excluded in the SA assessment and Transport Assessment and considering other Areas of Search, other than A and B would provide sustainable locations for new development.</p> <p>Notes that all sites aside from Site 195 score uncertain significant negative effects in relation to SA objective 8 (landscape) as only sites within Areas of Search A and B are being taken forward and include areas of Green Belt land.</p>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>It is recognised that exceptional circumstances will need to be demonstrated (in compliance with the NPPF) in order to release any land from the Green Belt.</p> <p>A strategic Green Belt Review was prepared jointly by Oxfordshire Growth Board, including Oxfordshire County Council and the constituent Districts. The Council has also now produced Green Belt Studies which have informed the SA and the Plan making process.</p> <p>The appraisal of options has sought to address effects on the openness of the countryside and the wider landscape through the consideration of effects on the landscape (SA objective 8), address effects on the special character and setting of historic towns through the consideration of effects on the historic environment (SA objective 9) and consider the efficient use of land through the consideration of effects on SA objective 13.</p> <p>The scores and judgements associated with the appraisal of site options against SA objective 8 (landscape) have been updated to reflect the findings of site-based 'Overall Landscape Capacity Assessments' undertaken for each site as part of Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment.</p>

## Appendix 4

### Areas of search detailed appraisal matrices

**Area of Search A – Kidlington and surrounding area**

**Area of Search A – Kidlington and surrounding area**

SA Objectives	SA Score	Justification
<p><b>SA objectives which relate to meeting Oxford's needs</b></p> <p>1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.</p>	<p>Oxford ++</p>	<p>The Area of Search has the potential to accommodate a significant number of homes, including affordable homes, to contribute to meeting Oxford's unmet housing need, with significant positive effects for the City of Oxford.</p> <p>Cherwell's housing need has already been planned for through the Part 1 strategic allocations and any additional Part 2 housing allocations.</p>
<p>16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of Oxford and Oxfordshire.</p>	<p>Oxford ++</p>	<p>Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and for Oxfordshire . Area of Search A scored 'Green' in both ITP's assessments of 'access to jobs', hence the significant positive effect on access to employment opportunities within Oxford. The Area is within 45 minutes walking and public transport distance of 52,763 jobs in Oxford and 45 minutes highway accessibility of 99,099 jobs in Oxford.</p> <p>Cherwell's housing and employment need has already been planned for through the Part 1 strategic allocations and any additional Part 2 allocations.</p>
<p>17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.</p>	<p>Oxford +</p>	<p>The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.</p> <p>Cherwell's housing and employment need has already been planned for through the Part 1 strategic allocations and any additional Part 2 allocations. However there is a clear spatial and economic connection between south Cherwell and Oxford city and an opportunity to complement the Council's existing growth strategy and to enable the science and high technology economy.</p>

Area of Search A – Kidlington and surrounding area			
SA Objectives	SA Score	Justification	
<b>SA objectives with particular spatial relevance to Oxford</b>			
3. To reduce poverty and social exclusion.	Oxford	0	<p>Area of Search A sits on the northern edge of the city of Oxford which is generally considered to contain some of the least deprived areas on the indices of multiple deprivation. Therefore, new development within the Area is likely to have a negligible effect on reducing poverty and social exclusion in Oxford.</p> <p>The vast majority of the communities within Cherwell's Area of Search A are considered to be some of the least deprived areas on the indices of multiple deprivation. The most deprived area within Area of Search A is located in the urban area of Kidlington. It is considered to be within the 30-40 percentiles on the indices. Therefore, the Area is likely to have a negligible effect on reducing poverty and social exclusion in Cherwell.</p>
	Cherwell		
6. To improve accessibility to all services and facilities.	Oxford	++	<p>Area of Search A scored 'Green' in ITP's assessment of 'proximity to current sustainable transport', hence the significant positive effect in relation to access to services and facilities in Oxford. The Area has good existing bus services to Oxford and Kidlington, and fair bus services to Bicester. The Area is close to Oxford Parkway rail station and existing Park &amp; Ride sites, including Water Eaton and Peartree. National Cycle Routes 5 &amp; 51, connected to Oxford, lie 4 miles to the south (a travelable distance by bike).</p> <p>Area of Search A contains Kidlington (which contains considerably more services and facilities than any other Category A Village), Yarnton and Begbroke to the east, each of which is serviced by bus services to Banbury and Oxford. Together, these settlements provide a number of services and amenities including shops, banks, restaurants, public houses, a public library, a weekly market, two secondary schools (Gosford Hill and Marlborough School) and several primary schools. In the north western corner of the Area (to the north west of Kidlington) lies London-Oxford Airport. Two railway lines and the A44 and A34 emanate from Oxford to the south and flank the village of Kidlington to the west and east respectively. Therefore, housing growth in the area has the potential to generate significant positive effects on this objective by maintaining or improving accessibility to services and facilities.</p>
	Cherwell		

Area of Search A – Kidlington and surrounding area			Justification
SA Objectives	SA Score		
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	++/-	<p>Area of Search A scored 'Green' in ITP's assessment of 'proximity to current sustainable transport', hence the significant positive effect in relation to reducing greenhouse gas emissions, air pollution and road congestion. The Area has good existing bus services to Oxford and Kidlington, and fair bus services to Bicester. The Area is close to Oxford Parkway rail station and existing Park &amp; Ride sites, including Water Eaton and Peartree. National Cycle Routes 5 &amp; 51 connect to the Area Oxford which lies 4 miles to the south (a travelable distance by bike).</p> <p>Area of Search A contains Kidlington and the smaller settlements of Yarnton and Begbroke to the east each of which is serviced by bus services to Banbury and Oxford. National Cycle Routes connect Kidlington with Bicester to the north and Oxford to the south. Two railway lines emanate from Oxford to the south and flank the village of Kidlington to the west and east respectively, connecting Kidlington to Bicester and Banbury. There are employment opportunities at Oxford airport, Begbroke Science Park and in Kidlington. A significant positive effect on this objective could also occur in Cherwell District.</p> <p>However, the Area's southern edge borders the Oxford Air Quality Management Area (AQMA). Development in close proximity to the AQMA could impact on local air quality and health, particularly if vehicle movements associated with the new development (including potentially HGVs) compound existing air quality problems. Therefore, both the Oxford and District-wide effects associated with this objective are likely to be mixed overall.</p>
	Cherwell	++/-	
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)			
2. To improve the health and well-being of the population & reduce inequalities in health.	++		<p>Area of Search A contains Kidlington, and the urban area of Oxford lies directly to the south of the Area. Kidlington and Yarnton both contain GP surgeries, sports facilities and other forms of open space. The Area contains multiple Public Rights of Way, and National Cycle Routes connect Kidlington with Bicester to the north and Oxford to the south. There is an excellent opportunity to promote healthy lifestyles through walking and cycling.</p>
4. To reduce crime and disorder and the fear of crime.	0		<p>The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the Area of Search is likely to have a negligible effect on this objective.</p>



Area of Search A – Kidlington and surrounding area		
SA Objectives	SA Score	Justification
5. To create and sustain vibrant communities	-	Despite the opportunity to invest in and create new vibrant communities in Cherwell, a minor negative effect is identified in relation to residential amenity. Area of Search A contains Kidlington and the smaller settlements of Yarnton and Begbroke to the east. In the north western corner of the Area (to the north west of Kidlington) lies London-Oxford Airport and the Oxford Spire Business Park. Two railway lines and the A44 and A34 emanate from Oxford to the south and flank the village of Kidlington to the west and east respectively. Therefore, housing growth in the area has the potential to generate minor adverse effects on existing communities in the short term during construction. Furthermore, new housing developments in close proximity to London-Oxford Airport, A-roads or railway lines have the potential to generate minor adverse effects on new communities, associated with long term noise and air pollution effects.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	--?	<p>Portions of the Oxford Meadows SAC and Pixey and Yarnton Meads SSSI are located in the south western corner of Area of Search A. Rushy Meadows SSSI lies in the centre of the Area to the west of Kidlington. In addition, there are multiple Local Wildlife Sites to the south and west of Kidlington, including some pockets of ancient woodland around Begbroke. The Oxford Canal and the River Cherwell run through the Area. In addition to the ecological assets that fall within the area, the Bladon Heath Local Wildlife Site on the western edge of the area in West Oxfordshire.</p> <p>While the direct effects of new development within the Area of Search on such biodiversity and geodiversity assets cannot be determined with certainty at this strategic level of assessment, the general principle of housing growth within the Area of Search has the potential to generate significant, indirect adverse effects on such assets, in the short term during construction and in the long term associated with the general increase in population in the Area. Direct effects will be determined once more specific proposals are developed and submitted as part of a planning application.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	<p>Area of Search A does not contain portions of or lie within 250m of the Cotswolds Area of Outstanding Natural Beauty (AONB).</p> <p>For the Area to be able to accommodate more housing growth it is likely that this development will have to take place in rural locations as strategic urban extensions to existing settlements. While the effects of such strategic allocations are uncertain until their</p>

Area of Search A – Kidlington and surrounding area		
SA Objectives	SA Score	Justification
		<p>location, layout, landscaping and design are known, the general principle of housing growth within the rural areas of the Area of Search has the potential to generate adverse effects on the countryside, both in terms of its landscape character and quality and the ability for existing and new communities to access and enjoy what currently exists in the Area. However, Area of Search A contains Kidlington and the urban area of Oxford lies directly to the south of the Area. Therefore, the Area is more likely to be able to accommodate housing growth as extensions to their existing urban edges without significant adverse effects on the landscape character of the wider countryside within the District. However the impact and effects of sites will need to take account of further evidence on landscape.</p> <p>There is potential for development to encourage the sprawl of Oxford (purpose 1), the merger of settlements (purpose 2) and impact on the purpose of safeguarding the Countryside (purpose 3). However, until the location, layout and landscaping of development is known this is uncertain.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	--?	<p>Area of Search A contains Multiple Archaeological Priority Areas and Conservation Areas, including the Oxford Canal Conservation Area which runs through the centre of the Area and the Conservation Areas within Kidlington and Begbroke. The Registered Park and Garden at Yarnton Manor sits in the south western corner of the parcel. Furthermore, numerous listed buildings and scheduled monuments are scattered throughout and within the immediate vicinity of the Area.</p> <p>The historic City of Oxford lies directly to the south of the area. Furthermore, the Bland Camp Hillfort scheduled monument sites close to the western edge of the area in West Oxfordshire and the Blenheim Palace World Heritage Site lies further to the north west.</p> <p>While the effects of new housing development in the Area are uncertain until the location, layout, landscaping and design are known, the general principle of housing growth within the Area of Search has the potential to generate significant adverse effects on the setting and special character of the above statutory cultural heritage assets, as well as local cultural heritage assets. Blenheim Palace, a World Heritage site, is located immediately to the north west of the Area.</p> <p>The setting of Oxford in the context of purpose 4 of the Green Belt may also be adversely affected.</p>
11. To maintain and improve the water quality of rivers	0	<p>The location of new development within the Area could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the</p>

Area of Search A – Kidlington and surrounding area		
SA Objectives	SA Score	Justification
and to achieve sustainable water resources management		local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all areas of search have a negligible effect on this objective.  Further details are provided in the District's Water Cycle Study (2017).
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	Area of Search A contains the floodplains (including flood zone 2 and 3) of the Rivers Thames and Cherwell at its south western and eastern sides. In addition, a number of other smaller floodplains (including flood zone 2 and 3) associated with smaller waterways flow through the centre of the Area. The floodplains represent approximately one third of the total area of the Area.  While the effects of new housing development in the Area are uncertain until the location and design of such development is known, it is unlikely that such development will be accommodated on areas designated as Flood Zones 2 and 3. However, the general principle of housing growth within the Area of Search (most likely on greenfield land) has the potential to increase the area of impermeable surfaces within the District with minor adverse effects on this objective.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	Area of Search A contains the urban areas of Kidlington, Yarnton, Begbroke, London-Oxford Airport and the Oxford Spire Business Park. However, the vast majority of the land within the Area is designated as Grade 3 Agricultural Land. There are also some significant pockets of Grade 2 and Grade 4 agricultural land.  For the Area to be able to accommodate additional housing growth it is likely that the majority of this development will take place on areas of greenfield land classified as high quality agricultural land. Development on such land will result in a net loss of greenfield and agricultural land within the District with significant adverse effects on this objective. While the majority of the agricultural land within the Area is Grade 3 or higher, there is some uncertainty associated with the fact that it is unknown whether the agricultural land is Grade 3a or Grade 3b.  There is potential for development to assist in urban regeneration in terms of Green Belt purpose 5. However, contributions to the principal of this purpose are uncertain until the location, layout and landscaping of developments are known.
14. To reduce the global,	-	The effects of new developments on the adoption of sustainable design and construction

Area of Search A – Kidlington and surrounding area		
SA Objectives	SA Score	Justification
social and environmental impact of consumption of resource by using sustainably produced and local products.		<p>techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within this Area of Search on this objective will be negligible.</p> <p>However, the vast majority of the greenfield land within the Area of Search has been designated by Oxfordshire County Council as a Minerals Consultation Region. For the Area to be able to accommodate additional housing growth it is likely that the majority of this development will take place on greenfield land within a Minerals Consultation Region, sterilising a portion of the County's finite mineral resources, limiting the local availability of the resource. This is likely to have a minor adverse effect on this objective.</p>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	<p>Area of Search A contains Kidlington, Yarnton, Begbroke, London-Oxford Airport and the Oxford Spires Business Park. However, the vast majority of the land within the Area is greenfield land.</p> <p>For the Area to be able to accommodate additional housing growth it is likely that the majority of this development will take place on areas of greenfield land limiting the opportunity to reuse existing buildings and materials. Therefore, a minor adverse effect is recorded for this objective.</p>

**Area of Search B – North and East of Kidlington**

**Area of Search B – North and East of Kidlington**

SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p>++</p>	<p>The Area of Search has the potential to accommodate a significant number of homes, including affordable homes, to contribute to meeting Oxford's unmet housing need, with significant positive effects for the City of Oxford.</p> <p>Cherwell's housing need has already been planned for through the Part 1 strategic allocations and any additional Part 2 housing allocations.</p>
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of Oxford and Oxfordshire.	<p>Oxford</p> <p>++</p>	<p>Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and for Oxfordshire. Area of Search B scored 'Green' in both ITP's assessments of 'access to jobs', hence the significant positive effect on access to employment opportunities within Oxford. The Area is within 45 minutes walking and public transport distance of 41,364 jobs in Oxford and 45 minutes highway accessibility of 99,423 jobs in Oxford.</p> <p>Cherwell's housing and employment need has already been planned for through the Part 1 strategic allocations and any additional Part 2 allocations.</p>
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p>+</p>	<p>The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.</p> <p>Cherwell's housing and employment need has already been planned for through the Part 1 strategic allocations and any additional Part 2 allocations.</p>



Area of Search B – North and East of Kidlington			Justification
SA Objectives	SA Score		
<b>SA objectives with particular spatial relevance to Oxford</b>			
3. To reduce poverty and social exclusion.	Oxford	Cherwell	The Area of Search does not lie in close proximity to the urban edge of Oxford and therefore has a negligible effect on reducing poverty and social exclusion within the City.  The communities within Cherwell's Area of Search B are considered to be within the 50-60 percentiles or above on the indices of multiple deprivation, which is above the national average. Therefore, the Area is likely to have negligible effect on reducing poverty and social exclusion in Cherwell.
	0	0	
6. To improve accessibility to all services and facilities.	Oxford	Cherwell	Area of Search B scored 'Green' in ITP's assessment of 'proximity to current sustainable transport', hence the significant positive effect in relation to access to services and facilities in Oxford. The Area has access to the S3 bus service (every 20 mins) which runs to Oxford from Woodstock. Islip train station is within the Area providing direct rail connection to Oxford Parkway, London, Oxford city centre and Bicester.  Area of Search B contains the village of Islip and a number of small hamlets. Amenities and services in Islip include as well as the train station two public houses, a doctor's surgery and a village hall that also contains a community shop. The Area also sits in close proximity to Kidlington and London-Oxford Airport to the south and Woodstock to the west. Therefore, housing growth in the area has the potential to generate significant positive effects on this objective by maintaining or improving accessibility to services and facilities.
	++	++	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Cherwell	Area of Search B scored 'Green' in ITP's assessment of 'proximity to current sustainable transport', hence the significant positive effect in relation to reducing greenhouse gas emissions, air pollution and road congestion. The Area has access to the S3 bus service (every 20 mins) which runs to Oxford from Woodstock. Islip train station is within the Area providing direct rail connection to Oxford Parkway, London, Oxford city centre And Bicester.  Area of Search B contains the village of Islip and a number of small hamlets. Islip train station is within the Area providing direct rail connection to Oxford Parkway, London, Oxford city centre and Bicester. The Area also sits in close proximity to Kidlington and London-Oxford Airport to the south and Woodstock to the west where there are employment opportunities. Therefore, the Area has the potential to have significant positive effects on this objective within Cherwell District.
	++	++	

Area of Search B – North and East of Kidlington		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	Area of Search B contains the village of Islip and a number of small hamlets. Islip has a GP surgery, allotments, outdoor sports facilities and children's playground. The Area contains multiple Public Rights of Way, and Bletchingdon Road which runs north-south through the centre of the parcel is a National Cycle Route connecting Kidlington with Bicester to the north and Oxford to the south. Woodstock is also close by. There is an excellent opportunity to promote healthy lifestyles through walking and cycling.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the Area of Search is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Despite the opportunity to invest in and create new vibrant communities in Cherwell, a minor negative effect is identified in relation to residential amenity. Area of Search B contains the village of Islip and a number of small hamlets. The Area also sits in close proximity to Kidlington and London-Oxford Airport to the south and Woodstock to the west. A railway line and the A34 emanate from Oxford to the south and run through the eastern end of the Area near Islip. Furthermore, the A44 follows the southwestern edge of the Area and another railway line runs through the centre of the Area north of Kidlington. Therefore, housing growth in the area has the potential to generate minor adverse effects on existing communities in the short term during construction. Furthermore, new housing developments in close proximity to London-Oxford Airport, the A-roads and railway lines have the potential to generate minor adverse effects on new communities, associated with long term noise and air pollution effects.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	--?	The Shipton-on-Cherwell & Whitehill Farm Quarries SSSI sits within the Area to the north of Shipton-on-Cherwell. To the west of the same village lies a pocket of ancient woodland. In addition, the course of the River Cherwell is NERC Act S41 Habitat of Principal Importance/BAP Priority Habitat.

Area of Search B – North and East of Kidlington		
SA Objectives	SA Score	Justification
		While the direct effects of new development within the Area of Search on such biodiversity assets cannot be determined with certainty at this strategic level of assessment, the general principle of housing growth within the Area of Search has the potential to generate significant, indirect adverse effects on such assets, in the short term during construction and in the long term associated with the general increase in population in the Area. Direct effects will be determined once more specific proposals are developed and submitted as part of a planning application.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	<p>Area of Search B does not contain portions of or lie within 250m of the Cotswolds Area of Outstanding Natural Beauty (AONB).</p> <p>For the Area to be able to accommodate more housing growth it is likely that this development will have to take place in rural locations as strategic urban extensions to existing settlements. While the effects of such strategic allocations are uncertain until their location, layout, landscaping and design are known, the general principle of housing growth within the rural areas of the Area of Search has the potential to generate adverse effects on the countryside, both in terms of its landscape character and quality and the ability for existing and new communities to access and enjoy what currently exists in the Area.</p> <p>The Area contains the villages of Shipton-on-Cherwell, Hampton Poyle and Islip. However, these relatively small rural settlements are not considered to have significant urbanising influences on the countryside. Therefore, significant housing growth within this relatively open and rural Area is more likely to have a significant adverse effect on the landscape character of the wider countryside within the District.</p> <p>There is potential for development to encourage the sprawl of Oxford (purpose 1), the merger of settlements (purpose 2) and impact on the purpose of safeguarding the Countryside (purpose 3). However, until the location, layout and landscaping of development is known this is uncertain.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	--?	<p>Area of Search B contains multiple Archaeological Priority Areas and Conservation Areas, including the Oxford Canal Conservation Area which runs through the centre of the Area and the Conservation Areas at Shipton-on-Cherwell, Hampton Poyle and Islip. Each contains a cluster of listed buildings. The Scheduled Monuments sit within the Area, including the deserted village of Hampton Gay and to the south of Woodstock.</p> <p>The historic City of Oxford lies beyond Kidlington to the south of the area.</p> <p>While the effects of new housing development in the Area are uncertain until the location,</p>

Area of Search B – North and East of Kidlington		
SA Objectives	SA Score	Justification
		<p>layout, landscaping and design are known, the general principle of housing growth within the Area of Search has the potential to generate significant adverse effects on the setting and special character the above statutory cultural heritage assets, as well as local cultural heritage assets. Blenheim Palace, a World Heritage site, is located immediately to the north west of the Area</p> <p>The setting of Oxford in the context of purpose 4 of the Green Belt may also be adversely affected.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of new development within the Area could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all Areas of Search have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>Area of Search B contains the floodplain (including flood zone 2 and 3) of the River Cherwell and one of its tributaries. The floodplains represent approximately 10% of the total area of the Area.</p> <p>While the effects of new housing development in the Area are uncertain until the location and design of such development is known, it is unlikely that such development will be accommodated on areas designated as Flood Zones 2 and 3. However, the general principle of housing growth within the Area of Search (most likely on greenfield land) has the potential to increase the area of impermeable surfaces within the District with minor adverse effects on this objective.</p>
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	<p>Area of Search B contains the village of Islip, a few small hamlets and Shipton-on-Cherwell &amp; Whitehill Farm Quarries. However, the vast majority of the land within the Area is designated as Grade 3 Agricultural Land. There are also some pockets of Grade 4 agricultural land.</p> <p>For the Area to be able to accommodate additional housing growth it is likely that the majority of this development will take place on areas of greenfield land classified as high quality agricultural land. Development on such land will result in a net loss of greenfield and agricultural land within the District with significant adverse effects on this objective. While</p>

Area of Search B – North and East of Kidlington		
SA Objectives	SA Score	Justification
		<p>the majority of the agricultural land within the Area is Grade 3 or lower, there is some uncertainty associated with the fact that it is unknown whether the agricultural land is Grade 3a or Grade 3b.</p> <p>There is potential for development to assist in urban regeneration in terms of Green Belt purpose 5. However, contributions to the principal of this purpose are uncertain until the location, layout and landscaping of developments are known.</p>
<p>14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	-	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within this Area of Search on this objective will be negligible.</p> <p>However, the majority of the greenfield land within the Area of Search has been designated by Oxfordshire County Council as a Minerals Consultation Region. For the Area to be able to accommodate additional housing growth it is likely that at least some of the development will take place on greenfield land within a Minerals Consultation Region, sterilising a portion of the County's finite mineral resources, limiting the local availability of the resource. This is likely to have a minor adverse effect on this objective.</p>
<p>15. To reduce waste generation and disposal, and achieve the sustainable management of waste</p>	-	<p>Area of Search B contains the village of Islip and a few small hamlets. However, the vast majority of the land within the Area is greenfield land.</p> <p>For the Area to be able to accommodate additional housing growth it is likely that the majority of this development will take place on areas of greenfield land limiting the opportunity to reuse existing buildings and materials. Therefore, a minor adverse effect is recorded for this objective.</p>



Area of Search C – Junction 9, M40

Area of Search C – Junction 9, M40

SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p>++</p>	<p>The Area of Search has the potential to accommodate a significant number of homes, including affordable homes, to contribute to meeting Oxford's unmet housing need, with significant positive effects for the City of Oxford.</p> <p>Cherwell's housing need has already been planned for through the Part 1 strategic allocations and any additional Part 2 housing allocations.</p>
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of Oxford and Oxfordshire.	<p>Oxford</p> <p>+</p>	<p>Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. Area of Search C scored an 'Amber' and a 'Green' in ITP's assessments of 'access to jobs'. The Area is within 45 minutes walking and public transport accessibility of 28,902 jobs in Oxford and 45 minutes highway distance of 98,677 jobs in Oxford. Overall, the numbers of Oxford jobs in easy access of the Area is considered to have a minor positive effect on access to employment opportunities within Oxford.</p> <p>Cherwell's housing and employment need has already been planned for through the Part 1 strategic allocations and any additional Part 2 allocations.</p>
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p>+</p>	<p>The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.</p> <p>Cherwell's housing and employment need has already been planned for through the Part 1 strategic allocations and any additional Part 2 allocations.</p>

Area of Search C – Junction 9, M40			
SA Objectives	SA Score		Justification
SA objectives with particular spatial relevance to Oxford	Oxford	Cherwell	
	3. To reduce poverty and social exclusion.	0	
6. To improve accessibility to all services and facilities.	Oxford +	Cherwell ++	Area of Search C scored 'Amber' in ITP's assessment of 'proximity to current sustainable transport', hence the minor positive effect in relation to access to services and facilities in Oxford. The Area is serviced by the N5 and S5 bus services to Oxford and Bicester and the NCN51 bus route to Oxford. However, Oxford is between 8-10 miles away, which is considered to be too far to regularly travel by bike.  Area of Search C contains the village of Chersterton (a Category A Village with a school, community centre and a public house) and the smaller villages of Little Chersterton and Wendlebury. Junction 9 provides excellent road access to the north, south, east and west. Bicester is within travelable cycling distance. Therefore, housing growth in the area has the potential to generate significant positive effects on this objective by maintaining or improving accessibility to services and facilities in Cherwell.
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford +	Cherwell +	Area of Search C scored 'Amber' in ITP's assessment of 'proximity to current sustainable transport', hence the minor positive effect in relation to reducing greenhouse gas emissions, air pollution and road congestion. The Area is serviced by the N5 and S5 bus services to Oxford and Bicester and the NCN51 bus route to Oxford. However, Oxford is between 8-10 miles away, which is considered to be too far to regularly travel by bike.  Area of Search C contains the village of Chersterton (a Category A Village with a school) and the smaller villages of Little Chersterton and Wendlebury. Chersterton and Wendlebury contain a National Cycle Route which runs through the Area; however, there are no train stations within the Area or in close proximity. Bicester, where there are employment opportunities, is within travelable cycling distance. Therefore, the housing growth in the Area also has the potential to have a minor positive effect on this objective in Cherwell District.

Area of Search C – Junction 9, M40		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	Area of Search C contains the village of Chesterton (a Category A Village) and the smaller villages of Little Chesterton and Wendlebury. None of the villages have a GP surgery. However, Chesterton has a golf course and outdoor playing fields. The Area contains multiple Public Rights of Way and a National Cycle Route connecting Kidlington with Bicester runs through the centre of the Area. There are some opportunities to promote healthy lifestyles through walking and cycling.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the Area of Search is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Despite the opportunity to invest in and create new vibrant communities in Cherwell, a minor negative effect is identified in relation to residential amenity. Area of Search C contains the village of Chesterton and the smaller villages of Little Chesterton and Wendlebury. Junction 9 of the M40 sits in the centre of the Area and connects the motorway to the A34 and A41. In addition, the railway line connecting Oxford and Bicester runs through the Area. Therefore, housing growth in the area has the potential to generate minor adverse effects on existing communities in the short term during construction. Furthermore, new housing developments in close proximity to the M40, A-roads and railway line have the potential to generate minor adverse effects on new communities, associated with long term noise and air pollution effects.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	--?	Warmough Copse at the southern edge of the Area is recorded as Ancient Woodland and a Local Wildlife Site. Bicester Wetland Reserve borders the Area's northern edge. In addition, a significant proportion of the Area is recognised as NERC Act S41 Habitat of Principal Importance/BAP Priority Habitat.  While the direct effects of new development within the Area of Search on such biodiversity assets cannot be determined with certainty at this strategic level of assessment, the general principle of housing growth within the Area of Search has the potential to generate significant,

Area of Search C – Junction 9, M40		
SA Objectives	SA Score	Justification
		indirect adverse effects on such assets, in the short term during construction and in the long term associated with the general increase in population in the Area. Direct effects will be determined once more specific proposals are developed and submitted as part of a planning application.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	Area of Search C does not contain portions of or lie within 250m of the Cotswolds Area of Outstanding Natural Beauty (AONB). For the Area to be able to accommodate more housing growth it is likely that this development will have to take place in rural locations. Area of Search C contains the urban areas of the village of Chesterton and the smaller villages of Little Chesterton and Wendlebury. While the effects of such strategic allocations are uncertain until their location, layout, landscaping and design are known, the general principle of housing growth within the rural areas of the Area of Search has the potential to generate adverse effects on the countryside, both in terms of its landscape character and quality and the ability for existing and new communities to access and enjoy what currently exists in the Area. However, Area of Search C also surrounds Junction 9 of the M40. The junction and the motorway have a significant urbanising influence on the countryside within their immediate vicinity. Therefore, the Area is more likely to be able to accommodate housing growth around the junction without significant adverse effects on the landscape character of the wider countryside within the District.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	--?	Area of Search C contains a number of large Archaeological Priority Areas, including the Scheduled Monument Alchester Roman Site. The Conservation Area of the historic village of Chesterton sits at the northern edge of the Area. The village of Wendlebury does not have a Conservation Area but contains a cluster of listed buildings. While the effects of new housing development in the Area are uncertain until the location, layout, landscaping and design are known, the general principle of housing growth within the Area of Search has the potential to generate significant adverse effects on the setting and special character the above statutory cultural heritage assets, as well as local cultural heritage assets.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of new development within the Area could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined

Area of Search C – Junction 9, M40		
SA Objectives	SA Score	Justification
		through the detailed proposals for each development. Therefore, all Areas of Search have a negligible effect on this objective. Further details are provided in the District's Water Cycle Study (2017).
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	Area of Search C contains the floodplain (including flood zone 2 and 3) of two tributaries of the River Ray located to the south. The floodplains represent approximately 15% of the total area of the Area.  While the effects of new housing development in the Area are uncertain until the location and design of such development is known, it is unlikely that such development will be accommodated on areas designated as Flood Zones 2 and 3. However, the general principle of housing growth within the Area of Search (most likely on greenfield land) has the potential to increase the area of impermeable surfaces within the District with minor adverse effects on this objective.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	Area of Search C contains the village of Chesterton and the smaller villages of Little Chesterton and Wendlebury. However, the vast majority of the land within the Area is designated as Grade 4 Agricultural Land. There is also some Grade 3 agricultural land.  For the Area to be able to accommodate additional housing growth it is likely that the majority of this development will take place on areas of greenfield land classified as Grade 3 or 4 agricultural land. Development on such land will result in a net loss of greenfield and agricultural land within the District with significant adverse effects on this objective. While the majority of the agricultural land within the Area is Grade 4, there is some uncertainty associated with the fact that it is unknown whether the Grade 3 agricultural land is Grade 3a or Grade 3b.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within this Area of Search on this objective will be negligible.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	Area of Search C contains the village of Chesterton and the smaller villages of Little Chesterton and Wendlebury. However, the vast majority of the land within the Area is greenfield land.  For the Area to be able to accommodate additional housing growth it is likely that the



Area of Search C – Junction 9, M40		
SA Objectives	SA Score	Justification
		majority of this development will take place on areas of greenfield land limiting the opportunity to reuse existing buildings and materials. Therefore, a minor adverse effect is recorded for this objective.

Area of Search D – Arncott

Area of Search D – Arncott		
SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	The Area of Search has the potential to accommodate a significant number of homes, including affordable homes, to contribute to meeting Oxford's unmet housing need, with significant positive effects for the City of Oxford.  Cherwell's housing need has already been planned for through the Part 1 strategic allocations and any additional Part 2 housing allocations.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of Oxford and Oxfordshire.	Oxford +/-	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. Area of Search D scored an 'Amber' and a 'Red' in ITP's assessments of 'access to jobs', hence the mixed minor positive and minor adverse effect on access to employment opportunities within Oxford. The Area is not within 45 minutes walking and public transport accessibility of any jobs in Oxford and 45 minutes highway distance of 66,161 jobs in Oxford.  Cherwell's housing and employment need has already been planned for through the Part 1 strategic allocations and any additional Part 2 allocations.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford +	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.  Cherwell's housing and employment need has already been planned for through the Part 1 strategic allocations and any additional Part 2 allocations.

Area of Search D – Arncoth			Justification
SA Objectives	SA Score		
<b>SA objectives with particular spatial relevance to Oxford</b>			
3. To reduce poverty and social exclusion.	Oxford	Cherwell	The Area of Search does not lie in close proximity to the urban edge of Oxford and therefore has a negligible effect on reducing poverty and social exclusion within the City.  The communities within Cherwell's Area of Search D are considered to be within the 30-40 percentiles or above on the indices of multiple deprivation, which is below the national average. However, the percentages of these communities are not considered to be a low enough for development in the area to make a significant difference to reducing poverty and social exclusion in Cherwell. Therefore, the effect against this objective is negligible.
	0	0	
6. To improve accessibility to all services and facilities.	Oxford	Cherwell	Area of Search D scored 'Red' in ITP's assessment of 'proximity to current sustainable transport', hence the significant adverse effect in relation to access to services and facilities in Oxford. The Area is not serviced by bus or walk/cycle routes to Oxford. While there is potential to use rural roads to cycle into Bicester, Oxford is 10 miles away, which is considered too far to regularly travel by bike.  Area of Search D contains the villages of Upper and Lower Arncoth and sits directly adjacent to the village of Piddington to the east. Upper Arncoth is a Category A village that includes a village hall, village shop, public house and restaurant, but the village does not have its own school. Therefore, housing growth in the area has the potential to generate minor positive effects on this objective by maintaining or improving accessibility to services and facilities.
	--	+	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Cherwell	Area of Search D scored 'Red' in ITP's assessment of 'proximity to current sustainable transport', hence the significant adverse effect in relation to reducing greenhouse gas emissions, air pollution and road congestion. The Area is not serviced by bus or walk/cycle routes to Oxford. While there is potential to use rural roads to cycle into Bicester, Oxford is 10 miles away, which is considered too far to regularly travel by bike.  Area of Search D contains the villages of Upper and Lower Arncoth and sits directly adjacent to the village of Piddington to the east. Upper Arncoth is a Category A village; however, the Area does not contain a railway station or cycle routes. There are also limited employment opportunities. Therefore, housing growth in the area has the potential to generate minor positive effects on this objective in Cherwell District.
	--	+	

Area of Search D – Arnccott		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	Area of Search D contains the villages of Upper and Lower Arnccott and sits directly adjacent to the village of Piddington to the east. Upper Arnccott is a Category A village with fairly regular bus services; however, none of the villages have a GP surgery. The Area contains several outdoor sports facilities and recreation grounds associated with the villages of Piddington and Upper Arnccott. In addition, there are some large green spaces (Arnccott and Piddington Woods) a small allotment and children's playground within the Area. The Area contains a couple of Public Rights of Way. There are some opportunities to promote healthy lifestyles through walking and cycling.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the Area of Search is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Despite the opportunity to invest in and create new vibrant communities in Cherwell, a minor negative effect is identified in relation to residential amenity. Area of Search D contains the villages of Upper and Lower Arnccott and sits directly adjacent to the village of Piddington to the east. Therefore, housing growth in the area has the potential to generate minor adverse effects on the existing communities in the short term during construction.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	--?	Arnccott Wood in the centre of the Area is recognised as Ancient Woodland and a Local Wildlife Site, as are Piddington and Little Wood at the southern edge of the parcel. In addition, most of the woodlands and wetlands in the Area are recognised as NERC Act S41 Habitat of Principal Importance/BAP Priority Habitat.  While the direct effects of new development within the Area of Search on such biodiversity assets cannot be determined with certainty at this strategic level of assessment, the general principle of housing growth within the Area of Search has the potential to generate significant, indirect adverse effects on such assets, in the short term during construction and in the long term associated with the general increase in population in the Area. Direct

Area of Search D – Arncliffe		
SA Objectives	SA Score	Justification
		effects will be determined once more specific proposals are developed and submitted as part of a planning application.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	<p>Area of Search D does not contain portions of or lie within 250m of the Cotswolds Area of Outstanding Natural Beauty (AONB).</p> <p>For the Area to be able to accommodate more housing growth it is likely that this development will have to take place in rural locations as strategic urban extensions to existing settlements. While the effects of such strategic allocations are uncertain until their location, layout, landscaping and design are known, the general principle of housing growth within the rural areas of the Area of Search has the potential to generate adverse effects on the countryside, both in terms of its landscape character and quality and the ability for existing and new communities to access and enjoy what currently exists in the Area.</p> <p>The Area contains the villages of Upper and Lower Arncliffe and sits directly adjacent to the village of Piddington to the east. However, these relatively small rural settlements are not considered to have significant urbanising influences on the countryside. Therefore, more housing growth within this relatively open and rural Area is more likely to have a significant adverse effect on the landscape character of the wider countryside within the District.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	--?	<p>Area of Search D contains two Archaeological Priority Areas. The village of Piddington at the eastern edge of the Area contains several Listed Buildings. Five Listed Buildings sit within the Area in the villages of Upper and Lower Arncliffe.</p> <p>While the effects of new housing development in the Area are uncertain until the location, layout, landscaping and design are known, the general principle of housing growth within the Area of Search has the potential to generate significant adverse effects on the setting and special character the above statutory cultural heritage assets, as well as local cultural heritage assets.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of new development within the Area could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all Areas of Search have a negligible effect on this objective.</p>



Area of Search D – Arncoff		
SA Objectives	SA Score	Justification
		Further details are provided in the District's Water Cycle Study (2017).
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	Area of Search D does not contain any significant pockets of floodplain land designated as flood zones 2 and 3. Almost all the land within the Area falls within Flood Zone 1. Area of Search D contains the villages of Upper and Lower Arncoff and also contains a large area of previously developed MOD land, including buildings and areas of hardstanding. However, the majority of the land within the Area is greenfield land. The general principle of housing growth within the Area of Search (most likely on greenfield land) has the potential to increase the area of impermeable surfaces within the District with minor adverse effects on this objective.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	-?	Area of Search D contains the urban area of villages of Upper and Lower Arncoff and also contains a large area of previously developed MOD land, including buildings and areas of hardstanding. However, the majority of the land within the Area is greenfield land designated as Grade 4 Agricultural Land. There is also some Grade 3 agricultural land. For the Area to be able to accommodate additional housing growth it is likely that the majority of this development will take place on areas of previously developed land. Despite this, all the land within the Area is designated as agricultural land. Therefore, development would result in a net loss of agricultural land within the District with significant adverse effects on this objective. While the majority of the agricultural land within the Area is Grade 4, there is some uncertainty associated with the fact that it is unknown whether the Grade 3 agricultural land is Grade 3a or Grade 3b.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within this Area of Search on this objective will be negligible.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	+?	Area of Search D contains the villages of Upper and Lower Arncoff and also contains a large area of previously developed MOD land, including buildings and areas of hardstanding. However, the majority of the land within the Area is greenfield land. Additional housing growth in the Area is likely to take place in and around the previously developed MOD site, but may include areas of greenfield land. In acknowledgement of the opportunity to reuse existing buildings and materials, a minor positive effect is recorded for

Area of Search D – Arncoth		
SA Objectives	SA Score	Justification
		this objective. This effect is uncertain until the potential for reusing buildings and materials has been identified.

**Area of Search E – Bicester and surrounding area**

Area of Search E – Bicester and surrounding area		
SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	The Area of Search has the potential to accommodate a significant number of homes, including affordable homes, to contribute to meeting Oxford's unmet housing need, with significant positive effects for the City of Oxford.  Cherwell's housing need has already been planned for through the Part 1 strategic allocations and any additional Part 2 housing allocations.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of Oxford and Oxfordshire.	Oxford +/-	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. Area of Search E scored an 'Amber' and a 'Red' in ITP's assessments of 'access to jobs', hence the mixed minor positive and minor adverse effect on access to employment opportunities within Oxford. The Area is within 45 minutes walking and public transport accessibility of 5,608 jobs in Oxford and 45 minutes highway distance of 66,583 jobs in Oxford.  Cherwell's housing and employment need has already been planned for through the Part 1 strategic allocations and any additional Part 2 allocations.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford +	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.  Cherwell's housing and employment need has already been planned for through the Part 1

Area of Search E – Bicester and surrounding area		
SA Objectives	SA Score	Justification
		strategic allocations and any additional Part 2 allocations.
<b>SA objectives with particular spatial relevance to Oxford</b>		
3. To reduce poverty and social exclusion.	Oxford	0
	Cherwell	0
The Area of Search does not lie in close proximity to the urban edge of Oxford and therefore has a negligible effect on reducing poverty and social exclusion within the City.  The communities within and around Bicester are considered to be within the 30-40 percentiles or above on the indices of multiple deprivation, which is below the national average. However, the percentages of these communities are not considered to be a low enough for development in the area to make a significant difference to reducing poverty and social exclusion in Cherwell. Therefore, the effect against this objective is negligible.		
6. To improve accessibility to all services and facilities.	Oxford	Cherwell
	++	++
Area of Search E scored 'Green' in ITP's assessment of 'proximity to current sustainable transport', hence the significant positive effect in relation to access to services and facilities in Oxford. The Area has frequent bus services to Oxford, with a journey time of 45 mins. Bicester Village and Bicester North train stations offer rail services to London, Birmingham, Banbury and Oxford Parkway and (from the end 2016) Oxford city centre. There are likely to be fewer opportunities to cycle and particularly walk to Oxford due to the distance.  Area of Search E contains Bicester, the Category A Villages of Launton and Chesterton and the village of Caversfield. Bicester, where there are employment opportunities, is connected to the M40 via the A41 emanating from its southern edge and two train lines which run through the town. Bicester contains a large number of facilities and amenities including two secondary schools, several primary schools, an outlet village, supermarkets, local and national shops, weekly markets, a cinema, a garden centre and a good range of restaurants and public houses. Therefore, housing growth in the area has the potential to generate significant positive effects on this objective by maintaining or improving accessibility to services and facilities.		
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Cherwell
	++	++/-
Area of Search E scored 'Green' in ITP's assessment of 'proximity to current sustainable transport', hence the significant positive effect in relation to reducing greenhouse gas emissions, air pollution and road congestion. The Area has frequent bus services to Oxford,		

Area of Search E – Bicester and surrounding area		
SA Objectives	SA Score	Justification
		<p>with a journey time of 45 mins. Bicester Village and Bicester North train stations offer rail services to London, Birmingham, Banbury and Oxford Parkway and (from the end 2016) Oxford city centre.</p> <p>Area of Search E contains Bicester, the Category A Villages of Launton and Chesterton and the village of Caversfield. Bicester is connected to two train lines which run through the town. Therefore, a significant positive effect on this objective could also occur in Cherwell District.</p> <p>However, the Area contains the Bicester Town centre Air Quality Management Area (AQMA). Development in close proximity to the AQMA could impact on local air quality and health, particularly if vehicle movements associated with the new development (including potentially HGVs) compound existing air quality problems. Therefore, both the District-wide effects associated with this objective are likely to be mixed overall.</p>
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	<p>Area of Search E contains Bicester, the Category A Villages of Launton and Chesterton and the village of Caversfield. Bicester has several GP surgeries and an Oxford Health NHS Hospital facility. There are multiple open green spaces and sports facilities within the town. Multiple Public Rights of Way emanate from the urban edge of Bicester, including a National Cycle Route which connects the town to Kidlington and Oxford to the south. There are excellent opportunities to promote healthy lifestyles through walking and cycling.</p>
4. To reduce crime and disorder and the fear of crime.	0	<p>The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the Area of Search is likely to have a negligible effect on this objective.</p>
5. To create and sustain vibrant communities	-	<p>Despite the opportunity to invest in and create new vibrant communities in Cherwell, a minor negative effect is identified in relation to residential amenity. Area of Search E contains Bicester, the Category A Villages of Launton and Chesterton and the village of Caversfield. Bicester is connected to the M40 via the A41 emanating from its southern edge and two train lines run through the town. Therefore, housing growth in the area has the potential to generate minor adverse effects on the on existing communities in the short</p>

Area of Search E – Bicester and surrounding area		
SA Objectives	SA Score	Justification
		term during construction. Furthermore, new housing developments in close proximity to the railway lines or A-roads have the potential to generate minor adverse effects on new communities, associated with long term noise and air pollution effects.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	--?	<p>Bure Park Local Nature Reserve sits within the urban edge of Bicester town. There are several Local Wildlife Sites within the Area, including Bicester Airfield to the north east of the town. In addition, there are some significant pockets of NERC Act S41 Habitat of Principal Importance/BAP Priority Habitat to the north east and east of Bicester Town.</p> <p>While the direct effects of new development within the Area of Search on such biodiversity assets cannot be determined with certainty at this strategic level of assessment, the general principle of housing growth within the Area of Search has the potential to generate significant, indirect adverse effects on such assets, in the short term during construction and in the long term associated with the general increase in population in the Area. Direct effects will be determined once more specific proposals are developed and submitted as part of a planning application.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	<p>Area of Search E does not contain portions of or lie within 250m of the Cotswolds Area of Outstanding Natural Beauty (AONB).</p> <p>For the Area to be able to accommodate more housing growth it is likely that this development will have to take place in rural locations as strategic urban extensions to existing settlements. While the effects of such strategic allocations are uncertain until their location, layout, landscaping and design are known, the general principle of housing growth within the rural areas of the Area of Search has the potential to generate adverse effects on the countryside, both in terms of its landscape character and quality and the ability for existing and new communities to access and enjoy what currently exists in the Area. However, Area of Search E contains Bicester. Therefore, the Area is more likely to be able to accommodate housing growth as extensions to the existing urban edge of the town without significant adverse effects on the landscape character of the wider countryside within the</p>



Area of Search E – Bicester and surrounding area		
SA Objectives	SA Score	Justification
9. To protect, enhance and make accessible for enjoyment, the historic environment.	--?	<p>District. However the impact and effects of sites will need to take account of further evidence on landscape.</p> <p>Area of Search E contains the historic town of Bicester. The town's historic core is designated as a Conservation Area and is peppered with Listed Buildings. RAF Bicester to the north east of the town also designated as a Conservation Area and contains multiple Scheduled Monuments and Listed Buildings. The Conservation Area of the historic village of Chesterton sits on the south western edge of the parcel. The deserted medieval village of Wretchwick to the south east of the town is designated as a scheduled monument.</p> <p>While the effects of new housing development in the Area are uncertain until the location, layout, landscaping and design are known, the general principle of housing growth within the Area of Search has the potential to generate significant adverse effects on the setting and special character the above statutory cultural heritage assets, as well as local cultural heritage assets.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of new development within the Area could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all Areas of Search have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>Area of Search E contains the floodplains (including flood zone 2 and 3) of two tributaries of the River Ray located to the south. The floodplains represent approximately 5% of the total area of the Area.</p> <p>While the effects of new housing development in the Area are uncertain until the location and design of such development is known, it is unlikely that such development will be accommodated on areas designated as Flood Zones 2 and 3. However, the general principle of housing growth within the Area of Search (most likely on greenfield land) has the potential to increase the area of impermeable surfaces within the District with minor adverse effects on this objective.</p>
13. To improve efficiency in	--?	<p>Area of Search E contains the urban areas of Bicester town and the villages of Launton and</p>

Area of Search E – Bicester and surrounding area		
SA Objectives	SA Score	Justification
land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.		<p>Chesterton and the village of Caversfield. However, for the Area to be able to accommodate additional housing growth it is likely that the majority of this development will take place on areas of greenfield land. The greenfield land surrounding the town and villages is designated as Grade 2, 3 and 4 agricultural land.</p> <p>Therefore, development would result in a net loss of agricultural land within the District with significant adverse effects on this objective. While the majority of the agricultural land within the Area is Grade 2 and 3, there is some uncertainty associated with the fact that it is unknown whether the Grade 3 agricultural land is Grade 3a or Grade 3b.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-?	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within this Area of Search on this objective will be negligible.</p> <p>However, the land to the east of the Area is designated by Oxfordshire County Council as a Minerals Consultation Region. Given the size of the Area, it is unlikely that additional housing growth would need to take place on the Minerals Consultation Region. As there is potential for new housing growth within the Area to sterilise a portion of the County's finite mineral resources limiting the local availability of the resource a minor adverse effect on this objective is recorded; however, in acknowledgement of the relatively small proportion of the Area covered by the Minerals Consultation Region, this effect is uncertain.</p>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	<p>Area of Search E contains the urban areas of Bicester town and the villages of Launton and Chesterton and the village of Caversfield. However, for the Area to be able to accommodate additional housing growth it is likely that the majority of this development will take place on areas of greenfield land limiting the opportunity to reuse existing buildings and materials. Therefore, a minor adverse effect is recorded for this objective.</p>

**Area of Search F – Former RAF Upper Heyford and surrounding area**  
**Area of Search F – Former RAF Upper Heyford and surrounding area**

SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p style="text-align: center;">++</p>	<p>The Area of Search has the potential to accommodate a significant number of homes, including affordable homes, to contribute to meeting Oxford's unmet housing need, with significant positive effects for the City of Oxford.</p> <p>Cherwell's housing need has already been planned for through the Part 1 strategic allocations and any additional Part 2 housing allocations.</p>
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+/-</p>	<p>Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. Area of Search F scored an 'Amber' and a 'Red' in ITP's assessments of 'access to jobs', hence the mixed minor positive and minor adverse effect on access to employment opportunities within Oxford. The Area is within 45 minutes walking and public transport accessibility of 20,210 jobs in Oxford and 45 minutes highway distance of 39,288 jobs in Oxford.</p> <p>Cherwell's housing and employment need has already been planned for through the Part 1 strategic allocations and any additional Part 2 allocations.</p>
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+</p>	<p>The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.</p> <p>Cherwell's housing and employment need has already been planned for through the Part 1 strategic allocations and any additional Part 2 allocations.</p>

Area of Search F – Former RAF Upper Heyford and surrounding area		
SA Objectives	SA Score	Justification
<b>SA objectives with particular spatial relevance to Oxford</b>		
3. To reduce poverty and social exclusion.	Oxford	0
	Cherwell	
6. To improve accessibility to all services and facilities.	Oxford	++?
	Cherwell	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	+
	Cherwell	

The Area of Search does not lie in close proximity to the urban edge of Oxford and therefore has a negligible effect on reducing poverty and social exclusion within the City.

The communities within Cherwell's Area of Search F are considered to be within the 40-50 percentiles or above on the indices of multiple deprivation. However, the percentages of these communities are not considered to be a low enough for development in the area to make a significant difference to reducing poverty and social exclusion in Cherwell. Therefore, the effect against this objective is negligible.

Area of Search F scored 'Amber' in ITP's assessment of 'proximity to current sustainable transport', hence the minor positive effect in relation to access to services and facilities in Oxford. The Area is serviced by hourly bus services to Oxford (25A) and the railway station at Heyford is close to the Area's western edge. However, there is no cycleway provision and at distance of 12-16 miles from central Oxford, the area is outside the scope of cycling for most people. In addition, a new secondary school has been constructed in the area.

Area of Search F lies adjacent to the village of Lower Heyford and contains the villages of Upper Heyford and Caulcott which are not recognised as Category A Villages, but do each contain a public house. Furthermore, Upper Heyford includes a village hall. However, the village of Upper Heyford sits adjacent to the former military base RAF Upper Heyford which has been allocated in the Part 1 of the Cherwell Local Plan for the development of a new settlement of approximately 2,361 dwellings. Policy 'Villages 5' requires the new settlement to provide a new 1-1.5 form entry primary school, sports pitches, a sports pavilion, play areas and indoor sports provision, a nursery, community hall, local centre/hotel, a neighbourhood police facility and improvements to the water supply and sewerage network. Therefore, housing growth in the area has the potential to generate significant positive effects on this objective by maintaining or improving accessibility to services and facilities. However there is no guarantee that all these services and facilities will be provided. Therefore this effect is uncertain.

Area of Search F scored 'Amber' in ITP's assessment of 'proximity to current sustainable transport', hence the minor positive effect in relation to reducing greenhouse gas emissions, air pollution and road congestion. The Area is serviced by hourly bus services to Oxford (25A) and the railway station at Heyford is close to the Area's western edge. However, there is no cycleway provision and at distance of 12-16 miles from central Oxford, the area is

Area of Search F – Former RAF Upper Heyford and surrounding area		
SA Objectives	SA Score	Justification
		<p>outside the scope of cycling for most people.</p> <p>Area of Search F lies adjacent to the village of Lower Heyford and contains the villages of Upper Heyford and Caulcott. There are some employment opportunities in the area including at the former airbase. The railway station at Heyford is close to the Area's western edge. While there is no cycleway provision, housing growth in the area has the potential to generate a minor positive effect on this objective in Cherwell District.</p>
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	<p>Area of Search F lies adjacent to the village of Lower Heyford and contains the villages of Upper Heyford and Caulcott which are not recognised as Category A Villages. However, the village of Upper Heyford sits adjacent to the former military base RAF Upper Heyford which has been allocated in the Part 1 of the Cherwell Local Plan for the development of a new settlement of approximately 2,361 dwellings. Policy 'Villages 5' requires the new settlement to provide contributions to health care provision as well as new sports pitches, sports pavilion, play areas and indoor sport provision. While there are multiple Public Rights of Way that cross through the Area, the policy requires the settlement to encourage walking and cycling through the provision of new footpaths and cycle paths that connect to the existing network. There is an excellent opportunity to promote healthy lifestyles through walking and cycling</p>
4. To reduce crime and disorder and the fear of crime.	0	<p>The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the Area of Search is likely to have a negligible effect on this objective.</p>
5. To create and sustain vibrant communities	-	<p>Despite the opportunity to invest in and create new vibrant communities in Cherwell, a minor negative effect is identified in relation to residential amenity. Area of Search F lies adjacent to the village of Lower Heyford and contains the villages of Upper Heyford and Caulcott. The village of Upper Heyford sits adjacent to the former military base RAF Upper Heyford which has been allocated in the Part 1 of the Cherwell Local Plan for the development of a new settlement of approximately 2,361 dwellings. Therefore, more housing growth in the area has the potential to contribute to the already significant amount</p>



Area of Search F – Former RAF Upper Heyford and surrounding area		
SA Objectives	SA Score	Justification
		earmarked for the area, with minor adverse effects on the existing communities in the short term during construction.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	--?	<p>The floodplain of the River Cherwell which follows the western edge of the Area is recognised as NERC Act S41 Habitat of Principal Importance/BAP Priority Habitat. Cooper's Spinney Ancient Woodland also sits along the western edge of the parcel. Upper Heyford Airfield located in the north eastern corner of the Area is designated as a Local Wildlife Site.</p> <p>The airfield has been allocated in the Part 1 of the Cherwell Local Plan for the development of a new settlement of approximately 2,361 dwellings. Policy 'Villages 5' requires the new settlement to conserve and enhance the airfield through appropriate mitigation and enhancement measures, including new wildlife corridors and the provision of habitat for great crested newts and ground nesting birds.</p> <p>While the direct effects of new development within the Area of Search on such biodiversity assets cannot be determined with certainty at this strategic level of assessment, the general principle of housing growth within the Area of Search has the potential to generate significant, indirect adverse effects on such assets, in the short term during construction and in the long term associated with the general increase in population in the Area. Direct effects will be determined once more specific proposals are developed and submitted as part of a planning application.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	<p>Area of Search F does not contain portions of or lie within 250m of the Cotswolds Area of Outstanding Natural Beauty (AONB).</p> <p>For the Area to be able to accommodate more housing growth it is likely that this development will have to take place in rural locations as strategic urban extensions to existing settlements. While the effects of such strategic allocations are uncertain until their location, layout, landscaping and design are known, the general principle of housing growth within the rural areas of the Area of Search has the potential to generate adverse effects on the countryside, both in terms of its landscape character and quality and the ability for existing and new communities to access and enjoy what currently exists in the Area.</p> <p>The Area lies adjacent to the village of Lower Heyford and contains the villages of Upper Heyford and Caulcott. The village of Upper Heyford sits adjacent to the former military base RAF Upper Heyford which has been allocated in the Part 1 of the Cherwell Local Plan for the development of a new settlement of approximately 2,361 dwellings. However, these</p>

Area of Search F – Former RAF Upper Heyford and surrounding area		
SA Objectives	SA Score	Justification
9. To protect, enhance and make accessible for enjoyment, the historic environment.	--?	<p>relatively small rural settlements are not considered to have significant urbanising influences on the countryside. Therefore, more housing growth within this relatively open and rural Area is more likely to have a significant adverse effect on the landscape character of the wider countryside within the District.</p> <p>Area of Search F contains multiple Archaeological Priority Areas and two large Conservation Areas – Rousham, Lower Heyford and Upper Heyford Conservation Area and RAF Upper Heyford Conservation Area. Together the two Conservation Areas make-up approximately 70% of the land area within the Area. Each contains several listed buildings. RAF Upper Heyford also contains several Scheduled Monuments associated with the Area's past use as an airfield.</p> <p>The Rousham Grade 1 Historic Park and Garden follows the western edge of the area at the boundary with West Oxfordshire. The Park includes many listed buildings including the Grade I listed Rousham House which lies close to the western edge of the area/District.</p> <p>While the effects of new housing development in the Area are uncertain until the location, layout, landscaping and design are known, the general principle of housing growth within the Area of Search has the potential to generate significant adverse effects on the setting and special character the above statutory cultural heritage assets, as well as local cultural heritage assets.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of new development within the Area could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all Areas of Search have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>Area of Search F does not contain any significant pockets of floodplain land designated as flood zones 2 and 3. Almost all the land within the Area falls within Flood Zone 1.</p> <p>Area of Search F contains the villages of Upper Heyford and Caulcott and the former military base RAF Upper Heyford which has been allocated in the Part 1 of the Cherwell Local Plan for the development of a new settlement of approximately 2,361 dwellings.</p>

Area of Search F – Former RAF Upper Heyford and surrounding area		
SA Objectives	SA Score	Justification
		For the Area to be able to accommodate additional housing growth it is likely that the majority of this development will take place within and around the airbase. However, it is uncertain whether the former RAF base would be able to accommodate additional housing growth. Therefore, the general principle of housing growth within the Area of Search has the potential to increase the area of impermeable surfaces within the District with minor adverse effects on this objective.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	<p>Area of Search F contains the villages of Upper Heyford and Caulcott and the former military base RAF Upper Heyford (designated as non-agricultural, which includes previously developed land).</p> <p>RAF Upper Heyford has been allocated in the Part 1 of the Cherwell Local Plan for the development of a new settlement of approximately 2,361 dwellings. Beyond the limits of RAF Upper Heyford, the majority of the land within the Area is greenfield land designated as Grade 3 Agricultural Land. There are also some pockets of Grade 2 agricultural land.</p> <p>For the Area to be able to accommodate additional housing growth it is likely that development would have to take place outside the former airbase on greenfield land. Further growth could result in a net loss of agricultural land within the District with significant adverse effects on this objective. While the majority of the agricultural land within the Area is Grade 3, there is some uncertainty associated with the fact that it is unknown whether the Grade 3 agricultural land is Grade 3a or Grade 3b.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within this Area of Search on this objective will be negligible.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	+?	<p>Area of Search F contains the villages of Upper Heyford and Caulcott and the former military base RAF Upper Heyford which has been allocated in the Part 1 of the Cherwell Local Plan for the development of a new settlement of approximately 2,361 dwellings.</p> <p>Additional housing growth in the Area is likely to take place in and around the previously developed MOD site; however, it is likely that the majority of the buildings and materials</p>

Area of Search F – Former RAF Upper Heyford and surrounding area		
SA Objectives	SA Score	Justification
		available on site will be reused in the development of the allocated settlement. In acknowledgement of the opportunity to reuse existing buildings and materials, a minor positive effect is recorded for this objective. This effect is uncertain until the potential for reusing buildings and materials has been identified.

Area of Search G – Junction 10, M40

Area of Search G – Junction 10, M40

SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p style="text-align: center;">++</p>	<p>The Area of Search has the potential to accommodate a significant number of homes, including affordable homes, to contribute to meeting Oxford's unmet housing need, with significant positive effects for the City of Oxford.</p> <p>Cherwell's housing need has already been planned for through the Part 1 strategic allocations and any additional Part 2 housing allocations.</p>
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+/-</p>	<p>Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. Area of Search G scored an 'Amber' and a 'Red' in ITP's assessments of 'access to jobs', hence the mixed minor positive and minor adverse effect on access to employment opportunities within Oxford. The Area is not within 45 minutes walking and public transport accessibility of any jobs in Oxford and 45 minutes highway distance of 77,604 jobs in Oxford.</p> <p>Cherwell's housing and employment need has already been planned for through the Part 1 strategic allocations and any additional Part 2 allocations.</p>
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+</p>	<p>The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.</p> <p>Cherwell's housing and employment need has already been planned for through the Part 1 strategic allocations and any additional Part 2 allocations.</p>



Area of Search G – Junction 10, M40			SA Score	Justification
SA Objectives				
<b>SA objectives with particular spatial relevance to Oxford</b>				
3. To reduce poverty and social exclusion.	Oxford	Cherwell	0	The Area of Search does not lie in close proximity to the urban edge of Oxford and therefore has a negligible effect on reducing poverty and social exclusion within the City.  The communities within Cherwell's Area of Search G are considered to be within the 50-60 percentiles or above on the indices of multiple deprivation, which is above the national average. Therefore, the Area is likely to have negligible effect on reducing poverty and social exclusion in Cherwell.
	0	0	0	
6. To improve accessibility to all services and facilities.	Oxford	Cherwell	--	Area of Search G scored 'Red' in ITP's assessment of 'proximity to current sustainable transport', hence the significant adverse effect in relation to access to services and facilities in Oxford. The Area is not serviced by rail, bus or walk/cycle routes to Oxford.  Area of Search G contains the villages of Fewcott and Ardley which are not recognised as Category A Villages. While neither village contains any shops, both have a public house. Therefore, housing growth in the area has the potential to generate significant adverse effects on this objective, due to the fact that the new development would not be in close proximity to existing services and facilities.
	--	--	--	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Cherwell	-	Area of Search G scored 'Red' in ITP's assessment of 'proximity to current sustainable transport', hence the significant adverse effect in relation to reducing greenhouse gas emissions, air pollution and road congestion. The Area is not serviced by rail, bus or walk/cycle routes to Oxford.  The area has no rail or cycle routes. There are limited employment opportunities in the area. Therefore housing growth in the Area has the potential to have a minor negative effect on this objective in Cherwell District.
	--	-	-	
<b>Other socio-economic SA objectives (scores only relate to Cherwell District)</b>				
2. To improve the health and well-being of the population & reduce inequalities in health.			+	Area of Search G contains the villages of Fewcott and Ardley which are not recognised as Category A Villages. Neither village has a GP surgery, but the villages have playing fields. Furthermore, the Area contains a number of greenspaces including Ardley Wood SSSI and Stoke Wood. The Area also contains multiple Public Rights of Way. There are some opportunities to promote healthy lifestyles through walking and cycling.
			0	
4. To reduce crime and disorder			0	The effects of new developments on levels of crime and fear of crime will depend on factors

Area of Search G – Junction 10, M40		
SA Objectives	SA Score	Justification
and the fear of crime.		such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the Area of Search is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Despite the opportunity to invest in and create new vibrant communities in Cherwell, a minor negative effect is identified in relation to residential amenity. Area of Search G contains the villages of Fewcott and Ardley. Therefore, housing growth in the area has the potential to generate minor adverse effects on the on existing communities in the short term during construction. Junction 10 of the M40 sits in the centre of the Area and connects the motorway to the A43 north. New housing developments in close proximity to the M40 and A-road have the potential to generate minor adverse effects on new communities, associated with long term noise and air pollution effects.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity		Ardley Cutting and Quarry at the southern edge of the Area is designated as a SSSI and a Local Geological Site. Stoke Wood to the south east of the service station is an Ancient Woodland designated as a Local Wildlife Site. In addition, small pockets of woodland and scrubland within the Area are recorded as NERC Act S41 Habitat of Principal Importance/BAP Priority Habitat.  While the direct effects of new development within the Area of Search on such biodiversity assets cannot be determined with certainty at this strategic level of assessment, the general principle of housing growth within the Area of Search has the potential to generate significant, indirect adverse effects on such assets, in the short term during construction and in the long term associated with the general increase in population in the Area. Direct effects will be determined once more specific proposals are developed and submitted as part of a planning application.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	Area of Search G does not contain portions of or lie within 250m of the Cotswolds Area of Outstanding Natural Beauty (AONB).  For the Area to be able to accommodate more housing growth it is likely that this development will have to take place in rural locations as strategic urban extensions to existing settlements. Area of Search G contains the villages of Fewcott and Ardley and the

Area of Search G – Junction 10, M40		
SA Objectives	SA Score	Justification
		Cherwell Valley Services at Junction 10 off the M40. While the effects of such strategic allocations are uncertain until their location, layout, landscaping and design are known, the general principle of housing growth within the rural areas of the Area of Search has the potential to generate adverse effects on the countryside, both in terms of its landscape character and quality and the ability for existing and new communities to access and enjoy what currently exists in the Area. However, Area of Search G surrounds Junction 10 of the M40. The junction and the motorway have a significant urbanising influence on the countryside within their immediate vicinity. Therefore, the Area is more likely to be able to accommodate housing growth around the junction without significant adverse effects on the landscape character of the wider countryside.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	--?	Area of Search G contains the historic villages of Fewcott and Ardley. Each village has a Conservation Area which contains a cluster of Listed Buildings. The Conservation Area of Ardley also contains a Scheduled Monument – Ardley Wood Moated Ringwork.  While the effects of new housing development in the Area are uncertain until the location, layout, landscaping and design are known, the general principle of housing growth within the Area of Search has the potential to generate significant adverse effects on the setting and special character the above statutory cultural heritage assets, as well as local cultural heritage assets.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of new development within the Area could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all Areas of Search have a negligible effect on this objective.  Further details are provided in the District's Water Cycle Study (2017).
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	Area of Search G does not contain any significant pockets of floodplain land designated as flood zones 2 and 3. Almost all the land within the Area falls within Flood Zone 1.  Area of Search G contains the villages of Fewcott and Ardley and the Cherwell Valley Services at Junction 10 off the M40. However, the vast majority of the land within the Area is greenfield land. Therefore, for the Area to be able to accommodate additional housing growth it is likely that the majority of this development will take place on greenfield land

Area of Search G – Junction 10, M40		
SA Objectives	SA Score	Justification
		which would increase the area of impermeable surfaces within the District with minor adverse effects on this objective.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	<p>Area of Search G contains the villages of Fewcott and Ardley and the Cherwell Valley Services at Junction 10 off the M40. However, the vast majority of the land within the Area is greenfield land designated as Grade 3 Agricultural Land. There is also some Grade 2 agricultural land.</p> <p>For the Area to be able to accommodate additional housing growth it is likely that the majority of this development will take place on areas of greenfield land classified as Grade 2 and 3. Development on such land will result in a net loss of greenfield and agricultural land within the District with significant adverse effects on this objective. While the majority of the agricultural land within the Area is Grade 3, there is some uncertainty associated with the fact that it is unknown whether the Grade 3 agricultural land is Grade 3a or Grade 3b.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-?	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within this Area of Search on this objective will be negligible.</p> <p>However, a small area of land within the Area is designated by Oxfordshire County Council as a Minerals Consultation Region. Given the size of the Area, it is unlikely that additional housing growth would need to take place on the Minerals Consultation Region. As there is potential for new housing growth within the Area to sterilise a portion of the County's finite mineral resources limiting the local availability of the resource a minor adverse effect on this objective is recorded; however, in acknowledgement of the relatively small proportion of the Area covered by the Minerals Consultation Region, this effect is uncertain.</p>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	<p>Area of Search G contains the villages of Fewcott and Ardley and the Cherwell Valley Services at Junction 10 off the M40. However, the vast majority of the land within the Area is greenfield land.</p> <p>For the Area to be able to accommodate additional housing growth it is likely that the majority of this development will take place on areas of greenfield land limiting the opportunity to reuse existing buildings and materials. Therefore, a minor adverse effect is recorded for this objective.</p>

**Area of Search H – Banbury and surrounding area**

**Area of Search H – Banbury and surrounding area**

SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p style="text-align: center;">++</p>	<p>The Area of Search has the potential to accommodate a significant number of homes, including affordable homes, to contribute to meeting Oxford's unmet housing need, with significant positive effects for the City of Oxford.</p> <p>Cherwell's housing need has already been planned for through the Part 1 strategic allocations and any additional Part 2 housing allocations.</p>
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">--</p>	<p>Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. Area of Search H scored 'Red' in both ITP's assessments of 'access to jobs', hence the significant adverse effect on access to employment opportunities within Oxford. The Area is within 45 minutes walking and public transport accessibility of 1,699 jobs in Oxford but not within 45 minutes highway distance of any jobs in Oxford.</p> <p>Cherwell's housing and employment need has already been planned for through the Part 1 strategic allocations and any additional Part 2 allocations.</p>
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+</p>	<p>The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.</p> <p>Cherwell's housing and employment need has already been planned for through the Part 1 strategic allocations and any additional Part 2 allocations.</p>
<b>SA objectives with particular spatial relevance to Oxford</b>		
3. To reduce poverty and social	<p>Oxford</p>	<p>The Area of Search does not lie in close proximity to the urban edge of Oxford and therefore</p>
	<p>Cherwell</p>	



Area of Search H – Banbury and surrounding area			Justification
SA Objectives	SA Score		
exclusion.	0 +		has a negligible effect on reducing poverty and social exclusion within the City. The communities around Banbury are generally low on the indices on multiple deprivation; however there are several communities within the town which are recorded as being within the 10-30% percentiles, which is well below the national average. Housing growth within close proximity to these communities has the potential to have a positive effect in reducing poverty and social exclusion in Cherwell by contributing to the regeneration of the communities through investment in new public realm, facilities and services. Therefore, a minor positive effect is recorded for this objective in Cherwell District.
6. To improve accessibility to all services and facilities.	Oxford	Cherwell	Area of Search H scored 'Amber' in ITP's assessment of 'proximity to current sustainable transport', hence the minor positive effect in relation to access to services and facilities in Oxford. Banbury's existing train services to Oxford and Bicester are good. While bus services are limited, the Bankside cycle route to NCN 5 links Banbury to Oxford. However, at 26 miles, this represents an unrealistic traveling distance for most individuals.  Area of Search H contains Banbury. Banbury contains a good range of facilities including four secondary schools, several primary schools, a leisure centre, a library, banks and shops. This Area of Search also contains the Category A Village of Bodicote, which has a primary school, Post Office and two public houses. Banbury is connected to the M40 and has a railway station. Therefore, housing growth in the area has the potential to generate significant positive effects on this objective by maintaining or improving accessibility to services and facilities.
	+	++	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Cherwell	Area of Search H scored 'Amber' in ITP's assessment of 'proximity to current sustainable transport', hence the minor positive effect in relation to reducing greenhouse gas emissions, air pollution and road congestion. Banbury's existing train services to Oxford and Bicester are good. While bus services are limited, the Bankside cycle route to NCN 5 links Banbury to Oxford. However, at 26 miles, this represents an unrealistic traveling distance for most individuals.  Area of Search H contains Banbury and the Category A Village of Bodicote. Banbury has a railway station and the Bankside cycle route links the town to the National Cycle Network. There are employment opportunities at Banbury.  However, the Area contains the Horsefair and Hennef Way Air Quality Management Areas (AQMAS). Development in close proximity to the AQMAS could impact on local air quality and health, particularly if vehicle movements associated with the new development (including potentially HGVs) compound existing air quality problems. Therefore, both the District-wide
	+	++/-	

Area of Search H – Banbury and surrounding area		
SA Objectives	SA Score	Justification
		effects associated with this objective are likely to be mixed overall.
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	Area of Search H contains Banbury and the Category A Village of Bodicote. Banbury has several GP surgeries as well as a cluster of hospital buildings associated with Oxford University. There are multiple open green spaces and sports facilities within the town. Multiple Public Rights of Way emanate from the urban edge of Banbury, including a National Cycle Route which connects the town to Kidlington and Oxford to the south. There is an excellent opportunity to promote healthy lifestyles through walking and cycling.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the Area of Search is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities		Despite the opportunity to invest in and create new vibrant communities in Cherwell, a minor negative effect is identified in relation to residential amenity. Area of Search H contains Banbury and the Category A Village of Bodicote to the south. Banbury is connected to the M40, which runs along its eastern edge and has a railway station. Therefore, housing growth in the area has the potential to generate minor adverse effects on the existing communities in the short term during construction. Furthermore, new housing developments in close proximity to the railway line and motorway have the potential to generate minor adverse effects on new communities, associated with long term noise and air pollution effects.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	--?	Neithrop Fields Cutting SSSI sits within the urban edge of Banbury and the Giants Cave Local Geological Site is located on the south western edge of the Area. In addition, pockets of NERC Act S41 Habitat of Principal Importance/BAP Priority habitat are scattered throughout the Area.

Area of Search H – Banbury and surrounding area		
SA Objectives	SA Score	Justification
		While the direct effects of new development within the Area of Search on such biodiversity assets cannot be determined with certainty at this strategic level of assessment, the general principle of housing growth within the Area of Search has the potential to generate significant, indirect adverse effects on such assets, in the short term during construction and in the long term associated with the general increase in population in the Area. Direct effects will be determined once more specific proposals are developed and submitted as part of a planning application.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	Area of Search H does not contain portions of or lie within 250m of the Cotswolds Area of Outstanding Natural Beauty (AONB). For the Area to be able to accommodate more housing growth it is likely that this development will have to take place in rural locations as strategic urban extensions to existing settlements. While the effects of such strategic allocations are uncertain until their location, layout, landscaping and design are known, the general principle of housing growth within the rural areas of the Area of Search has the potential to generate adverse effects on the countryside, both in terms of its landscape character and quality and the ability for existing and new communities to access and enjoy what currently exists in the Area. However, Area of Search H contains Banbury. Therefore, the Area is more likely to be able to accommodate housing growth as extensions to the existing urban edge of the town without significant adverse effects on the landscape character of the wider countryside within the District. However the impact and effects of sites will need to take account of further evidence on landscape.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	--?	Area of Search H contains the historic town of Banbury and historic village of Bodicote. The settlement's historic cores are designated as Conservation Areas, each peppered with Listed Buildings. The Oxford Canal Conservation Area cuts through the centre of the town. Wroxton Abbey Registered Park and Garden and Conservation Area borders the Area's western edge. The Former World War I National Filling Factory Scheduled Monument is located just outside the District on the eastern side of the M40. While the effects of new housing development in the Area are uncertain until the location, layout, landscaping and design are known, the general principle of housing growth within the Area of Search has the potential to generate significant adverse effects on the setting and special character the above statutory cultural heritage assets, as well as local cultural heritage assets.
11. To maintain and improve	0	The location of new development within the Area could affect water quality. However the

Area of Search H – Banbury and surrounding area		
SA Objectives	SA Score	Justification
the water quality of rivers and to achieve sustainable water resources management		nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all Areas of Search have a negligible effect on this objective.  Further details are provided in the District's Water Cycle Study (2017).
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	Area of Search H contains the floodplain (including flood zone 2 and 3) of the River Cherwell which flows through the urban area of Banbury. The floodplain represents approximately 10% of the total area of the Area.  While the effects of new housing development in the Area are uncertain until the location and design of such development is known, it is unlikely that such development will be accommodated on areas designated as Flood Zones 2 and 3. However, the general principle of housing growth within the Area of Search (most likely on greenfield land) has the potential to increase the area of impermeable surfaces within the District with minor adverse effects on this objective.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	Area of Search H contains the urban areas of Banbury town and the village of Bodicote. However, for the Area to be able to accommodate additional housing growth it is likely that the majority of this development will take place on areas of greenfield land. The greenfield land surrounding the town and village is designated as Grade 2, 3 and 4 agricultural land.  Therefore, development would result in a net loss of agricultural land within the District with significant adverse effects on this objective. While the majority of the agricultural land within the Area is Grade 2 and 3, there is some uncertainty associated with the fact that it is unknown whether the Grade 3 agricultural land is Grade 3a or Grade 3b.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-?	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within this Area of Search on this objective will be negligible.  However, the vast majority of the greenfield land to the west and south of the Area is designated by Oxfordshire County Council as a Minerals Consultation Region. Given the size of the Area, it is possible that additional housing growth would need to take place on the

Area of Search H – Banbury and surrounding area		
SA Objectives	SA Score	Justification
		Minerals Consultation Region. As there is potential for new housing growth within the Area to sterilise a portion of the County's finite mineral resources limiting the local availability of the resource a minor adverse effect on this objective is recorded; however, in acknowledgement of the fact that approximately half of the greenfield land within the Area is not safeguarded, this effect is uncertain.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	Area of Search H contains the urban areas of Banbury town and the village of Bodicote. However, for the Area to be able to accommodate additional housing growth it is likely that the majority of this development will take place on areas of greenfield land limiting the opportunity to reuse existing buildings and materials. Therefore, a minor adverse effect is recorded for this objective.

#### Area of Search I – Remainder of District / Rural dispersal

Area of Search I – Remainder of District / Rural dispersal		
SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	The Area of Search has the potential to accommodate a significant number of homes, including affordable homes, to contribute to meeting Oxford's unmet housing need, with significant positive effects for the City of Oxford.  Cherwell's housing need has already been planned for through the Part 1 strategic allocations and any additional Part 2 housing allocations.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of Oxford and Oxfordshire.	Oxford -?	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. Area of Search I represents the remainder of the District not covered by the other Areas of Search and was too large for ITP to carryout accurate modelling assessing 'access to jobs'. In the absence a transport modeling score, it is considered that housing growth in the majority of Area of Search I would have a minor adverse effect on this objective. This is due to the fact that the Area is wholly rural in nature and largely remote from existing local and regional centres with sustainable transport links to jobs in Oxford.  Cherwell's housing and employment need has already been planned for through the Part 1



Area of Search I – Remainder of District / Rural dispersal		
SA Objectives	SA Score	Justification
	Oxford	strategic allocations and any additional Part 2 allocations.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	+	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.  Cherwell's housing and employment need has already been planned for through the Part 1 strategic allocations and any additional Part 2 allocations.
SA objectives with particular spatial relevance to Oxford		
3. To reduce poverty and social exclusion.	Oxford	Area of Search I represents the remainder of the District not covered by the other Areas of Search. This Area is wholly rural in character. The vast majority of the Area is recorded as being low on the indices of multiple deprivation. Therefore, across the majority of the area new development is likely to have a negligible effect on reducing poverty and social exclusion in Oxford and Cherwell.
	Cherwell	
6. To improve accessibility to all services and facilities.	Oxford	Area of Search I scored 'Red' in ITP's assessment of 'proximity to current sustainable transport', hence the significant adverse effect in relation to access to services and facilities in Oxford. The Area of Search represents the remainder of the District not covered by the other Areas of Search. Accommodating further housing growth throughout the District's rural areas, not serviced by rail, bus or walk/cycle routes to Oxford would have a significant adverse effect on this objective. Only the Category A villages of Kidlington, Yarnton and Begbroke are in close proximity to Oxford. Kidlington has considerably more services and facilities than any other Category A village.  Area of Search I represents the remainder of the District not covered by the other Areas of Search, which is rural in character. Villages, some of which are Category A villages, are scattered throughout rural areas of the District. However services and facilities and transport opportunities even in Category A villages are limited in Cherwell compared to its towns. The Council's HELAA contains information about these services and facilities. The vast majority of the area is not in close proximity to local services and facilities within the District's towns and villages. Therefore, strategic housing growth in the area has the potential to generate significant adverse effects on this objective, due to the fact that the
	Cherwell	

Area of Search 1 – Remainder of District / Rural dispersal			Justification
SA Objectives	SA Score		
			new development would not be in close proximity to existing services and facilities and employment areas.
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Cherwell	Area of Search 1 scored 'Red' in ITP's assessment of 'proximity to current sustainable transport', hence the significant adverse effect in relation to reducing greenhouse gas emissions, air pollution and road congestion. The Area of Search represents the remainder of the District not covered by the other Areas of Search. Accommodating further housing growth throughout the District's rural areas, not serviced by rail, bus or walk/cycle routes to Oxford would have a significant adverse effect on this objective.  Area of Search 1 represents the remainder of the District not covered by the other Areas of Search, which is rural in character. The vast majority of the area is not in close proximity to local services and facilities within the District's towns and villages and there are limited railway, bus and cycle services and facilities. There are also limited employment opportunities in the rural area. Therefore, a minor adverse effect is also recorded for this objective in Cherwell District.
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)			
2. To improve the health and well-being of the population & reduce inequalities in health.	+		Area of Search 1 represents the remainder of the District not covered by the other Areas of Search. The Area is largely rural and remote, with limited access GP and hospital facilities. While the vast majority of the land within the area is isolated from a good range of public open spaces, sport and recreation facilities, the majority of the land within the rural area of the District is within 800m of a Public Right of Way. Furthermore, there are a number of National Cycle Routes which cross through the District. There are some opportunities to promote healthy lifestyles through walking and cycling.
4. To reduce crime and disorder and the fear of crime.	0		The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the Area of Search is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-		Despite the opportunity to invest in and create new vibrant communities in Cherwell, a minor negative effect is identified in relation to residential amenity. Area of Search 1

Area of Search I – Remainder of District / Rural dispersal		
SA Objectives	SA Score	Justification
		represents the remainder of the District not covered by the other Areas of Search, which is rural in character. Villages are scattered throughout rural areas of the District. Housing growth in these rural areas has the potential to generate minor adverse effects on the on existing communities in the short term during construction.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	--?	<p>Area of Search I represents the remainder of the District not covered by the other Areas of Search. The Area is largely rural and contains dozens of local and national biodiversity sites, including Local Wildlife Sites and SSSIs, and multiple pockets of Ancient Woodland. Ardley Fields Quarry Local Geological Site sits in the centre of the District within the Area. In addition to the ecological assets that fall within the area, the Northbrook Marsh Local Wildlife Site sits on the western edge of the area in West Oxfordshire, the Woodeaton Quarry Geological SSSI and Shabbington Woods Complex ecological SSSI on the southern edge of the area in South Oxfordshire and the Upper Ray Meadows Local Wildlife Site at the eastern edge of the area in Aylesbury Vale District.</p> <p>While the direct effects of new development within the Area of Search on such biodiversity and geodiversity assets cannot be determined with certainty at this strategic level of assessment, the general principle of housing growth within the remoter rural areas of the District has the potential to generate significant, indirect adverse effects on such assets, in the short term during construction and in the long term associated with the general increase in population in the Area. Direct effects will be determined once more specific proposals are developed and submitted as part of a planning application.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	<p>Area of Search I represents the remainder of the District not covered by the other Areas of Search. This Area contains a portion of the Cotswolds Area of Outstanding Natural Beauty (AONB) west on Banbury. Furthermore, much of the western edge within this portion of the District is within 250m of the AONB. The Area is predominantly rural and remote. Therefore, for the Area to be able to accommodate more housing growth it is likely that this development will have to take place in rural locations. While the effects of such strategic allocations are uncertain until their location, layout, landscaping and design are known, the general principle of housing growth within the rural areas of the Area of Search has the potential to generate significant adverse effects on the countryside and the AONB, both in terms of its landscape character and quality and the ability for existing and new communities to access and enjoy what currently exists in the Area.</p>

Area of Search 1 – Remainder of District / Rural dispersal		
SA Objectives	SA Score	Justification
9. To protect, enhance and make accessible for enjoyment, the historic environment.	--?	<p>Area of Search 1 contains multiple Archaeological Priority Areas and Conservation Areas associated with the many historic villages that are distributed throughout the Area, including the Oxford Canal Conservation Area which runs through the centre of the Area. Several Registered Parks and Gardens sit within the area, including the large Wroxton Abbey, Broughton Castle, Middleton Park and Kirtlington Park. Furthermore, numerous listed buildings and scheduled monuments are scattered throughout the Area, as well as the registered Battlefield of Cropredy Bridge (1644). Several historic assets sit in close proximity to the area outside the District in neighbouring authorities, including the Whitehill medieval settlement immediately south of Old Whitehill Farm Scheduled Monument and the Grade 1 Rousham Registered Park and Garden in West Oxfordshire and the Grade I Farnborough Hall Registered Park and Garden and Grade II* listed Upton House Registered Park and Garden in Stratford-on-Avon District Council.</p> <p>While the effects of new housing development in the Area are uncertain until the location, layout, landscaping and design are known, the general principle of housing growth within the Area of Search has the potential to generate significant adverse effects on the setting and special character the above statutory cultural heritage assets, as well as local cultural heritage assets.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of new development within the Area could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all Areas of Search have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>Area of Search 1 contains the floodplains (including flood zone 2 and 3) of the Rivers Cherwell and Ray. In addition, the southern part of the area contains Ot moor which is a large waterlogged moorland. The floodplains represent approximately 5% of the total area of the Area.</p> <p>While the effects of new housing development in the Area are uncertain until the location and design of such development is known, it is unlikely that such development will be accommodated on areas designated as Flood Zones 2 and 3. However, the general principle of housing growth within the Area of Search (most likely on greenfield land) has the</p>

Area of Search 1 – Remainder of District / Rural dispersal		
SA Objectives	SA Score	Justification
		potential to increase the area of impermeable surfaces within the District with minor adverse effects on this objective.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	<p>Area of Search 1 represents the remainder of the District not covered by the other Areas of Search. The Area is largely rural and remote. The majority of the land within the Area is designated as Grade 3 Agricultural Land; however, there are some significant portions of Grade 2 and Grade 4 agricultural land.</p> <p>For the Area to be able to accommodate additional housing growth it is likely that the majority of this development will take place on areas of greenfield land classified as high quality agricultural land. Development on such land will result in a net loss of greenfield and agricultural land within the District with significant adverse effects on this objective. While the majority of the agricultural land within the Area is Grade 3, there is some uncertainty associated with the fact that it is unknown whether the agricultural land is Grade 3a or Grade 3b.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-?	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within this Area of Search on this objective will be negligible.</p> <p>However, there are four pockets of land designated by Oxfordshire County Council as a Minerals Consultation Regions, including a particularly large area to the south and west of Banbury. Given the size of the Area, it is unlikely that additional housing growth would need to take place on the Minerals Consultation Regions. As there is potential for new housing growth within the Area to sterilise a portion of the County's finite mineral resources limiting the local availability of the resource a minor adverse effect on this objective is recorded; however, in acknowledgement of the relatively small proportion of the Area covered by the Minerals Consultation Regions, this effect is uncertain.</p>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	<p>Area of Search 1 represents the remainder of the District not covered by the other Areas of Search. The Area is largely rural greenfield land.</p> <p>For the Area to be able to accommodate additional housing growth it is likely that the majority of this development will take place on areas of greenfield land limiting the opportunity to reuse existing buildings and materials. Therefore, a minor adverse effect is recorded for this objective.</p>



## Appendix 5

### Quantum options detailed appraisal matrix

<b>Justification – Effects on areas of search A and B</b>			
<b>SA Objectives</b>	<b>SA Scores</b>		
	4,400 Homes	> 4,400 Homes	< 4,400 Homes
<b>SA objectives which relate to meeting Oxford's needs</b>			
<p>1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.</p>	++	++	+ + / - - ?
<p>Cherwell District Council has been apportioned 4,400 dwellings as a result of the Oxfordshire Growth Board's Post SHMA Strategic Work Programme. This equates to just under 30% of Oxford's unmet housing need up to 2031. Delivering all 4,400 homes, or significantly more, in close proximity to the City of Oxford will significantly increase the number of affordable homes in areas of search A and B, with significant positive effects on this objective.</p> <p>Delivering significantly less than 4,400 homes within Cherwell is likely to result in an under provision of housing in and around Oxford, which has the potential to generate significant adverse effects on this objective. However, even the provision of significantly fewer dwellings within Cherwell still has the potential to meet a significant proportion of Oxford's unmet housing need with significant positive effects. Overall, this effect is uncertain until the number of homes is known.</p>			
<p>16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of Oxford and Oxfordshire.</p>	++	++	+ / - - ?
<p>Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. Kidlington and the surrounding area (areas of search A and B) scored 'Green' in both ITP's assessments of 'access to jobs'. Areas of search A and B are within 45 minutes walking and public transport accessibility of between 41,000 and 52,000 jobs in Oxford and 45 minutes highway distance of roughly 99,000 jobs in Oxford.</p> <p>Delivering all 4,400 homes, or significantly more, in close proximity to the City of Oxford will significantly increase the number of homes (including affordable homes) for the area's workforce, with significant positive effects on this objective.</p> <p>Delivering significantly less than 4,400 homes within close proximity to Oxford could result in significantly fewer homes in close proximity to the City, making it harder for local workers and students to access the City's employment opportunities, inhibiting economic growth in the area with significant adverse effects on this objective. However, even the provision of significantly fewer dwellings within Cherwell still has the potential to meet a significant proportion of Oxford's unmet housing need, helping to attract and retain workers and students to the area with minor positive effects on this objective. Overall, this effect is uncertain until the number of homes is known.</p>			

SA Objectives	SA Scores			Justification – Effects on areas of search A and B
	4,400 Homes	>4,400 Homes	<4,400 Homes	
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	+	+	+/-?	<p>Delivering all 4,400 homes, or significantly more, in close proximity to the City of Oxford will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford as a result of the increased rates of construction associated with the new developments.</p> <p>Delivering significantly less than 4,400 homes within close proximity to Oxford could result in significantly fewer homes in close proximity to the City, making it harder for local workers and students to access the City's employment and education opportunities, inhibiting economic growth and innovation in the area with minor adverse effects on this objective. However, even the provision of significantly fewer dwellings within Cherwell still has the potential to meet a significant proportion of Oxford's unmet housing need, helping to attract and retain workers and students to the area with minor positive effects on this objective. Overall, this effect is uncertain until the number of homes is known.</p>
<b>SA objectives with particular spatial relevance to Oxford</b>				
3. To reduce poverty and social exclusion.	0	0	0	<p>Kidlington and the surrounding area (areas of search A and B) are generally considered to contain some of the least deprived areas on the indices of multiple deprivation. Therefore, new development within areas of search A and B is likely to have a negligible effect on reducing poverty and social exclusion, i.e. new residential communities are unlikely to contribute to regenerating the area.</p>
6. To improve accessibility to all services and facilities.	++	+	+/-?	<p>The area to the north of Oxford around Kidlington (areas of search A and B) scored 'Green' in ITP's assessment of 'proximity to current sustainable transport' to Oxford due to the presence of good existing bus services to Oxford and Kidlington, and fair bus services to Bicester, the close proximity of Oxford Parkway and Islip train stations and existing Park &amp; Ride sites, including Water Eaton and Peartree. Furthermore, National Cycle Routes 5 &amp; 51 connect areas of search A and B to Oxford which lies 4 miles to the south (a reasonable distance to travel by bike).</p> <p>In addition, areas of search A and B contain Kidlington and the smaller settlements of Begbroke, Islip and Yarnton, and lie in close proximity to Woodstock, which contain a range of local service</p>

SA Objectives	SA Scores			Justification – Effects on areas of search A and B
	4,400 Homes	> 4,400 Homes	< 4,400 Homes	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	++/-	++/-	+/-?	<p>and facilities. In the north western corner of the area (to the north west of Kidlington) lies London-Oxford Airport. Therefore, housing growth in areas of search A and B has the potential to generate significant positive effects on this objective by maintaining or improving accessibility to services and facilities.</p> <p>Delivering all 4,400 homes, or significantly more, in close proximity to the City of Oxford and the village of Kidlington will ensure that the new homes are located in areas with a good range of local services and facilities and in close proximity to the City of Oxford with significant positive effects on this objective.</p> <p>Delivering significantly less than 4,400 homes within close proximity to Oxford would result in the need to meet significantly more of Oxford's unmet housing need in alternative locations within the County, locations which might not have as good accessibility to local services and facilities and the City of Oxford, resulting in minor adverse effects on this objective. However, even the provision of significantly fewer dwellings within Cherwell could still ensure that a significant proportion of Oxford's unmet housing need is located in close proximity to the City's facilities and services, with minor positive effects on this objective. Overall, this effect is uncertain until the number of homes is known.</p> <p>Close proximity or easy access to local facilities and services, reduces the need to travel by private car, helping to encourage the use of more sustainable modes of transport which contribute towards reducing air pollution and road congestion.</p> <p>The area to the north of Oxford around Kidlington (areas of search A and B) scored 'Green' in ITP's assessment of 'proximity to current sustainable transport' to Oxford due to the presence of good existing bus services to Oxford and Kidlington, and fair bus services to Bicester, the close proximity of Oxford Parkway and Islip train stations and existing Park &amp; Ride sites, including Water Eaton and Peartree. Furthermore, National Cycle Routes 5 &amp; 51 connect areas of search A and B to Oxford which lies 4 miles to the south (a reasonable distance to travel by bike).</p> <p>In addition, areas of search A and B contain Kidlington and the smaller settlements of Begbroke, Islip and Yarnton, and lie in close proximity to Woodstock, which contain a range of local service and facilities. In the north western corner of the area (to the north west of Kidlington) lies London-Oxford Airport. Therefore, housing growth in the area has the potential to generate significant</p>

SA Objectives	SA Scores			Justification – Effects on areas of search A and B
	4,400 Homes	> 4,400 Homes	< 4,400 Homes	
				<p>positive effects on this objective by maintaining or improving accessibility to services and facilities. However, the area's southern edge borders the Oxford Air Quality Management Area (AQMA), which covers the entire City. Development in close proximity to the AQMA could impact on local air quality and health, particularly if vehicle movements associated with the new development (including potentially HGVs) compound existing air quality problems, with minor adverse effects on this objective.</p> <p>Delivering all 4,400 homes, or significantly more, in close proximity to the City of Oxford and the village of Kidlington will ensure that the new homes are located in areas with a good range of local services and facilities and in close proximity to the City of Oxford with significant positive effects on this objective.</p> <p>Delivering significantly less than 4,400 homes within close proximity to Oxford would result in the need to meet significantly more of Oxford's unmet housing need in alternative locations within the County, locations which might not have as good accessibility to local services and facilities and the City of Oxford, resulting in minor adverse effects on this objective. However, even the provision of significantly fewer dwellings within Cherwell could still ensure that a significant proportion of Oxford's unmet housing need is located in close proximity to the City's facilities and services, with minor positive effects on this objective. Overall, this effect is uncertain until the number of homes is known.</p>
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)				
2. To improve the health and well-being of the population & reduce inequalities in health.	++	++	+/-?	<p>Areas of search A and B contain Kidlington and the smaller settlements of Begbroke, Islip and Yarnton. Kidlington and Yarnton both contain GP surgeries, sports facilities and other forms of open space. Islip has a GP surgery, allotments, outdoor sports facilities and a children's playground. Areas of search A and B contain multiple Public Rights of Way, and National Cycle Routes connect Kidlington with Bicester to the north and Oxford to the south. Woodstock and the urban area of Oxford are also close by.</p> <p>Delivering all 4,400 homes, or significantly more, in close proximity to Oxford and the villages will ensure that the new homes are located in areas with a good access to medical services and open spaces for recreation, with significant positive effects on this objective.</p>



SA Objectives	SA Scores			Justification – Effects on areas of search A and B
	4,400 Homes	> 4,400 Homes	< 4,400 Homes	
				Delivering significantly less than 4,400 homes within close proximity to Oxford and the villages would result in the need to meet significantly more of Oxford's unmet housing need in alternative locations within the County, locations which might not have as good accessibility to medical services and open spaces and sports facilities for recreation, resulting in minor adverse effects on this objective. However, even the provision of significantly fewer dwellings within Cherwell could still ensure that a significant proportion of Oxford's unmet housing need is located in close proximity to medical services and recreation facilities of Oxford, Kidlington, Islip and Yarnton, with minor positive effects on this objective. Overall, this effect is uncertain until the number of homes is known.
4. To reduce crime and disorder and the fear of crime.	0	0	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within Cherwell under all four options is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	-	-	Despite the opportunity to invest in and create new vibrant communities in Cherwell, a minor negative effect is identified in relation to residential amenity for the options which would result in the development of additional new homes within Cherwell. This is because areas of search A and B, particularly around Kidlington, Begbroke, Islip, Woodstock and Yarnton contain a significant number of existing residential communities. Therefore, housing growth in areas of search A and B has the potential to generate noise, air and light pollution affecting existing communities, particularly in the short term during construction. Furthermore, area of search A contains London-Oxford Airport and the Oxford Spire Business Park, two railway lines and the A44 and A34. New housing developments in close proximity to London-Oxford Airport, A-roads or railway lines have the potential to generate minor adverse effects on new communities, associated with long term noise, air and light pollution effects.

SA Objectives		SA Scores			Justification – Effects on areas of search A and B
		4,400 Homes	> 4,400 Homes	< 4,400 Homes	
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)					
7. To conserve and enhance and create resources for biodiversity	--?	--?	--?	-?	<p>Areas of search A and B contain portions of the Oxford Meadows SAC, Shipton-on-Cherwell &amp; Whitehill Farm Quarries SSSI and Pixey and Yarnton Meads SSSI. Rushy Meadows SSSI lies in the centre of the area to the west of Kidlington. In addition, there are multiple Local Wildlife Sites to the south and west of Kidlington, including some pockets of ancient woodland around Begbroke. The courses of the Oxford Canal and the River Cherwell contain NERC Act S41 Habitat of Principal Importance/BAP Priority Habitat.</p> <p>While the direct effects of new development within Cherwell on such biodiversity assets cannot be determined with certainty at this strategic level of assessment, the general principle of housing growth has the potential to generate indirect adverse effects on such assets, in the short term during construction and in the long term associated with the general increase in population in the area. Direct effects will be determined once more specific proposals are developed and submitted as part of a planning application.</p> <p>The greater the number of dwellings (i.e. under the options to deliver 4,400 homes or significantly more), the more potential for significant adverse effects. Delivering significantly less than 4,400 homes has the potential to generate more minor adverse effects, although this uncertain until the exact number of homes and their location are known.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	--?	--?	-?	<p>For the areas of search A and B to be able to accommodate more housing growth it is likely that development will have to take place in rural locations as strategic urban extensions to the City of Oxford or around the villages of Kidlington, Begbroke, Islip, Shipton-on-Cherwell, Woodstock or Yarnton. The general principle of housing growth within rural areas has the potential to generate adverse effects on the countryside, both in terms of its landscape character and quality and the ability for existing and new communities to access and enjoy what currently exists.</p> <p>Being in close proximity to the large village of Kidlington and the urban area of Oxford, areas of search A and B are more likely to be able to accommodate housing growth as extensions to their existing urban edges without significant adverse effects on the landscape character of the wider countryside within the District. Therefore, accommodating 4,400 homes, or significantly fewer homes, in the area has the potential to generate minor adverse effects.</p>

SA Objectives	SA Scores			Justification – Effects on areas of search A and B
	4,400 Homes	> 4,400 Homes	< 4,400 Homes	
9. To protect, enhance and make accessible for enjoyment, the historic environment.	--?	---	---	<p>Accommodating significantly more than 4,400 dwellings has the potential to generate more significant adverse effects.</p> <p>All effects of new development irrespective of the total amount are uncertain until their location, layout, landscaping and design are known.</p> <p>Areas of search A and B contain multiple Archaeological Priority Areas and Conservation Areas, including the Oxford Canal Conservation Area, which runs through the centre of the area, and the Conservation Areas within the urban area of Kidlington and the smaller villages of Begbroke, Shipton-on-Cherwell, Hampton Poyle and Islip. The Registered Park and Garden at Yarnton Manor sits in the south western corner of the parcel. Furthermore, numerous listed buildings and scheduled monuments are scattered throughout areas of search A and B, including the deserted village of Hampton Gay.</p> <p>Finally, the Areas of Search lie in close proximity to the historic settlement of Woodstock which lies adjacent to the Blenheim Palace World Heritage Site.</p> <p>Given the concentration of historic assets within the area, the general principle of housing growth has the potential to generate significant adverse effects on their setting and special character. The greater the number of dwellings (i.e. under the options to deliver 4,400 homes or significantly more), the more potential for significant adverse effects. Delivering significantly less than 4,400 homes within area has the potential to generate more minor adverse effects, although this is uncertain until the exact number of homes and their location are known.</p> <p>All effects of new development irrespective of the amount to be delivered are uncertain until their location, layout, landscaping and design are known.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	0	0	<p>The location of new development within areas of search A and B could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all options are considered to have a negligible effect on</p>

SA Objectives	SA Scores			Justification – Effects on areas of search A and B
	4,400 Homes	> 4,400 Homes	< 4,400 Homes	
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	--?	--?	-?	<p>this objective.</p> <p>Areas of search A and B contain the floodplains (including flood zone 2 and 3) of the Rivers Thames and Cherwell. In addition, a number of other smaller floodplains (including flood zone 2 and 3) associated with smaller waterways flow through the area.</p> <p>While it is unlikely that development will be accommodated on areas designated as Flood Zones 2 and 3, the general principle of housing growth within areas of search A and B (most likely on greenfield land) has the potential to increase the area of impermeable surfaces within the District with adverse effects on this objective.</p> <p>The greater the number of dwellings, the more potential for significant adverse effects. Delivering 4,400 homes, or significantly more than 4,400 homes, within the area has the potential to generate more significant adverse effects, although this uncertain until the exact number of homes and their location are known.</p> <p>Accommodating significantly less than 4,400 dwellings has the potential to generate more minor adverse effects.</p> <p>All effects of new development irrespective of the amount to be delivered are uncertain until their location, layout, landscaping and design are known.</p>
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	--?	-?	<p>Areas of search A and B contain Kidlington, Yarnton, Begbroke, Islip, Shipton-on-Cherwell, London-Oxford Airport and the Oxford Spire Business Park. However, the vast majority of the land within areas of search A and B is designated as Grade 3 Agricultural Land. There are also some significant pockets of Grade 2 and Grade 4 agricultural land.</p> <p>For areas of search A and B to be able to accommodate additional housing growth it is likely that the majority of this development will take place on areas of greenfield land classified as high quality agricultural land. Development of 4,400 homes or significantly more on such land will result in a net loss of greenfield and agricultural land within the District with significant adverse effects on this objective. While the majority of the agricultural land within areas of search A and B is Grade 3 or higher, there is some uncertainty associated with the fact that it is unknown whether the agricultural land is Grade 3a or Grade 3b.</p> <p>Accommodating significantly less than 4,400 dwellings has the potential to generate more minor</p>

SA Objectives	SA Scores			Justification – Effects on areas of search A and B
	4,400 Homes	>4,400 Homes	<4,400 Homes	
				<p>adverse effects.</p> <p>All effects of new development are uncertain until their location, layout, landscaping and design are known.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.				<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within areas of search A and B on this objective will be negligible.</p> <p>However, the vast majority of the greenfield land within areas of search A and B has been designated by Oxfordshire County Council as a Minerals Consultation Region.</p> <p>For areas of search A and B to be able to accommodate additional housing growth it is likely that the majority of this development will take place on greenfield land within a Minerals Consultation Region, sterilising a portion of the County's finite mineral resources and limiting its local availability. Therefore minor adverse effects are recorded for options involving varying quantities of development within the District.</p>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste				<p>Areas of search A and B contain Kidlington, Yarnton, Begbroke, Islip, Shipton-on-Cherwell, London-Oxford Airport and the Oxford Spire Business Park. However, the vast majority of the land within areas of search A and B is greenfield land.</p> <p>For the areas of search A and B to be able to accommodate additional housing growth it is likely that the majority of this development will take place on areas of greenfield land limiting the opportunity to reuse existing buildings and materials. Therefore minor adverse effects are recorded for options involving varying quantities of development within the District.</p>



## **Appendix 6**

Residential site options within areas of search A and B  
detailed appraisal matrices

## Site Options Selected for Allocation in the Local Plan Part 1 Partial Review

Site 20a - Begbroke Science Park, including Yarnton Nurseries and Begbroke West Gap		Site 20a - Begbroke Science Park, including Yarnton Nurseries and Begbroke West Gap					
SA Objectives	SA Score	Justification					
<b>SA objectives which relate to meeting Oxford's needs</b>							
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 8,731 new dwellings. The Council's HELAA provides further detail about potential site capacity.					
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford +/-	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore a minor mixed effects (+/-) are likely in relation to this SA objective.					
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford +	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.					
<b>SA objectives with particular spatial relevance to Oxford</b>							
3. To reduce poverty and social exclusion.	<table border="1"> <thead> <tr> <th>Oxford</th> <th>Cherwell</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.	
Oxford	Cherwell						
0	0						

Site 20a - Begbroke Science Park, including Yarnton Nurseries and Begbroke West Gap		
SA Objectives	SA Score	Justification
6. To improve accessibility to all services and facilities.	Oxford	<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site within 500m of a premium bus route. A Key bus service is S3 (20 min frequency). Therefore, a significant positive effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site within 500m of a premium bus route. A Key bus service is S3 (20 min frequency). Therefore, a significant positive effect is likely.</p> <p>This site's east boundary is located adjacent to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools. In addition, the site's north west boundary lies directly adjacent to Begbroke which contains a village hall and one public house. Furthermore, the east boundary of the site lies directly adjacent to Yarnton, which includes one primary school, a shop and a village hall. There is an opportunity to link to existing services and facilities.</p>
	Cherwell	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion.	Oxford	<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site within 500m of a premium bus route. A Key bus service is S3 (20 min frequency). Therefore, a significant positive effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and minor negative ( + + / - ) effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site within 500m of a premium bus route. A Key bus service is S3 (20 min frequency). Therefore, a significant positive effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and minor negative ( + + / - ) effect is likely.</p>
	Cherwell	
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and	++	This site is within 800m of three healthcare facilities, the closest being Yarnton Medical

Site 20a - Begbroke Science Park, including Yarnton Nurseries and Begbroke West Gap		
SA Objectives	SA Score	Justification
well-being of the population & reduce inequalities in health.		Practise approximately 294m to the south of the A44 (Woodstock Road West) and the furthest Gosford Hill Medical Centre is approximately 526m to the east of the A4260 (Oxford Road). The site is also located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features located within 800m of the site including Croxford Gardens Amenity Greenspace, Yarnton Pitches, The Phelps Amenity Greenspace, Lyne Road Amenity Greenspace and Cassington Road Amenity Greenspace, Yarnton. Nearby sports facilities, include Little Marsh Playing Field, Yarnton Park, Kidlington Football Club, Ron Groves Park and Begbroke Sports and Social Club. There are several public footpaths which intersect the site around the northern and southern areas of the site. There are two and a cycle route approximately 224m to the east and 44m to the west of the site. These routes may encourage residents to partake of more active modes of transport. As such, a significant positive effect is likely for this SA objective.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The site is adjacent to residential roads within the settlement at Kidlington to the east of the site, Yarnton to the south and Begbroke to the west. In addition, there is a train line which bisects the eastern area of the site and the A44 (Woodstock Road) is adjacent to the western area of the site. Therefore, a minor negative effect is expected on this SA objective during the construction phase and over the longer term.

**Site 20a - Begbroke Science Park, including Yarnton Nurseries and Begbroke West Gap**

SA Objectives	SA Score	Justification
<p><b>Environmental SA objectives</b> (scores only relate to Cherwell District)</p> <p>7. To conserve and enhance and create resources for biodiversity</p>	<p>-?</p>	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found one statutory designated site and four non statutory designated sites. The Rushy Meadows SSSI, a statutory designation, is located immediately adjacent to the north-eastern corner of this site. The non-statutory sites include two Local Wildlife Sites (LWS) and two District Wildlife Sites (DWS): The Meadows west of Oxford Canal LWS and North Meadow west of Canal DWS are located approximately 300m to the south of this site and the Stratfield Brake woodland DWS is a short distance further east of them, on the opposite side of the Oxford Canal. Begbroke Wood LWS is also located approximately 500m to the west of the sites westernmost extent, lying beyond the A44.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is Medium/Low. This value was based upon the wide variety of habitats on site (including potentially ancient species-rich hedgerows) and the potential of these habitats for protected species such as bats and also due to the presence of a species-rich flora community along the Oxford Canal which contains a county-rare species (hop sedge). A minor negative effect is therefore expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>



Site 20a - Begbroke Science Park, including Yarnton Nurseries and Begbroke West Gap		
SA Objectives	SA Score	Justification
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	<p>The site area comprises approximately 175 ha of land which is primarily in agricultural use but also contains Begbroke Science Park in the centre of the site, Parker's Farm in the east and Yarnton Allotments adjacent to the A44 in the west of the area.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium' capacity as some areas within the site are considered most suitable for development including to the east of the railway line. This does not however rule out other areas of the site subject to detailed assessment of any proposals coming forwards. A minor negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains one Listed Building within the boundary, Grade II listed Begbroke Farmhouse. Additionally within the study area, a 500m buffer around the site boundary, there are a further 27 Listed Buildings and four Conservation Areas, including Tudor Cottage, a Grade II Listed Building and Begbroke Conservation Area Conservation.</p> <p>There are 49 recorded, non-designated heritage assets within the study area, of which 32 are within the boundary of the site. There is some duplication within these records and the designated heritage sites, such as those associated with the canal. There are also eleven archaeological events within the study area, of which four are within the site.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Medium sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). Portions of the land within this site adjoin the Oxford Canal, a conservation area which marks a clear distinction between settlement and countryside that makes some contribution to the historic setting of Oxford, albeit limited by distance.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve	0	The location of potential development sites could affect water quality. However the nature of

Site 20a - Begbroke Science Park, including Yarnton Nurseries and Begbroke West Gap		
SA Objectives	SA Score	Justification
the water quality of rivers and to achieve sustainable water resources management		<p>the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>Rowel Brook runs through the northern tip of the site and the Oxford Canal follows its north eastern edge. The site is on greenfield land and is mainly outside of flood zone 3 (less than 25% of the site is within Flood Zone 3); therefore, a minor negative effect is likely.</p> <p>However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2, is susceptible to surface water and groundwater flooding and sewer flooding incidents.</p>
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>This site is on greenfield land and the majority of the site (approximately 45%) is classed as Grade 2 Agricultural Land, while the remainder is classed as Grade 3 (approximately 40%) Agricultural Land and urban (approximately 5%); therefore a significant negative effect is likely.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and	-	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within</p>

Site 20a - Begbroke Science Park, including Yarnton Nurseries and Begbroke West Gap		
SA Objectives	SA Score	Justification
local products.		<p>sites on this objective will be negligible.</p> <p>All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts</p> <p>This site is within a Minerals Consultation Area; therefore a minor negative effect is likely.</p>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	<p>This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.</p>

**Site 22 - Land North West of Oxford Airport, near Woodstock**  
**Site 22 - Land North West of Oxford Airport, near Woodstock**

SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
<p>1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.</p>	<p>Oxford ++</p>	<p>All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 2,436 new dwellings. The Council's HELAA provides further detail about potential site capacity.</p>
<p>16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.</p>	<p>Oxford --</p>	<p>Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'red' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'amber' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, a significant negative effect is likely in relation to this SA objective.</p>
<p>17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.</p>	<p>Oxford +</p>	<p>The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.</p>

**Site 22 - Land North West of Oxford Airport, near Woodstock**

SA Objectives	SA Score		Justification
<b>SA objectives with particular spatial relevance to Oxford</b>			
3. To reduce poverty and social exclusion.	Oxford 0	Cherwell 0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
6. To improve accessibility to all services and facilities.	Oxford +	Cherwell ++	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). Therefore, a minor positive (+) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). The site is located next to Woodstock which contains a number of services and facilities including a primary school, secondary school, a doctor's surgery, shops and places to eat. Therefore, a significant positive (++) effect is likely.</p>
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford +	Cherwell +	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). Therefore, a minor positive (+) effect is likely. In addition, a lower proportion of road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'green' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Overall, a minor positive effect is likely in relation to proximity to sustainable transport, however this site is not considered to have any effect on AQMAs in Oxford.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). Therefore, a minor positive (+) effect is likely. In addition, a lower proportion of road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'green' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Overall, a minor positive effect is likely in relation to proximity to sustainable transport, however this site is not considered to have any effect on AQMAs in Cherwell.</p>



Site 22 - Land North West of Oxford Airport, near Woodstock		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	The site does not lie within 800m of a health facility. There are several public footpaths within 800m and the site is adjacent to a cycle route, which may encourage residents to partake of more active modes of transport. As such, a minor positive effect is likely for this SA objective is likely.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  This site is adjacent to Perdiswell farm House on Shipton Road to the north and a property on Oxford Road to the south. In addition the A4095 (Upper Campsfield Road) and the A44 (Oxford Road) are adjacent to the site. Therefore, a minor negative effect is expected on this SA objective during the construction phase and longer term.

**Site 22 - Land North West of Oxford Airport, near Woodstock**

SA Objectives	SA Score	Justification
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found two statutory designated sites and five non statutory sites. The statutory designations are Shipton-on-Cherwell and Whitehill Farm Quarries SSSI located approximately 1.4km north-east and Blenheim Park approximately 1.2km to 1.4km to the west and south of the site.</p> <p>The non-statutory sites include three Local Wildlife Sites (LWS) and two District Local Wildlife Sites (DLWS): Woodstock Water Meadows is located approximately 1km to the west, Bunker Hill Quarry LWS is approximately 1.4km to the north-east and Langford Meadows LWS is located approximately 1.6km south of site beyond the A4095. Weavely Furze Firewood Allotments is a DLWS located approximately 1.6km to the north of the site beyond Sansoms Lane Green Lane DLWS which located approximately 200m north of the site off Shipton Road.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low due the variety of habitats on site and their potential for protected species and so a minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	<p>The site area comprises approximately 48.72 ha of arable land bound on the north-east and south-east boundaries by a belt of mature deciduous structure planting and on the north-west and south-west boundaries by mature hedgerows which are outgrown in places.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium' capacity as development within the whole site area is not considered to be appropriate due</p>

**Site 22 - Land North West of Oxford Airport, near Woodstock**

SA Objectives	SA Score	Justification
		<p>to the Scheduled Ancient Monument located in the southwest of the site. This is an area which should be protected from development, if development within the wider site area were to take place, to ensure the protection of both the Scheduled Ancient Monument within the site and the setting of the Blenheim Palace World Heritage Site and Grade I Registered Park and Garden. A minor negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	<p>--?</p>	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains one Scheduled Monument, a designated heritage asset. Within the study area, a 500m buffer around the site boundary, is Blenheim Palace, a World Heritage Site, two Grade II Listed Buildings and one Registered Park and Gardens.</p> <p>There are five recorded, non-designated heritage assets within the study area, one of which is located within Site 22. There is one duplication of these records, the Scheduled Monument of Blenheim Villa.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have High/Medium sensitivity and so a significant negative effect is expected on this SA objective.</p> <p>The site is not located in the Oxfordshire Green Belt and therefore the contribution of the land within the site to the setting and special character of historic Oxford has not been assessed within the Cherwell Green Belt Study (2017).</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
<p>11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management</p>	<p>0</p>	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>

**Site 22 - Land North West of Oxford Airport, near Woodstock**

SA Objectives	SA Score	Justification
<p>12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment</p>	-	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>This site is on greenfield land outside of flood zone 3; therefore a minor negative effect is likely.</p> <p>However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to groundwater and sewer flooding incidents.</p>
<p>13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.</p>	--?	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>This site is on greenfield land classed as Grade 3 Agricultural Land; therefore, a significant negative effect is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.</p>
<p>14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	0	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p> <p>All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts</p> <p>This site is not within a Minerals Consultation Area; therefore a negligible effect is expected.</p>

Site 22 - Land North West of Oxford Airport, near Woodstock		
SA Objectives	SA Score	Justification
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.
Site 25 - Land East of Marlborough School, Woodstock		
Site 25 - Land East of Marlborough School, Woodstock		
SA Objectives	SA Score	Justification
SA objectives which relate to meeting Oxford's needs		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 300 new dwellings. The Council's HELAA provides further detail about potential site capacity.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford --	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'red' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'amber' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, a significant negative effect is likely in relation to this SA objective.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and	Oxford +	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.



Site 25 - Land East of Marlborough School, Woodstock		
SA Objectives	SA Score	Justification
Oxfordshire.		
<b>SA objectives with particular spatial relevance to Oxford</b>		
3. To reduce poverty and social exclusion.	Oxford	0
	Cherwell	0
6. To improve accessibility to all services and facilities.	Oxford	
	Cherwell	++
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	
	Cherwell	+

The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.

This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Therefore, a minor positive (+) effect is likely.

This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. The site is within 500m of a premium bus route. The site is located next to Woodstock which contains a number of services and facilities including a primary school, secondary school, a doctor's surgery, shops and restaurants. There is an opportunity to link to existing services and facilities. Therefore, a significant positive (++) effect is likely.

This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Therefore, a minor positive (+) effect is likely. In addition, a lower proportion of road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'green' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Overall, a minor positive effect is likely in relation to proximity to sustainable transport, however this site is not considered to have any effect on AQMAs in Oxford.

This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Therefore, a minor positive (+) effect is likely. In addition, a lower proportion of road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this

Site 25 - Land East of Marlborough School, Woodstock		
SA Objectives	SA Score	Justification
		site scored 'green' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Overall, a minor positive effect is likely in relation to proximity to sustainable transport, however this site is not considered to have any effect on AQMAs in Cherwell.
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	The site does not lie within 800m of a health facility. There are several public footpaths and a cycle route within 800m of this site, which may encourage residents to partake of more active modes of transport. As such, a minor positive effect is likely for this SA objective is likely.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The site is adjacent to residential roads on Shipton Road, a school and recreational ground to the west of the site. Therefore, a minor negative effect is expected on this SA objective during the construction phase.

Site 25 - Land East of Marlborough School, Woodstock		
SA Objectives	SA Score	Justification
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found two statutory and four non statutory designated sites within the 2km area of search. The statutory designated sites are Shipton-on-Cherwell &amp; Whitwell Farm Quarries SSSI located approximately 1.4km to the north-east and Blenheim Park SSSI lies approximately 1.5km to the west.</p> <p>The non-statutory sites include two Local Wildlife Sites (LWS) and two District Local Wildlife Sites (DLWS): Woodstock Water Meadows is located approximately 1km to the west, Bunker Hill Quarry LWS lies approximately 1.7km to the north-east, Weavely Furze Firewood Allotments is a DLWS located approximately 1.2km to the north of the site and Samsoms Lane Green Lane DLWS abuts the site forming the north-west boundary.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be medium/low due the variety of habitats on site and their potential for protected species and so a minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	<p>The site area comprises approximately 6.0 ha of arable land which appears to be in continued use. To the north, east and south of the site the land is also in arable use whilst immediately west lies a temporary access track providing access to the construction site immediately west of the site, on the east edge of Woodstock village.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium to low' capacity as consideration should be given to the visibility of the site from the north as the site rises to a high point on the northern boundary and the general indivisibility from the</p>

Site 25 - Land East of Marlborough School, Woodstock		
SA Objectives	SA Score	Justification
		agricultural landscape from the east. A significant negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	0?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there is one Scheduled Monument, Blenheim Villa, located within the study area.</p> <p>There are two recorded non-designated assets within the study area, an Archaeological Constraint Priority Area and a National Monuments Record none of which are located within Site 25.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Low sensitivity and so a negligible effect is expected on this SA objective.</p> <p>The site is not located in the Oxfordshire Green Belt and therefore the contribution of the land within the site to the setting and special character of historic Oxford has not been assessed within the Cherwell Green Belt Study (2017).</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting	-	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are</p>

Site 25 - Land East of Marlborough School, Woodstock		
SA Objectives	SA Score	Justification
detriment to public well- being, the economy and the environment		<p>within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>This site is on greenfield land outside of flood zone 3; therefore a minor negative effect is likely.</p> <p>However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents.</p>
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>This site is on greenfield land classed as Grade 3 Agricultural Land; therefore, a significant negative effect is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p> <p>All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts</p> <p>This site is not within a Minerals Consultation Area; therefore a negligible effect is expected.</p>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	<p>This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.</p>



**Site 38 - North Oxford Triangle, Kidlington**

**Site 38 - North Oxford Triangle, Kidlington**

SA Objectives	SA Score	Justification				
<p><b>SA objectives which relate to meeting Oxford's needs</b></p>	<p>Oxford</p>					
<p>1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.</p>	<p>++</p>	<p>All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 4,270 new dwellings. The Council's HELAA provides further detail about potential site capacity.</p>				
<p>16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.</p>	<p>Oxford ++</p>	<p>Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site is within easy access of more than 20,000 Oxford jobs by walking/cycling or public transport and more than 75,000 Oxford jobs by road (i.e. scored 'Green' in both ITP's assessments of 'access to jobs'); therefore a significant positive effect is likely.</p>				
<p>17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.</p>	<p>Oxford +</p>	<p>The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.</p>				
<p><b>SA objectives with particular spatial relevance to Oxford</b></p>						
<p>3. To reduce poverty and social exclusion.</p>	<table border="1"> <thead> <tr> <th data-bbox="1163 1485 1198 1653">Oxford</th> <th data-bbox="1163 1317 1198 1485">Cherwell</th> </tr> </thead> <tbody> <tr> <td data-bbox="1198 1485 1404 1653">0</td> <td data-bbox="1198 1317 1404 1485">0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	<p>The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.</p>
Oxford	Cherwell					
0	0					

Site 38 - North Oxford Triangle, Kidlington			Justification	
SA Objectives	SA Score			
		Oxford	Cherwell	
6. To improve accessibility to all services and facilities.				<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site partially falls within 500m of a premium bus route. Key bus services include: 2, 2A, 2B, 2C, 2D, S5 (15 minute frequency); 700, S4 (20/30 minute frequency) and 25A (60 min frequency). Therefore, a significant positive effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site partially falls within 500m of a premium bus route. Key bus services include: 2, 2A, 2B, 2C, 2D, S5 (15 minute frequency); 700, S4 (20/30 minute frequency) and 25A (60 min frequency). Therefore, a significant positive effect is likely.</p> <p>This site is located directly adjacent to Cutteslowe which lies outside of the Cherwell District administrative boundary; however, the area contains a number of services and facilities including a primary school, a community centre and a doctor's surgery. There is an opportunity to link to existing services and facilities.</p>
		++	++	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion				<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site partially falls within 500m of a premium bus route. Key bus services include: 2, 2A, 2B, 2C, 2D, S5 (15 minute frequency); 700, S4 (20/30 minute frequency) and 25A (60 min frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (++) effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site partially falls within 500m of a premium bus route. Key bus services include: 2, 2A, 2B, 2C, 2D, S5 (15 minute frequency); 700, S4 (20/30 minute frequency) and 25A (60 min frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (++) effect is likely.</p>
		++/--	++/--	

Site 38 - North Oxford Triangle, Kidlington		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	The site does not lie within 800m of a health facility. The site is also located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features within 800m of this site including Stratfield Brake Sports Ground and Stratfield Brake. Nearby sports facilities include, Oxfordshire Sports Partnership, Spirit Health Club and Banbury Road North Sports Ground. There are two which intersect the site public footpaths within 800m of the site and several more within 800m of the site. There is also a cycle path which intersects the central area of the site. These routes may encourage residents to partake of more active modes of transport. As such, a minor positive effect is likely for this SA objective is likely.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The southern area of the site is adjacent to residential properties, Cutteslowe Park and a sports facility. In addition, the western area of the site is bisected by a train line and the A4165 (Banbury / Oxford Road) and the A34 (Western By Pass Road) is adjacent to the south-western area of the site. Therefore, a minor negative effect is expected on this SA objective during the construction phase and over the longer term.

Site 38 - North Oxford Triangle, Kidlington		
SA Objectives	SA Score	Justification
Environmental SA objectives (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found four statutory designated sites and ten non statutory designated sites within the 2km area of search. The statutory sites are Oxford Meadows SAC located approximately 1km to the south and west, Pixey and Yarnton Meads SSSI lies within the SAC. Port Meadow and Wolvercote Common and Green SSSI lies approximately 1km to the south and Hook Meadow and the Trap Grounds lies approximately 1.5km to the south. The non-statutory sites include seven Local Wildlife Sites (LWS) one provisional LWS (pLWS) and two District Wildlife Sites (DWS): Meadows West of the Oxford Canal, Wet wood and Swamp near Yarnton, Cassington to Yarnton Gravel Pits, Loop Farm Flood Meadows and Dukes Lock Pond all lie to the west, beyond the A34. Canalside Meadows/Oxford Canal Marsh and Meadow North of Goose Green lie to the south beyond A40, Bypass Meadows pLWS, is located to the south-west beyond the A40, Stratfield Brake DWS lies approximately 200m to the north-west beyond the A34 and North Meadow West of Canal DWS lies approximately 1km to the north-west.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the wide variety of habitats on site and their potential for protected species and so a minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>

Site 38 - North Oxford Triangle, Kidlington		
SA Objectives	SA Score	Justification
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	<p>The site area comprises approximately 89.44 ha of land within three land parcels separated by the railway corridor and the A4165 Oxford Road.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium' capacity as development here would form a natural extension to the northern edge of Cutteslowe, resulting in infilling of land between the A4165 Oxford Road and the A34 for the central and west parts of the site. A minor negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	--?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are five Listed Buildings. These include Freize Farmhouse, a Grade II Listed Building.</p> <p>There are 24 recorded, non-designated heritage assets within the study area, of which six are within the boundary of Site 38. There are also two archaeological events within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have High/Medium sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site has no relationship with the historic core of Oxford; however, undeveloped hillsides and river floodplains are recognised as key landscape features providing a containing edge in views towards Oxford's setting. Therefore, a minor negative effect is recognised for this portion of the objective.</p> <p>Overall, a significant negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features</p>
11. To maintain and improve the water quality of rivers and	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage</p>



Site 38 - North Oxford Triangle, Kidlington		
SA Objectives	SA Score	Justification
to achieve sustainable water resources management		treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.  Further details are provided in the District's Water Cycle Study (2017).
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.  The site is on greenfield land and is mainly outside of flood zone 3 (less than 5% of the site is within Flood Zone 3); therefore, a minor negative effect is likely.  However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water, groundwater and sewer flooding incidents.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.  This site is on greenfield land and the majority of the site (approximately 70%) is classed as Grade 3 Agricultural Land, while the remainder (approximately 30%) is classed as Grade 2 Agricultural Land. Overall, a significant negative effect is likely. Although this is uncertain depending on whether it is, Grade 3a or Grade 3b which is not known.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.  All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their

Site 38 - North Oxford Triangle, Kidlington		
SA Objectives	SA Score	Justification
		proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts  This eastern area of this site is within a Minerals Consultation Area; therefore a minor negative effect is likely.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

**Site 39A - Frieze Farm**

Site 39A - Frieze Farm		
SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford  ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 1,925 new dwellings. The Council's HELAA provides further detail about potential site capacity.
	Oxford  +/-	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.		

Site 39A - Frieze Farm		
SA Objectives	SA Score	Justification
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
	+	
<b>SA objectives with particular spatial relevance to Oxford</b>		
3. To reduce poverty and social exclusion.	Oxford	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
	0	
6. To improve accessibility to all services and facilities.	Oxford	This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 2.5km of a railway station and partially within 500m of a premium bus route. Key bus services include: 2, 2A, 2B, 2C and S3, which run at a 20 min frequency, and S4, which runs at a 30 min frequency. Therefore, a minor positive (+) effect is likely.
	+	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 2.5km of a railway station and partially within 500m of a premium bus route. Key bus services include: 2, 2A, 2B, 2C and S3, which run at a 20 min frequency, and S4, which runs at a 30 min frequency. The site is not located next to a settlement and there are no services and facilities in the immediate vicinity however links to Kidlington (for example to the supermarket) which is close by are possible. Therefore, a significant positive (++) effect is likely.
	++/--	
	Cherwell	This site is in close proximity to sustainable transport routes (i.e. scored 'Green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 2.5km of a railway station and partially within 500m of a premium bus route. Key bus services include: 2, 2A, 2B, 2C and S3, which run at a 20 min frequency, and S4, which runs at a 30 min frequency. Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road
	++/--	

Site 39A - Frieze Farm		
SA Objectives	SA Score	Justification
		<p>based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and mixed negative (+ + / - -) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 2.5km of a railway station and partially within 500m of a premium bus route. Key bus services include: 2, 2A, 2B, 2C and S3, which run at a 20 min frequency, and S4, which runs at a 30 min frequency. Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and significant negative (+ + / - -) effect is likely.</p>
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	The site is not located within 800m of a healthcare facility, however there are several sports facilities, PRow, areas of open space and two cycle routes with 800m of the site boundary. These facilities are likely to encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. As such, a minor positive effect is likely on this SA objective.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.

Site 39A - Frieze Farm		
SA Objectives	SA Score	Justification
5. To create and sustain vibrant communities	-	<p>Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.</p> <p>All three parcels of the site lie directly adjacent to an A road; the most western parcels is located between the A44 to the west and the A4260 to the east, the central parcel is situated between the A4260 to the west and A34 to the east and the eastern parcel lies directly adjacent to the A34 to the north west and the A4165 to the north. A minor negative effect is therefore likely on this SA objective.</p>
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found five statutory designated sites and nine non-statutory designated sites within the 2km area of search. The statutory designated sites are the Oxford Meadows SAC located approximately 1km to the south and west, Pixey and Yarnton Meads and Wolvercote Meadows SSSI located within the SAC. Port Meadow and Wolvercote Common and Green SSSI (grazed neutral grassland) lies approximately 1.4km to the south and Hook Meadow and the Trap Grounds (unimproved neutral meadow) lies approximately 1.9km to the south.</p> <p>The non-statutory sites include seven Local Wildlife Site (LWS) and two District Wildlife Sites (DWS); Meadows West of the Oxford Canal lies immediately to the west of the site beyond the canal. Wet Wood and Swamp near Yarnton, Cassington to Yarnton Gravel Pits, Loop Farm Flood Meadows and Dukes Lock Pond all lie to the west, beyond the A44. Canalside Meadows/Oxford Canal Marsh and Meadow North of Goose Green lie to the south beyond A40. Stratfield Brake DWS is located on the northern boundary</p>



Site 39A - Frieze Farm		
SA Objectives	SA Score	Justification
		<p>of the site and North Meadow West of Canal DWS lies approximately 250m to the north-west.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low due to the variety of habitats on site and their potential for protected species. A minor negative effect is expected on this SA objective. The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
<p>8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.</p>	--?	<p>The site area is formed of three parcels of land and comprises approximately 38.52 ha of arable farmland. Within the south-east of the western land parcel is Frieze Farm which is accessed via a road crossing the western land parcel of the site from the A44 Woodstock Road on the west site boundary.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium to low' capacity as the central and eastern land parcels are land locked by road and rail corridors and heavily influenced by the large number of vehicles passing and the noise generated. A significant negative effect is therefore expected on this SA objective. Otherwise the site has a medium to high capacity to accommodate development, however the relatively exposed and elevated nature of the site to the south would result in residential development being highly visible from areas to the north including the southern areas of Kidlington and Yarnton.</p> <p>This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains one Grade II Listed Building. Additionally within the study area, a 500m buffer around the site boundary, there are two Listed Buildings and one Conservation Area, the Oxford Canal.</p> <p>There are 20 recorded, non-designated heritage assets within the study area, of which two are within the boundary of Site 39A.</p>

Site 39A - Frieze Farm		
SA Objectives	SA Score	Justification
		<p>Overall, the Archaeology and Heritage Assessment found the site to have Medium sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). While the site lacks direct association with the historic core of Oxford, the openness of the land within this site sloping away from Oxford contributes to the City's rural setting. Furthermore, its relationship with the Oxford Canal, an important historical route into the City, adds to its contribution to setting.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>The Oxford Canal runs along the western edge of the site. The site is on greenfield land and is mainly outside of flood zone 3 (less than 1% of the site is within Flood Zone 3); therefore, a minor negative effect is likely.</p> <p>It should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water,</p>

<b>Site 39A - Frieze Farm</b>	
<b>SA Objectives</b>	<b>SA Score</b>
<b>SA Objectives</b>	<b>Justification</b>
	groundwater and sewer flooding incidents.
13. To improve efficiency in land use through the re-use of previously developed land and encouraging buildings and urban renaissance.	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>This site is on greenfield land and the majority of the site (over 81%) is classed as Grade 3 Agricultural Land, while the remainder is classed as Grade 4 (less than 19%). A significant negative effect therefore is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p> <p>The site lies almost entirely within a Minerals Consultation Area so a minor negative effect is identified on this SA objective.</p>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	<p>This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.</p>

**Site 49 - Land at Stratfield Farm, Oxford Road, Kidlington**

<b>Site 49 - Land at Stratfield Farm, Oxford Road, Kidlington</b>	
<b>SA Objectives</b>	<b>SA Score</b>
<b>SA Objectives which relate to meeting Oxford's needs</b>	<b>Justification</b>
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford ++</p> <p>All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the</p>

**Site 49 - Land at Stratfield Farm, Oxford Road, Kidlington**

SA Objectives	SA Score	Justification				
		<p>number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 523 new dwellings. The Council's HELAA provides further detail about potential site capacity.</p>				
<p>16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.</p>	<p>Oxford +/-</p>	<p>Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, a minor mixed effects (+/-) are likely in relation to this SA objective.</p>				
<p>17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.</p>	<p>Oxford +</p>	<p>The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.</p>				
<p><b>SA objectives with particular spatial relevance to Oxford</b></p>						
<p>3. To reduce poverty and social exclusion.</p>	<table border="1"> <thead> <tr> <th>Oxford</th> <th>Cherwell</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	<p>The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.</p>
Oxford	Cherwell					
0	0					
<p>6. To improve accessibility to all services and facilities.</p>	<table border="1"> <thead> <tr> <th>Oxford</th> <th>Cherwell</th> </tr> </thead> <tbody> <tr> <td>++</td> <td>++</td> </tr> </tbody> </table>	Oxford	Cherwell	++	++	<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). This site partially falls within 500m of a premium bus route. It is served by key bus services: 2, 2A, 2B, 2C, 2D, S5 (15 min frequency) and S4, 700 (20/30 mins frequency). Therefore, a significant positive effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). This site partially falls within 500m of a premium bus route. It is served by key bus services: 2, 2A, 2B, 2C, 2D, S5 (15 min frequency) and S4, 700 (20/30 mins frequency). Therefore, a significant positive effect is likely.</p> <p>This site is located directly adjacent to Kidlington which contains a number of services and</p>
Oxford	Cherwell					
++	++					

**Site 49 - Land at Stratfield Farm, Oxford Road, Kidlington**

SA Objectives	SA Score		Justification
<p>10. To reduce air pollution (including greenhouse gas emissions) and road congestion</p>	<p>Oxford</p>	<p>Cherwell</p>	<p>facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). This site partially falls within 500m of a premium bus route. It is served by key bus services: 2, 2A, 2B, 2C, 2D, S5 (15 min frequency) and S4, 700 (20/30 mins frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (+ + / - -) effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). This site partially falls within 500m of a premium bus route. It is served by key bus services: 2, 2A, 2B, 2C, 2D, S5 (15 min frequency) and S4, 700 (20/30 mins frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (+ + / - -) effect is likely.</p>



Site 49 - Land at Stratfield Farm, Oxford Road, Kidlington		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	This site is approximately 732m south of Gosford Hill Medical Centre. The site is also located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features within 800m of this site including Stratfield Brake Sports Ground and Stratfield Brake adjacent to southern area of the site and Croxford Gardens Amenity Greenspace, which is adjacent to the northern area of the site. Nearby sports facilities include Stratfield Brake and Ron Groves Park. There are several public footpaths within 800m of the site, the nearest is adjacent to the western area of the site and there is a cycle path adjacent to the eastern area of the site. These routes may encourage residents to partake of more active modes of transport. As such, a significant positive effect is likely for this SA objective.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The site is adjacent to residential roads within the settlement at Kidlington to the east of the site. In addition, the A4260 (Frieze Way) is adjacent to the eastern area of the site. Therefore, a minor negative effect is expected on this SA objective during the construction phase and over the longer term.

**Site 49 - Land at Stratfield Farm, Oxford Road, Kidlington**

SA Objectives	SA Score	Justification
<p><b>Environmental SA objectives</b> (scores only relate to Cherwell District)</p>		
<p>7. To conserve and enhance and create resources for biodiversity</p>	<p>-?</p>	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found three statutory designated sites and three non statutory designated sites within the 2km area of search. The statutory sites are Oxford Meadows SAC, Pixey and Yarnton Meads SSSI located within the SAC and Rushy Mead SSSI located approximately 1.8km north-west of the site.</p> <p>The non-statutory sites include one Local Wildlife Site (LWS) and two District Local Wildlife Sites (DLWS): Stratfield Brake DLWS abuts the southern boundary of the site and both Meadows West of the Oxford Canal LWS and North Meadow West of Canal DLWS are located approximately 340m south-west of the site to the west of Oxford Canal.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium. This value is due to the wide variety of habitats on site and their potential for protected species. There are two areas of woodland onsite, both appear to be semi-natural and both appear to exceed 0.25ha in size. The grassland in particular in the east of the site has a diverse forb community and the site supports a good network of hedgerows around and within the centre of the site. The site also abuts the Oxford Canal (an important wildlife corridor) to the west and a DLWS to the south. A minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>

**Site 49 - Land at Stratfield Farm, Oxford Road, Kidlington**

SA Objectives	SA Score	Justification
<p>8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.</p>	<p>-?</p>	<p>The site area comprises approximately 10.46 ha of land which is a mixture of rough grassland, scrub, and amenity land associated with Stratfield Farm building which appears to be unused (unconfirmed).</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium to high' capacity as this would form a natural extension to the south edge of Kidlington with the existing playing fields and Stratfield Brake providing a strong southern limit to development. A minor negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	<p>-?</p>	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains one designated heritage assets, a Listed Building. Within the study area, a 500m buffer around the site boundary, there are two Listed Buildings and one Conservation Area. These include Oxford Canal Kidlington Green Lock, a Grade II Listed Building and Oxford Canal Conservation Area.</p> <p>There are seven recorded, non-designated heritage assets within the study area, of which none are located within Site 49. There are also two archaeological events within the study area, one of which is located within the site.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Medium sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site has a strong relationship with the Oxford Canal, an important historic route into the City; however, its proximity to the urban edge of Kidlington limits this role.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
<p>11. To maintain and improve the water quality of rivers and</p>	<p>0</p>	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage</p>

**Site 49 - Land at Stratfield Farm, Oxford Road, Kidlington**

SA Objectives	SA Score	Justification
<p>to achieve sustainable water resources management</p>		<p>treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
<p>12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment</p>	-	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>The Oxford Canal follows the western edge of the site. The site is on greenfield land and is mainly outside of flood zone 3 (less than 5% of the site is within Flood Zone 3); therefore, a minor negative effect is likely.</p> <p>It should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water, groundwater and sewer flooding incidents.</p>
<p>13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.</p>	--?	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>This site is on greenfield land and the majority of the site (approximately 44%) is classed as Grade 3 Agricultural Land, while the remainder is classed as urban land (41%) and Grade 4 Agricultural Land (15%); therefore a significant negative effect is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.</p>
<p>14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	-	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p> <p>All new development will result in the increased consumption of minerals for construction and</p>

<b>Site 49 - Land at Stratfield Farm, Oxford Road, Kidlington</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
		the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts  The majority of this site is within a Minerals Consultation Area; therefore a minor negative effect is likely.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

<b>Site 51 - Land to West of A44/Rutten Lane, North of Cassington Road, surrounding Begbroke Wood</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 9,440 new dwellings. The Council's HELAA provides further detail about potential site capacity.
	++	
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'red' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'red' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, significant negative effects are likely in relation to this SA objective.
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**Site 51 - Land to West of A44/Rutten Lane, North of Cassington Road, surrounding Begbroke Wood**

SA Objectives	SA Score	Justification				
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<table border="1"> <tr> <td data-bbox="209 1317 240 1653">Oxford</td> <td data-bbox="209 1317 240 1653">+</td> </tr> </table>	Oxford	+	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.		
Oxford	+					
<b>SA objectives with particular spatial relevance to Oxford</b>						
3. To reduce poverty and social exclusion.	<table border="1"> <tr> <td data-bbox="547 1317 579 1653">Oxford</td> <td data-bbox="547 1317 579 1653">0</td> </tr> <tr> <td data-bbox="547 1317 579 1653">Cherwell</td> <td data-bbox="547 1317 579 1653">0</td> </tr> </table>	Oxford	0	Cherwell	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
Oxford	0					
Cherwell	0					
6. To improve accessibility to all services and facilities.	<table border="1"> <tr> <td data-bbox="675 1317 707 1653">Oxford</td> <td data-bbox="675 1317 707 1653">+</td> </tr> <tr> <td data-bbox="675 1317 707 1653">Cherwell</td> <td data-bbox="675 1317 707 1653">++</td> </tr> </table>	Oxford	+	Cherwell	++	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). Therefore, a minor positive (+) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). The south eastern boundary of the site lies directly adjacent to Yarnton which includes one primary school, a shop and a village hall. Therefore, a significant positive (++) effect is likely.</p>
Oxford	+					
Cherwell	++					
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	<table border="1"> <tr> <td data-bbox="1042 1317 1074 1653">Oxford</td> <td data-bbox="1042 1317 1074 1653">+/-</td> </tr> <tr> <td data-bbox="1042 1317 1074 1653">Cherwell</td> <td data-bbox="1042 1317 1074 1653">+/-</td> </tr> </table>	Oxford	+/-	Cherwell	+/-	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). Therefore, a minor positive (+) effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and minor negative (+/-) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve</p>
Oxford	+/-					
Cherwell	+/-					

**Site 51 - Land to West of A44/Rutten Lane, North of Cassington Road, surrounding Begbroke Wood**

SA Objectives	SA Score	Justification
		<p>Cherwell). The site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). Therefore, a minor positive (+) effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AOMAs in Cherwell and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and minor negative (+/-) effect is likely.</p>
<p><b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)</p>		
<p>2. To improve the health and well-being of the population &amp; reduce inequalities in health.</p>	<p>++</p>	<p>Yarnton Medical Practise is within the eastern area of the site. The site is also located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features located within 800m of the site including Yarnton Playing Fields, Cassington Road Amenity Greenspace, Yarnton and the Paddocks, Yarnton. Nearby sports facilities include Yarnton Park and Begbroke Sports and Social Club. There are several public footpaths which intersect the site and two which are adjacent to the north western and western areas of the site. The eastern area of the site is also adjacent to a cycle path. These routes may encourage residents to partake of more active modes of transport. As such, a significant positive effect is likely for this SA objective.</p>
<p>4. To reduce crime and disorder and the fear of crime.</p>	<p>0</p>	<p>The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.</p>
<p>5. To create and sustain vibrant communities</p>	<p>-</p>	<p>Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.</p> <p>The site is adjacent to residential roads within the settlement at Yarnton to the east of the site. In addition the A44 (Woodstock Road West) is adjacent to the north as well as a train line to the southwest and Bladon Park to the west. Therefore, a minor negative effect is</p>

Site 51 - Land to West of A44/Rutten Lane, North of Cassington Road, surrounding Begbroke Wood		
SA Objectives	SA Score	Justification
		expected on this SA objective during the construction phase and over the longer period.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found five statutory sites within the 2km area of search and six non statutory designated sites within the 1km area of search. Rushy Meadows SSSI, statutory designated site, is located 1km to the east of the site adjacent to Oxford Canal at Kidlington. The second is Blenheim Park which is located approximately 1.9km north-west of the site west of Bladon. The other three statutory sites include Oxford Meadows SAC and Pixey and Yarnton Meads SSSI and Cassington Meadows SSSI both of which are located within the SAC. All three statutory designated sites all located between approximately 1km and 1.5km south of the site and located just south of the A40.</p> <p>The non-statutory sites include three Local Wildlife Sites (LWS) and two District Local Wildlife Sites (DLWS); Frogwelldown Lane DLWS is located onsite along a woodland corridor where the footpath known as Shakespeare's Way between Yarnton and Begbroke is also located. Yarnton Sidings DLWS is located approximately 20m south-west of the site along the railway line and to the south of Cassington Road. Beyond this site are two LWS's; Cassington to Yarnton Gravel Pits LWS is located approximately 500m to the south of the site and Acrey Pits LWS, a disused quarry, is located approximately 1km to the south-west of the site. In the middle of site, but not part of the site, is Begbroke Wood an ancient woodland and a LWS designated for its lowland mixed deciduous woodland which is semi-natural in the south and native plantation in the north.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium. This value is due to the site containing a DLWS, abuts</p>

**Site 51 - Land to West of A44/Rutten Lane, North of Cassington Road, surrounding Begbroke Wood**

SA Objectives	SA Score	Justification
		<p>several other LWS and the diverse habitats recorded onsite. The network of hedgerows, which are a UK Priority Habitat, are likely to include some species rich hedges in particular those in the west of the site. The hedges also provide an important wildlife corridor between the DLWS, LWS, and the woodlands both in the centre and surrounding the site. Several notable birds have previously been recorded within the site and although not included in the desk study the wide variety of habitats on site have potential to support a range of protected species. A minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
<p>8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.</p>	<p>--?</p>	<p>The site area comprises approximately 230.80 ha of agricultural land which is in a mix of arable and pastoral use; the land in the south west primarily being arable land and in the north east pastoral. Immediately north east of the site is Begbroke and to the east is Yarnton with the site boundary bordering the village of Yarnton. To the south and west the land is primarily a rolling arable landscape. To the north-west there are large areas of woodland which are Ancient and Semi-Natural woodland and Ancient Replanted woodland.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium to low' within most of the site as the land rises to a localised plateau making it highly visible within the surrounding area. There may however be localised opportunity in the south east of the site adjacent to the existing urban edge of Yarnton which is considered to have a medium capacity. A significant negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	<p>--?</p>	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets, although one Listed Building is located at the centre of the site, but is excluded from the site boundary. However within the study area, a 500m buffer around the site boundary, there is one Registered Park and Garden, one Conservation Area and 40 Listed Buildings including Home Close, a Grade II Listed Building.</p> <p>There are 27 recorded, non-designated heritage assets within the study area, of which three</p>

Site 51 - Land to West of A44/Rutten Lane, North of Cassington Road, surrounding Begbroke Wood		
SA Objectives	SA Score	Justification
		<p>are located within Site 51. There is some duplication within these records and the designated heritage sites, such as the Church of St. Michael and Yarnton Manor. There are also nine archaeological events within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Medium sensitivity. Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site includes arable farmland on high ground, which contributes to the ring of hills around Oxford that form a key aspect of its distinctive setting. Therefore, overall, a significant negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment		<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>A few small watercourses flow through the site. This site is on greenfield land outside of flood zone 3; therefore a minor negative effect is likely.</p> <p>It should also be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents.</p>



**Site 51 - Land to West of A44/Rutten Lane, North of Cassington Road, surrounding Begbroke Wood**

SA Objectives	SA Score	Justification
<p>13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.</p>	<p>---?</p>	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>Approximately 98% of the site is on greenfield land classed as Grade 3 Agricultural Land, with the remaining 2% on Grade 2 Agricultural Land; therefore a significant negative effect is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.</p>
<p>14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	<p>-</p>	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p> <p>All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts</p> <p>The eastern part of this site is within a Minerals Consultation Area; therefore a minor negative effect is likely.</p>
<p>15. To reduce waste generation and disposal, and achieve the sustainable management of waste</p>	<p>-</p>	<p>This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective,</p>

**Site 123 - Land to South of A34, North of Linkside Avenue, Wolvercote**  
**Site 123 - Land to South of A34, North of Linkside Avenue, Wolvercote**

SA Objectives	SA Score	Justification				
<b>SA objectives which relate to meeting Oxford's needs</b>						
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p>++</p>	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 205 new dwellings. The Council's HELAA provides further detail about potential site capacity.				
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p>++</p>	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site is within easy access of more than 20,000 Oxford jobs by walking/cycling or public transport and more than 75,000 Oxford jobs by road (i.e. scored 'Green' in both ITP's assessments of 'access to jobs') ; therefore a significant positive effect is likely.				
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p>+</p>	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.				
<b>SA objectives with particular spatial relevance to Oxford</b>						
3. To reduce poverty and social exclusion.	<table border="1"> <thead> <tr> <th data-bbox="1166 338 1198 488">Oxford</th> <th data-bbox="1166 488 1198 1971">Cherwell</th> </tr> </thead> <tbody> <tr> <td data-bbox="1198 338 1230 488">0</td> <td data-bbox="1198 488 1230 1971">0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
Oxford	Cherwell					
0	0					

**Site 123 - Land to South of A34, North of Linkside Avenue, Wolvercote**

SA Objectives	SA Score		Justification
	Oxford	Cherwell	
6. To improve accessibility to all services and facilities.	+	++	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include 500 (Park and ride service) and 700 which both run at a 15/20 min frequency. Therefore, a minor positive (+) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include 500 (Park and ride service) and 700 which both run at a 15/20 min frequency. This site is located adjacent to Cutteslowe which lies outside of the Cherwell District administrative boundary; however the settlement contains a number of services and facilities including a primary school, a community centre and a doctor's surgery. Therefore, a significant positive (++) effect is likely.</p>
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	+/-	+/-	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include 500 (Park and ride service) and 700 which both run at a 15/20 min frequency. Therefore, a minor positive (+) effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and mixed negative (+/-) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include 500 (Park and ride service) and 700 which both run at a 15/20 min frequency. Therefore, a minor positive (+) effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and significant negative (+/-) effect is likely.</p>

Site 123 - Land to South of A34, North of Linkside Avenue, Wolvercote		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	The site is not within 800m of a healthcare facility. There are however several sports facilities, PRoW, areas of open space and a cycle path all within 800m of the site. These facilities are likely to encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. As such, a minor positive effect is likely for this SA objective.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  An existing residential development on Lakeside Avenue lies directly adjacent to the south of the site so a minor negative effect is likely on this SA objective.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.  The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found four statutory designated sites and ten non statutory sites within the 2km area of search. The statutory sites are Oxford Meadows SAC located approximately 1.2km to the south and west, Pixey and Yarnton Meads SSSI lies

Site 123 - Land to South of A34, North of Linkside Avenue, Wolvercote		
SA Objectives	SA Score	Justification
		<p>within the SAC and Port Meadow and Wolvercote Common and Green SSSI (grazed neutral grassland) lies approximately 1.2km to the south and Hook Meadow and the Trap Grounds (unimproved neutral meadow) lies approximately 1.6km to the south.</p> <p>The non-statutory sites include seven Local Wildlife Sites (LWS), one provisional Local Wildlife Site (pLWS) and two District Wildlife Sites (DWS). The seven LWS are located to the south and west of the site. Meadows West of the Oxford Canal, Wet wood and Swamp near Yarnton, Cassington to Yarnton Gravel Pits, Loop Farm Flood Meadows and Dukes Lock Pond all lie to the west, beyond the A34. Canalside Meadows/Oxford Canal Marsh and Meadow North of Goose Green lie to the south beyond A40. Bypass Meadows, a pLWS, is located to the south-west beyond the A40. Stratfield Brake DWS lies approximately 650m to the north-west beyond the A34 and North Meadow West of Canal DWS lies approximately 1.2km to the north-west.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the wide variety of habitats on site and their potential for protected species and so a minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	0?	<p>The site area comprises approximately 4.14 ha of land which currently forms part of the golf course. Immediately north and east of the site is the golf course; to the west is the railway corridor and to the south an area of existing residential properties.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'high' capacity as this would appear as a natural extension to the existing residential area along Lakeside and Linkside Avenue. A negligible effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>



**Site 123 - Land to South of A34, North of Linkside Avenue, Wolvercote**

SA Objectives	SA Score	Justification
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	<p>-?</p>	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are two Grade II Listed Buildings Frieze Farmhouse and 556 Banbury Road. There are 10 recorded, non-designated heritage assets within the study area, none of which are located within Site 123.</p> <p>The Archaeology and Heritage Assessment found the site to have Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). While there is no relationship between this area and Oxford's historic core, the area is not elevated enough to form part of the green backdrop to views out from the City, but the parcel's wooded character does, as part of the wider golf course, provide a containing edge in views towards Oxford from the north, and from more distant high ground. This adds a rural character to Oxford's setting at close proximity to the City.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
<p>11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management</p>	<p>0</p>	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
<p>12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment</p>	<p>-</p>	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p>

Site 123 - Land to South of A34, North of Linkside Avenue, Wolvercote		
SA Objectives	SA Score	Justification
		<p>This site is on greenfield land outside of flood zone 3; therefore a minor negative effect is likely.</p> <p>However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents.</p>
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>This site is on greenfield land and the entire site is classed as Grade 3 Agricultural Land. A significant negative effect therefore is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p> <p>The site is not within a Minerals Consultation Area so a negligible effect is identified on this SA objective.</p>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	<p>This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.</p>

**Site 126 - Seedlake Piggeries, Yarnton**

Site 126 - Seedlake Piggeries, Yarnton		
SA Objectives	SA Score	Justification

Site 126 - Seedlake Piggeries, Yarnton		
SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 593 new dwellings. The Council's HELAA provides further detail about potential site capacity.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford +/-	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford +	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
<b>SA objectives with particular spatial relevance to Oxford</b>		
3. To reduce poverty and social exclusion.	Oxford 0  Cherwell 0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.

Site 126 - Seedlake Piggeries, Yarnton			
SA Objectives	SA Score		Justification
	Oxford	Cherwell	
6. To improve accessibility to all services and facilities.	++	++	<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. A key bus service is S3 (20 mins frequency). Therefore, a significant positive effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. A key bus service is S3 (20 mins frequency). Therefore, a significant positive effect is likely.</p> <p>The site is located directly adjacent to Yarnton which includes one primary school, a shop and a village hall, but is separated by the A44. There are opportunities to link to Kidlington.</p>
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	++/-	++/-	<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. A key bus service is S3 (20 mins frequency). Therefore, a significant positive effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and minor negative (++)/- effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. A key bus service is S3 (20 mins frequency). Therefore, a significant positive effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and minor negative (++)/- effect is likely.</p>

Site 126 - Seedlake Piggeries, Yarnton		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	The site is located within 800m of Yarnton Medical Practice (a healthcare facility), two sports facilities (Yarnton Park and Little Marsh Playing Field), several PROW routes, areas of open space and a cycle path. These facilities are likely to encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. As such, a significant positive effect is therefore likely on this SA objective.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The south east boundary of the site lies adjacent to the A44 and is also within close proximity to an existing residential development. A minor negative effect is therefore likely on this SA objective.



Site 126 - Seedlake Piggeries, Yarnton		
SA Objectives	SA Score	Justification
Environmental SA objectives (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found three statutory designated sites and ten non statutory sites within the 2km area of search. The statutory sites are Oxford Meadows SAC located approximately 1.7km to the south-west of the site beyond the A40, Pixey and Yarnton Meads SSSI located within the SAC and Rushy Meadows SSSI is located approximately 800m to the north.</p> <p>The non-statutory sites include six Local Wildlife Sites (LWS) and four District Wildlife Sites (DWS); Meadows West of the Oxford Canal LWS lies approximately 900m to the south-east. Wet Wood and Swamp near Yarnton, Loop Farm Flood Meadows, Dukes Lock Pond and Cassington to Yarnton Gravel Pits LWS all lie to the south-west beyond the A44. Begbroke Wood LWS is located approximately 1km to the north-west beyond the A44. North Meadow West of Canal and Stratfield Brake DWS lie 500 and 700m to the south-east respectively. Frogwelldown Lane and Yarnton Sidings are located to the south-west beyond the A44.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the majority of the site being of poor ecological value for wildlife (arable). However the presence of linear features and potential to support roosting/nesting and foraging protected species in the trees and hedgerows around the site boundary. As the northern field was not viewed this assessment is only given for the field in the south-west which could be viewed. A minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>

Site 126 - Seedlake Piggeries, Yarnton		
SA Objectives	SA Score	Justification
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	<p>The site is located on the east edge of Yarnton immediately east of the A44 Woodstock Road and west of the Oxford to Bicester railway line. The site area comprises approximately 11.87 ha of arable land in the form of two fields. Beyond the site to the north is arable land and to the south is a recreational ground.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium to low' capacity as development within this area would result in the spread of the residential area of Yarnton to the east of the A44 Woodstock Road in an area that is disassociated with the smaller area of residential development to the north. A significant negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	0?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are four Grade II Listed Buildings, including, Tudor Cottage and The Grapes Inn.</p> <p>There are 13 recorded, non-designated heritage assets within the study area, of which none are within the boundary of Site 126. There are also two archaeological events within the study area.</p> <p>The Archaeology and Heritage Assessment found the site to have Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site was judged to have an insufficient relationship with Oxford to be considered to contribute to its historic setting or special character.</p> <p>Therefore, overall, a negligible effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>

**Site 126 - Seedlake Piggeries, Yarnton**

SA Objectives	SA Score	Justification
<p>11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management</p>	<p>0</p>	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective. Further details are provided in the District's Water Cycle Study (2017).</p>
<p>12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment</p>	<p>-</p>	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b. A watercourse runs through the centre of the site. This site is on greenfield land outside of flood zone 3; therefore a minor negative effect is likely. However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents.</p>
<p>13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.</p>	<p>--?</p>	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites. This site is on greenfield land and the majority of the site (64%) is classed as Grade 3 Agricultural Land, while the remainder is classed as Grade 4 (36%). A significant negative effect therefore is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.</p>
<p>14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	<p>-</p>	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p>

<b>Site 126 - Seedlake Piggeries, Yarnton</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
		The site lies entirely within a Minerals Consultation Area so a minor negative effect is identified on this SA objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

**Site 178 - Land east of Kidlington and west of the A34**

<b>Site 178 - Land east of Kidlington and west of the A34</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 1,388 new dwellings. The Council's HELAA provides further detail about potential site capacity.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford ++	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site is within easy access of more than 20,000 Oxford jobs by walking/cycling or public transport and more than 75,000 Oxford jobs by road (i.e. scored 'Green' in both ITP's assessments of 'access to jobs') ; therefore a significant positive effect is likely.
17. To sustain and develop economic growth and	Oxford +	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive

Site 178 - Land east of Kidlington and west of the A34		
SA Objectives	SA Score	Justification
innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.		effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
<b>SA objectives with particular spatial relevance to Oxford</b>		
3. To reduce poverty and social exclusion.	Oxford	0
	Cherwell	0
6. To improve accessibility to all services and facilities.	Oxford	Cherwell
	++	++
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Cherwell
	++/--	+/--
<p>The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include: S5 (15 min frequency) and 25A (60 min frequency). Therefore, a significant positive effect is likely.</p> <p>The site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include: S5 (15 min frequency) and 25A (60 min frequency). Therefore, a significant positive effect is likely.</p> <p>Although separated from Kidlington by the Bicester Road, this site is located directly adjacent to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include: S5 (15 min frequency) and 25A (60 min frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative ( ++/-- ) effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell).</p>		



Site 178 - Land east of Kidlington and west of the A34		
SA Objectives	SA Score	Justification
		The site is within 500m of a premium bus route. Key bus services include: S5 (15 min frequency) and 25A (60 min frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (+ + / - -) effect is likely.
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+ +	The site is located within 800m of a healthcare facility (Gosford Hill Medical Centre), several sports facilities, areas of open space, a number of PRoW and a cycle path. These facilities are likely to encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. As such, a significant positive effect is therefore likely on this SA objective.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The site's south east boundary lies directly adjacent to the A34 and the south west boundary lies directly adjacent to the A4165. Furthermore, an existing residential development is located to the north west of the site. A minor negative effect is therefore likely on this SA objective.

Site 178 - Land east of Kidlington and west of the A34		
SA Objectives	SA Score	Justification
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found no statutory designated sites and seven non statutory sites within the 2km area of search.</p> <p>The non-statutory sites include one Local Wildlife Site (LWS), two provisional Local Wildlife Sites (LWS) and four District Wildlife Sites (DWS); Meadows West of the Oxford Canal LWS lies 900m to the south-west of the site. Branson Lake pLWS and Scrub and Kidlington Meadows pLWS lie to the north-west beyond Bicester Road and the River Cherwell. Kidlington Copse DWS is located approximately 1.7km to the north-west. St Mary's Fields DWS is located approximately 1.9km to the north-west. Stratfield Brake DWS and North Meadow West of Canal DWS are located approximately 250m and 775m to the south-west respectively.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the hedgerows on site and their potential for protected species and so a minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	<p>The site area comprises approximately 27.76 ha of land used as pasture, at the time of the site visit used for grazing cattle. Beyond the A34 to the east of the site and to the south the land use is predominantly arable extending towards the edge of Summertown. To the west and north-west is the southern edge of Kidlington.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium to high'</p>

Site 178 - Land east of Kidlington and west of the A34		
SA Objectives	SA Score	Justification
		capacity as it is located immediately adjacent to the existing residential edge of Kidlington, is well screened on the site boundaries and forms a natural extension of the existing residential area up to the well-defined physical boundary of the A34. A minor negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are two Listed Buildings, Kings Arms Public House and attached mounting block and Stratfield Farmhouse.</p> <p>There are 15 recorded, non-designated heritage assets within the study area, one of which extends into Site 178. There are also three archaeological events within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Low sensitivity</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within the site falls within the Cherwell valley is an important element in Oxford's historic setting, but the parcel is not close enough to the river to make a strong contribution, with the A34 effectively limiting its relationship with the valley core. However the parcel does contribute to the rural setting of Oxford as perceived from the A34, one of the major approaches to the City.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.

Site 178 - Land east of Kidlington and west of the A34		
SA Objectives	SA Score	Justification
		Further details are provided in the District's Water Cycle Study (2017).
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	The site does not lie within a flood zone is on greenfield land, so a minor negative effect is likely on this SA objective. However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	-	The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites. This site is on greenfield land and the majority of the site (82%) is classed as Grade 4 Agricultural Land, while the remainder is classed as Grade 3 (18%). A minor negative effect therefore is likely.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible. The majority of the site lies within a Mineral Consultation Area so a minor negative effect is likely on this SA objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

**Site 202 - Land adjacent to Bicester Road, Gosford, Kidlington**

**Site 202 - Land adjacent to Bicester Road, Gosford, Kidlington**

SA Objectives	SA Score	Justification				
<b>SA objectives which relate to meeting Oxford's needs</b>						
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p>++</p>	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 220 new dwellings. The Council's HELAA provides further detail about potential site capacity.				
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p>++</p>	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site is within easy access of more than 20,000 Oxford jobs by walking/cycling or public transport and more than 75,000 Oxford jobs by road (i.e. scored 'Green' in both ITP's assessments of 'access to jobs') ; therefore a significant positive effect is likely.				
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p>+</p>	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.				
<b>SA objectives with particular spatial relevance to Oxford</b>						
3. To reduce poverty and social exclusion.	<table border="1"> <thead> <tr> <th data-bbox="1161 1482 1198 1653">Oxford</th> <th data-bbox="1161 1317 1198 1482">Cherwell</th> </tr> </thead> <tbody> <tr> <td data-bbox="1198 1482 1402 1653">0</td> <td data-bbox="1198 1317 1402 1482">0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
Oxford	Cherwell					
0	0					



**Site 202 - Land adjacent to Bicester Road, Gosford, Kidlington**

SA Objectives	SA Score		Justification
	Oxford	Cherwell	
6. To improve accessibility to all services and facilities.	+	++	<p>The site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 2.5km of a railway station and within 500m of a premium bus route. Key bus services include: S5, which runs at a 15 min frequency, and 25A, which runs at a 60 min frequency. Therefore, a minor positive (+) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 2.5km of a railway station and within 500m of a premium bus route. Key bus services include: S5, which runs at a 15 min frequency, and 25A, which runs at a 60 min frequency. Although separated from Kidlington by the Bicester Road this site is located directly adjacent to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools. Therefore, a significant positive (+ +) effect is likely.</p>
	+	+/-	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	+	+/-	<p>The site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 2.5km of a railway station and within 500m of a premium bus route. Key bus services include: S5, which runs at a 15 min frequency, and 25A, which runs at a 60 min frequency. Therefore, a minor positive (+) effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and mixed negative (+/-) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 2.5km of a railway station and within 500m of a premium bus route. Key bus services include: S5, which runs at a 15 min frequency, and 25A, which runs at a 60 min frequency. Therefore, a minor positive (+) effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and significant negative (+/-) effect is likely.</p>
	+/-	+/-	

Site 202 - Land adjacent to Bicester Road, Gosford, Kidlington		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	The site is located within 800m of a healthcare facility (Gosford Hill Medical Centre), several sports facilities, areas of open space, a number of PROW and a cycle path. These facilities are likely to encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. As such, a significant positive effect is likely on this SA objective.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The site's north boundary lies directly adjacent to an existing residential development. A minor negative effect is therefore likely on this SA objective.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.  The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found no statutory designated sites and seven non statutory designated sites within the 2km area of search. The non-statutory sites include one Local Wildlife Site (LWS), two provisional LWS (pLWS) and four District Wildlife Sites (DWS):

Site 202 - Land adjacent to Bicester Road, Gosford, Kidlington		
SA Objectives	SA Score	Justification
		<p>Meadows West of the Oxford Canal LWS lies approximately 1.3km to the south-west of the site. Branson Lake pLWS and Scrub and Kidlington Meadows pLWS lie to the north-west beyond Bicester Road and the River Cherwell. Kidlington Copse DWS is located approximately 1.6km to the north-west. St Mary's Fields DWS is located approximately 1.6km to the north-west. Stratfield Brake DWS and North Meadow West of Canal DWS are located approximately 1km and 1.4km to the south-west respectively.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the southern hedgerows and trees on the site boundaries which have potential to support protected and notable species and so a minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	0?	<p>The site area comprises approximately 4.43 ha of land which is in arable use. To the north is an existing residential development, and to the south an area of arable farmland extending to the A34.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'high' capacity due to its relative containment by the existing mature hedgerow boundaries and the potential to be perceived as an extension to the residential area immediately north. A negligible effect is therefore expected on this SA objective.</p> <p>This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there is one Grade II Listed building named the Kings Arms Public House and attached mounting block.</p> <p>There are eight recorded, non-designated heritage assets within the study area, none of which are located within Site 202. There is also one archaeological event within the study</p>

Site 202 - Land adjacent to Bicester Road, Gosford, Kidlington		
SA Objectives	SA Score	Justification
		<p>area.</p> <p>The Archaeology and Heritage Assessment found the site to have Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site falls within the Cherwell valley, an important feature in Oxford's historic setting. However, the parcel is too distant from Oxford, and too closely related to Kidlington, to make more than a minor contribution to the rural setting of Oxford.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>The site is on greenfield land and is mainly outside of flood zone 3 (less than 10% of the site is within Flood Zone 3); therefore, a minor negative effect is likely.</p> <p>It should also be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water, groundwater and sewer flooding incidents.</p>
13. To improve efficiency in	-	<p>The location of development can influence the efficient use of land, as sites on high quality</p>

Site 202 - Land adjacent to Bicester Road, Gosford, Kidlington		
SA Objectives	SA Score	Justification
land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.		agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.  This site is on greenfield land and is classed as Grade 4 Agricultural Land. A minor negative effect therefore is likely.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.  The site lies almost entirely within a Minerals Consultation Area so a minor negative effect is identified on this SA objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.



## Site Options Not Selected for Allocation in the Local Plan Part 1 Partial Review

### Site 14 - Land North of The Moors, Kidlington

Site 14 - Land North of The Moors, Kidlington		SA Score	Justification
SA Objectives	SA objectives which relate to meeting Oxford's needs		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 1,084 new dwellings.. The Council's HELAA provides further detail about potential site capacity.
	Oxford		
	Oxford		
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford	+/-	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective.
	Oxford		
	Oxford		
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford	+	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
	Oxford		
	Oxford		
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	Oxford	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
	Cherwell		

**Site 14 - Land North of The Moors, Kidlington**

SA Objectives	SA Score		Justification
	Oxford	Cherwell	
6. To improve accessibility to all services and facilities.	+	++	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include 2C, 2D (15 min frequency) and S4 (30 min frequency). Therefore, a minor positive (+) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include 2C, 2D (15 min frequency) and S4 (30 min frequency). This site is located directly adjacent to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools. Therefore, a significant positive (++) effect is likely.</p>
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	+/-	+/-	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include 2C, 2D (15 min frequency) and S4 (30 min frequency). Therefore, a minor positive (+) effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and minor negative (+/-) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include 2C, 2D (15 min frequency) and S4 (30 min frequency). In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and minor negative (+/-) effect is likely.</p>

Site 14 - Land North of The Moors, Kidlington		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	This site is within 672m of Exeter Surgery / Kidlington and Yarnton Medical Group. The site is also located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features located within 800m of the site including Thrupp Woods, St. Mary's Fields, Park Hill Copse and Gravel Pits Allotments. Nearby sports facilities, include Park Hill Recreation Ground, Exeter Close and Orchard Recreation Ground. There are two public footpaths which intersect the site and a cycle route approximately 130m to the east of the site. These routes may encourage residents to partake of more active modes of transport. As such, a significant positive effect is likely for this SA objective.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The site is adjacent to residential roads within the settlement at Kidlington to the south of the site. Therefore, a minor negative effect is expected on this SA objective during the construction phase.

Site 14 - Land North of The Moors, Kidlington		
SA Objectives	SA Score	Justification
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found there are two statutory designated sites and six non statutory designated sites within 2km of the site's boundary. The two designated sites are Rushy Meadows SSSI located approximately 800m to the south west and Shipton-on-Cherwell and Whitehill Farm Quarries SSSI is located approximately 1.4km to the north-west.</p> <p>The six non designated sites are Langford Meadows Local Wildlife Site (LWS) located approximately 200m to the west of the site beyond the A4260 and Kidlington Meadows LWS, located approximately 300m to the north; Branson's Lake and Scrub provisional LWS, located provisional 800m to the south-east; Kidlington Copse District Local Wildlife Sites (DLWS) is a small woodland located within the north of Kidlington village approximately 380m to the south of the site; and both Thrupp Community Woodland and St Mary's field are DLWS which abut the northern and eastern boundaries of the site.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low due the variety of habitats on site and their potential for protected species and so a minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application, so this effect is also recorded as uncertain.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	<p>The site area comprises approximately 22 ha of land which was formerly in arable use but currently is rough grassland. To the north of the site, the land rises slightly before falling towards the valley of the River Cherwell; to the east is urban fringe of Kidlington and St Mary the Virgin church; to the south is the northern extent of the existing residential area of Kidlington and to the west existing residential properties and Lane End campsite.</p>

Site 14 - Land North of The Moors, Kidlington		
SA Objectives	SA Score	Justification
		<p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium' capacity due to the existing relationship of the site to the existing residential area immediately south. A minor negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are 41 Listed Buildings and five Conservation Areas. These include The Old Dog, a Grade II Listed Building and Hampton Gay, Shipton-on-Cherwell and Thrupp Conservation Area.</p> <p>Similarly, this site does not contain any non-designated heritage assets, but the 500m study area from the site boundary contains 15 recorded, non-designated heritage assets. It must be noted that there is some duplication within these records and the designated heritage sites, such as the Church of St. Mary and Kidlington Railway Station. There are also eight archaeological events.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Medium/Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site was judged to have an insufficient relationship with Oxford to be considered to contribute to its historic setting or special character.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
<p>11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management</p>	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined</p>



Site 14 - Land North of The Moors, Kidlington		
SA Objectives	SA Score	Justification
		through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective. Further details are provided in the District's Water Cycle Study (2017).
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b. The river Cherwell sits close to the north eastern corner of the site. This site is on greenfield land outside of flood zone 3; therefore a minor negative effect is likely. However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water, ground water and sewer flooding incidents.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites. This site is on greenfield land classed as Grade 3 Agricultural Land; therefore a significant negative effect is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible. All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts This site is within a Minerals Consultation Area; therefore a minor negative effect is likely.

Site 14 - Land North of The Moors, Kidlington		
SA Objectives	SA Score	Justification
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

**Site 19 - Shipton on Cherwell Quarry**

**Site 19 - Shipton on Cherwell Quarry**

SA Objectives	SA Score	Justification				
<b>SA objectives which relate to meeting Oxford's needs</b>						
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p style="text-align: center;">++</p>	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 5,430 new dwellings.. The Council's HELAA provides further detail about potential site capacity.				
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">--</p>	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'red' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'amber' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, a significant negative effect is likely in relation to this SA objective.				
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+</p>	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.				
<b>SA objectives with particular spatial relevance to Oxford</b>						
3. To reduce poverty and social exclusion.	<table border="1"> <thead> <tr> <th data-bbox="1157 448 1189 851">Oxford</th> <th data-bbox="1157 851 1189 2072">Cherwell</th> </tr> </thead> <tbody> <tr> <td data-bbox="1189 448 1220 851" style="text-align: center;">0</td> <td data-bbox="1189 851 1220 2072" style="text-align: center;">0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore, a negligible effect is likely.
Oxford	Cherwell					
0	0					

Site 19 - Shipton on Cherwell Quarry			
SA Objectives	SA Score		Justification
	Oxford	Cherwell	
6. To improve accessibility to all services and facilities.	--	--	<p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is more than 500m from a premium bus route. Therefore, a significant negative effect is likely.</p> <p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is more than 500m from a premium bus route. Therefore, a significant negative effect is likely.</p> <p>The site is located near to Shipton on Cherwell which has very limited services or facilities and provides fewer opportunities for walking and cycling to other services and facilities.</p>
	Oxford	Cherwell	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	--	--	<p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is more than 500m from a premium bus route. Therefore, a significant negative effect is likely. In addition, a lower proportion of road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'green' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Overall, a significant negative effect is likely in relation to proximity to sustainable transport, however this site is not considered to have any effect on AQMAs in Oxford.</p> <p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is more than 500m from a premium bus route. Therefore, a significant negative effect is likely. In addition, a lower proportion of road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'green' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Overall, a significant negative effect is likely in relation to proximity to sustainable transport, however this site is not considered to have any effect on AQMAs in Cherwell.</p>
	Oxford	Cherwell	

Site 19 - Shipton on Cherwell Quarry		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	The site is located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features located within 800m of the site including Jerome Way natural greenspace and Bunkers Hill Bowling Green. There are two public footpaths which intersect the site and another two which are adjacent to the eastern portion of the site and the southern area of the site. These routes may encourage residents to partake of more active modes of transport. As such, a minor positive effect is likely for this SA objective is likely.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The settlement at Shipton-on-Cherwell is adjacent to the south of the site and there is another residential area adjacent to the western area of the site. In addition the A4260 (Banbury Road) is adjacent to the southern area of the site while the A4095 (Bunkers Hill) is adjacent to the western edge. The eastern section of the site is also bisected by a train line. Therefore, a minor negative effect is expected on this SA objective during the construction phase and the longer term.



Site 19 - Shipton on Cherwell Quarry		
SA Objectives	SA Score	Justification
Environmental SA objectives (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	--?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found there only one statutory designated site within the 2km area of search; almost a third of the site includes the Shipton-on-Cherwell &amp; Whitehill Farm Quarries SSSI.</p> <p>The Ecological Assessment found four Local Wildlife Site (LWS) and three District Local Wildlife Sites (DLWS) non statutory designated sites within 2km of the site. Langford Meadows LWS is located approximately 1.2km to the south of the site beyond the A4260, Enslow Marsh LWS and Lincelane Copse DLWS is located approximately 800m north-east of the site and Thrupp Community Woodland DLWS is located 1km of the southern site boundary.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/High. This value is due to the wide variety of habitats on site, part of the site is designated as a SSSI and a LWS, the presence of local priority habitats, its connectivity to the Oxford Canal along linear features and the sites potential to support protected and notable species. A significant negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>

Site 19 - Shipton on Cherwell Quarry		
SA Objectives	SA Score	Justification
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	<p>The site area comprises 109ha of land which is a former limestone quarry (now disused) and areas of agricultural land. The site is divided into a number of land parcels which are separated by the main west coast rail corridor passing north to south through the site, a dismantled railway passing through the south west corner of the site, and the A4095 cutting through the north-west corner of the site area.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'low' capacity due to the ecological importance of the area and the setting of the adjacent Conservation areas; there may however be some potential for residential outside designated areas. A significant negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are three Scheduled Monuments, 14 Listed Buildings and two Conservation Areas. These include Deserted village of Hampton Gay Scheduled Ancient Monument, Church of Holy Cross, a Grade II Listed and Oxford Canal Conservation Area.</p> <p>There are 28 recorded, non-designated heritage assets within the 500m study area, of which seven are located within the site. There is some duplication within these records and the designated heritage sites, such as the churchyard cross at the Church of Holy Cross. There are also five archaeological events within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site sits within the Cherwell Valley which has a value as a rural approach to Oxford and forms part of the wider rural setting of Oxford; however, it is too distant to make a significant contribution to this purpose.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p>

Site 19 - Shipton on Cherwell Quarry		
SA Objectives	SA Score	Justification
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>The river Cherwell flows along the north, east and southern edges of the site. Furthermore, the site contains a number of lakes. This site is on brownfield land and approximately 14% of the site's eastern and northern areas are in flood zone 3, therefore a minor negative effect is likely.</p> <p>However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents.</p>
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	+?	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>The site is mainly on brownfield land; therefore a minor positive effect is expected on this SA objective. Although this is uncertain depending on the quality of land in the rest of the site and how the development within the site would eventually be laid out.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and	-	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development</p>

Site 19 - Shipton on Cherwell Quarry		
SA Objectives	SA Score	Justification
local products.		within sites on this objective will be negligible. All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts This site is within a Minerals Consultation Area; therefore a minor negative effect is likely.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	+?	This site is classed as brownfield land; therefore development at this location may involve the re-use of existing buildings and materials which may be present on site. As such a minor positive effect is expected on this SA objective, although this is uncertain depending on the previous use of the site

**Site 20 - Begbroke Science Park**

Site 20 - Begbroke Science Park		
SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 8,731 new dwellings. The Council's HELAA provides further detail about potential site capacity.
	++	

**Site 20 - Begbroke Science Park**

SA Objectives	SA Score	Justification				
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<table border="1"> <tr> <td data-bbox="209 1485 244 1653">Oxford</td> <td data-bbox="244 1485 403 1653">+/-</td> </tr> </table>	Oxford	+/-	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore a minor mixed effects (+/-) are likely in relation to this SA objective.		
Oxford	+/-					
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<table border="1"> <tr> <td data-bbox="403 1485 438 1653">Oxford</td> <td data-bbox="438 1485 967 1653">+</td> </tr> </table>	Oxford	+	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.		
Oxford	+					
<b>SA objectives with particular spatial relevance to Oxford</b>						
3. To reduce poverty and social exclusion.	<table border="1"> <tr> <td data-bbox="1034 1485 1069 1653">Oxford</td> <td data-bbox="1069 1485 1198 1653">0</td> </tr> <tr> <td data-bbox="1034 1357 1069 1485">Cherwell</td> <td data-bbox="1069 1357 1198 1485">0</td> </tr> </table>	Oxford	0	Cherwell	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
Oxford	0					
Cherwell	0					
6. To improve accessibility to all services and facilities.	<table border="1"> <tr> <td data-bbox="1198 1485 1233 1653">Oxford</td> <td data-bbox="1233 1485 1388 1653">++</td> </tr> <tr> <td data-bbox="1198 1357 1233 1485">Cherwell</td> <td data-bbox="1233 1357 1388 1485">++</td> </tr> </table>	Oxford	++	Cherwell	++	This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site within 500m of a premium bus route. A Key bus service is S3 (20 min frequency). Therefore, a significant positive effect is likely.  This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria
Oxford	++					
Cherwell	++					



**Site 20 - Begbroke Science Park**

SA Objectives	SA Score		Justification
			<p>3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site within 500m of a premium bus route. A Key bus service is S3 (20 min frequency). Therefore, a significant positive effect is likely.</p> <p>This site's eastern boundary is located adjacent to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools. Furthermore, the east boundary of the site lies directly adjacent to Yarnton, which includes one primary school, a shop and a village hall. There is an opportunity to link to existing services and facilities.</p>
<p>10. To reduce air pollution (including greenhouse gas emissions) and road congestion</p>	<p>Oxford</p> <p>++/-</p>	<p>Cherwell</p> <p>++/-</p>	<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site within 500m of a premium bus route. A Key bus service is S3 (20 min frequency). Therefore, a significant positive effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and minor negative (++/-) effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site within 500m of a premium bus route. A Key bus service is S3 (20 min frequency). Therefore, a significant positive effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and minor negative (++/-) effect is likely.</p>
<p><b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)</p>			
<p>2. To improve the health and well-being of the population &amp; reduce inequalities in health.</p>	<p>++</p>		<p>This site is within 800m of three healthcare facilities, the closest being Yarnton Medical Practise approximately 294m to the south of the A44 (Woodstock Road West) and the furthest Gosford Hill Medical Centre is approximately 526m to the east of the A4260 (Oxford Road). The site is also located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features located within 800m of the site including Croxford Gardens Amenity Greenspace, Yarnton Pitches, The Phelps Amenity Greenspace, Lyne Road Amenity Greenspace and</p>

Site 20 - Begbroke Science Park		
SA Objectives	SA Score	Justification
		Cassington Road Amenity Greenspace, Yarnton. Nearby sports facilities, include Little Marsh Playing Field, Yarnton Park, Kidlington Football Club, Ron Groves Park and Begbroke Sports and Social Club. There are several public footpaths which intersect the site around the northern and southern areas of the site. There are two and a cycle route approximately 224m to the east and 44m to the west of the site. These routes may encourage residents to partake of more active modes of transport. As such, a significant positive effect is likely for this SA objective.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The site is adjacent to residential roads within the settlement at Kidlington to the east of the site, Yarnton to the south and Begbroke to the west. In addition, there is a train line which bisects the eastern area of the site and the A44 (Woodstock Road) is adjacent to the western area of the site. Therefore, a minor negative effect is expected on this SA objective during the construction phase and over the longer term.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	0?	Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.  The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found one statutory designated site and four non statutory

Site 20 - Begbroke Science Park		
SA Objectives	SA Score	Justification
		<p>designated sites. The Rushy Meadows SSSI, a statutory designation, is located immediately adjacent to the north-eastern corner of this site. The non-statutory sites include two Local Wildlife Sites (LWS) and two District Wildlife Sites (DWS): The Meadows west of Oxford Canal LWS and North Meadow west of Canal DWS are located approximately 300m to the south of this site and the Stratfield Brake woodland DWS is a short distance further east of them, on the opposite side of the Oxford Canal. Begbroke Wood LWS is also located approximately 500m to the west of the sites westernmost extent, lying beyond the A44.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Low. This value was based upon the limited habitats in the presence of mostly artificial habitats, but with the areas of pioneer vegetation being of some interest as they may support bee orchids. A negligible effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	<p>The site area comprises approximately 175 ha of land which is primarily in agricultural use but also contains Begbroke Science Park in the centre of the site, Parker's Farm in the east and Yarnton Allotments adjacent to the A44 in the west of the area.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium' capacity as some areas within the site are considered most suitable for development including to the east of the railway line. This does not however rule out other areas of the site subject to detailed assessment of any proposals coming forwards. A minor negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains one Listed Building within the boundary, Grade II listed Begbroke Farmhouse. Additionally within the study area, a 500m buffer around the site boundary, there are a further 27 Listed Buildings and four Conservation Areas, including Tudor Cottage, a Grade II Listed Building and Begbroke Conservation Area Conservation.</p>

**Site 20 - Begbroke Science Park**

SA Objectives	SA Score	Justification
		<p>There are 49 recorded, non-designated heritage assets within the study area, of which 32 are within the boundary of the site. There is some duplication within these records and the designated heritage sites, such as those associated with the canal. There are also eleven archaeological events within the study area, of which four are within the site.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Medium sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). Portions of the land within this site adjoin the Oxford Canal, a conservation area which marks a clear distinction between settlement and countryside that makes some contribution to the historic setting of Oxford, albeit limited by distance.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
<p>11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management</p>	<p>0</p>	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
<p>12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment</p>	<p>-</p>	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>Rowel Brook runs through the northern tip of the site and the Oxford Canal follows its north eastern edge. The site is on greenfield land and is mainly outside of flood zone 3 (less than 25% of the site is within Flood Zone 3); therefore, a minor negative effect is likely.</p>

**Site 20 - Begbroke Science Park**

SA Objectives	SA Score	Justification
		<p>However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2, is susceptible to surface water and groundwater flooding and sewer flooding incidents.</p>
<p>13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.</p>	<p>--</p>	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>This site is on greenfield land and the majority of the site (approximately 44%) is classed as Grade 2 Agricultural Land, while the remainder is classed as Grade 3 (approximately 41%) Agricultural Land and urban (approximately 4%); therefore a significant negative effect is likely.</p>
<p>14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	<p>-</p>	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p> <p>All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts</p> <p>This site is within a Minerals Consultation Area; therefore a minor negative effect is likely.</p>



**Site 20 - Begbroke Science Park**

SA Objectives	SA Score	Justification
<p>15. To reduce waste generation and disposal, and achieve the sustainable management of waste</p>	<p>-</p>	<p>This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.</p>

**Site 21 - Land off Mill Lane/ Kidlington Road, Islip**

**Site 21 - Land off Mill Lane/ Kidlington Road, Islip**

SA Objectives		SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>			
<p>1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.</p> <p>16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.</p> <p>17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.</p>	Oxford	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. The site has been identified as being able to accommodate, as a theoretical capacity, approximately 226 new dwellings. The Council's HELAA provides further detail about potential site capacity.
	Oxford	+/-	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective.
	Oxford	+	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
<b>SA objectives with particular spatial relevance to Oxford</b>			
<p>3. To reduce poverty and social exclusion.</p>	Oxford	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
	Cherwell	0	

Site 21 - Land off Mill Lane/ Kidlington Road, Islip			SA Score	Justification
SA Objectives	Oxford	Cherwell		
6. To improve accessibility to all services and facilities.	--	-		<p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is more than 500m from a premium bus route. Islip train station is within 2.5km. Therefore, a significant negative effect is likely.</p> <p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is more than 500m from a premium bus route. The site is located near Islip which contains some services and facilities including two public houses, a doctor's surgery and a village hall that also contains a community shop. Therefore, a minor negative effect is likely.</p>
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Cherwell		<p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is more than 500m from a premium bus route, however, within 2.5km of Islip train station. Therefore, a significant negative effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a significant negative (-) effect is likely.</p> <p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is more than 500m from a premium bus route. Therefore, a significant negative effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a significant negative (-) effect is likely.</p>

Site 21 - Land off Mill Lane/ Kidlington Road, Islip		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	This site is within 800m of a healthcare facility (Islip Surgery). The site is also located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features located within 800m of the site including Kidlington Road Amenity Greenspace, Islip, Islip Village Hall Playing Field and River Ray Amenity Greenspace, Islip. There are four public footpaths within 800m of the site. As such, a significant positive effect is likely for this SA objective.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The site is adjacent to residential properties on Kidlington road to the east of the site. Therefore, a minor negative effect is expected on this SA objective during the construction phase.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for	-?	Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through

Site 21 - Land off Mill Lane/ Kidlington Road, Islip		
SA Objectives	SA Score	Justification
biodiversity		<p>habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found one statutory and three non-statutory designated sites designated site within the 2km area of search. Woodeaton Quarry SSSI, a statutory designation, is located approximately 1.9km to the south-east of the site.</p> <p>The non-statutory designations are Branson's Lake and Scrub and Kidlington Meadows provisional Local Wildlife Sites are located approximately 1.5 and 2km respectively to the north-west of the site and Islip Millennium Wood District Local Wildlife Site lies approximately 800m to the south-east of the site.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low due to the limited variety of habitats on site but has a potential for protected species. A minor negative effect is likely on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	<p>The site comprises 4.51 ha of arable land which is divided by a recently constructed macadam bridge leading to a new bridge crossing over the railway corridor. Immediately to the north-east and east of the site are existing residential properties within Islip and the land to the west is agricultural.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium' capacity as this would form an extension to the exiting residential area of Islip up to the natural existing physical boundary of Mill Lane. Care would however have to be given to preserve the positive vista that exists looking towards the site area and wider Conservation Area from the south. A minor negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>



Site 21 - Land off Mill Lane/ Kidlington Road, Islip		
SA Objectives	SA Score	Justification
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, are 24 Listed Buildings and one Conservation Area. These include, The Monks Cottage, a Grade II Listed Building and Islip Conservation Area.</p> <p>There are 13 recorded, non-designated heritage assets including four Archaeological Constraint Priority Areas within the study area, none of which are located within Site 21. There is some duplication within these records and the designated heritage sites, such as a length of garden wall. There is also one archaeological event within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Medium/Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The assessment concludes that while the land within the parcel is some distance from Oxford, the rural character of the approach to the City along the Cherwell valley still contributes to its historic character.</p> <p>Therefore, overall, and so a minor negative effect is expected on this SA objective.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>This site is on greenfield land outside of flood zone 3; therefore a minor negative effect is</p>

Site 21 - Land off Mill Lane/ Kidlington Road, Islip		
SA Objectives	SA Score	Justification
		likely. However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites. This site is on greenfield land classed as Grade 3 Agricultural Land; therefore a significant negative effect is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible. All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts This majority of this site is within a Minerals Consultation Area; therefore a minor negative effect is likely.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective,

**Site 23 - Land at junction of Langford Lane/A44, Begbroke**

<b>Site 23 - Land at junction of Langford Lane/A44, Begbroke</b>		<b>Justification</b>				
<b>SA Objectives</b>	<b>SA Score</b>					
<b>SA objectives which relate to meeting Oxford's needs</b>						
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p style="text-align: center;">++</p>	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 736 new dwellings. The Council's HELAA provides further detail about potential site capacity.				
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+/-</p>	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective.				
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+</p>	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.				
<b>SA objectives with particular spatial relevance to Oxford</b>						
3. To reduce poverty and social exclusion.	<table border="1"> <thead> <tr> <th>Oxford</th> <th>Cherwell</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
Oxford	Cherwell					
0	0					

**Site 23 - Land at junction of Langford Lane/A44, Begbroke**

SA Objectives	SA Score		Justification
	Oxford	Cherwell	
6. To improve accessibility to all services and facilities.	++	++	<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site falls within 500m of a premium bus route, including key bus service S3 (20 min frequency). Therefore, a significant positive effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site falls within 500m of a premium bus route, including key bus service S3 (20 min frequency). Therefore, a significant positive effect is likely.</p> <p>This site is located directly adjacent to Begbroke which only contains a village hall and one public house but Kidlington and Yarnton are nearby.</p>
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Cherwell	<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site falls within 500m of a premium bus route, including key bus service S3 (20 min frequency). Therefore, a significant positive effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and minor negative (+ +/-) effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site falls within 500m of a premium bus route, including key bus service S3 (20 min frequency). Therefore, a significant positive effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and minor negative (+ +/-) effect is likely.</p>
	++/-	++/-	

Site 23 - Land at junction of Langford Lane/A44, Begbroke		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	The site is located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features located within 800m of the site including Begbroke BC (Begbroke Lane), Begbroke Sports Club Play Area and Begbroke Sports Ground. There are two sports facilities nearby including Vida Health and Fitness and Begbroke Sports and Social Club. There is a public footpath approximately 592m north west of the site and another 440m southwest and a cycle route approximately 48m to the west of the site. These routes may encourage residents to partake of more active modes of transport. As such, a minor positive effect is likely for this SA objective is likely.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  This site is nestled between two existing settlements on Evenlode Crescent to the east and Begbroke Crescent to the south. This site is also adjacent to the A44 (Woodstock Road) to the west. Therefore, a minor negative effect is expected on this SA objective during the construction phase and in the longer-term.



Site 23 - Land at junction of Langford Lane/A44, Begbroke		
SA Objectives	SA Score	Justification
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	0?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found one statutory designated site and one non statutory designated sites. The statutory designation is the Rushy Meadows SSSI, located approximately 600m to the east of this site. Langford Meadows LWS, a non-statutory designation is located approximately 800m to the north-east of this site, situated on the far-side of Oxford Spires Business Park.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Low. This value is due to the low value of ecological features, but the site maybe of some potential value for badgers, nesting birds and limited potential for roosting bats. A negligible effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>

Site 23 - Land at junction of Langford Lane/A44, Begbroke		
SA Objectives	SA Score	Justification
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	<p>The area comprises approximately 14.7ha of land currently in arable use. To the north of the site and Langford Lane is London Oxford Airport; to the east is the Immigration Detention Centre; to the south is the northern edge of Begbroke and to the west beyond the A44 is arable land which is contained to the west by a band of deciduous woodland along Rowel Brook.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium to low' capacity owing to the relative isolation of the site from any other residential properties and services and its landscape context in relation to the surrounding business park and airport. A significant negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are ten Listed Buildings and one Conservation Area. These include The Old Rectory, a Grade II Listed Building and Begbroke Conservation Area.</p> <p>There are eight recorded, non-designated heritage assets within the study area, of which none are within the boundary of this site. There is some duplication within these records and the designated heritage sites, such as St Michael's Church. There are also one archaeological event within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Medium to Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site was judged to have an insufficient relationship with Oxford to be considered to contribute to its historic setting or special character.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>

**Site 23 - Land at junction of Langford Lane/A44, Begbroke**

SA Objectives	SA Score	Justification
<p>11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management</p>	<p>0</p>	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective. Further details are provided in the District's Water Cycle Study (2017).</p>
<p>12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment</p>	<p>-</p>	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b. This site is on greenfield land outside of flood zone 3; therefore a minor negative effect is likely. However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents.</p>
<p>13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.</p>	<p>--?</p>	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites. This site is on greenfield land and the majority (approximately 89%) is classed as Grade 3 Agricultural Land, while the remainder is classed as Grade 2 Agricultural Land (approximately 6%), and urban land (approximately 5%). Overall, a significant negative effect is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.</p>
<p>14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and</p>	<p>-</p>	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within</p>

Site 23 - Land at junction of Langford Lane/A44, Begbroke		
SA Objectives	SA Score	Justification
local products.		<p>sites on this objective will be negligible.</p> <p>All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts</p> <p>This site is within a Minerals Consultation Area; therefore a minor negative effect is likely.</p>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	<p>This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.</p>

**Site 24 - Begbroke Lane, North East Field, Begbroke**

**Site 24 - Begbroke Lane, North East Field, Begbroke**

SA Objectives	SA Score	Justification				
<b>SA objectives which relate to meeting Oxford's needs</b>						
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 970 new dwellings. The Council's HELAA provides further detail about potential site capacity.				
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford +/-	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'red' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective.				
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford +	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.				
<b>SA objectives with particular spatial relevance to Oxford</b>						
3. To reduce poverty and social exclusion.	<table border="1"> <thead> <tr> <th>Oxford</th> <th>Cherwell</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
Oxford	Cherwell					
0	0					



Site 24 - Begbroke Lane, North East Field, Begbroke		
SA Objectives	SA Score	Justification
6. To improve accessibility to all services and facilities.	Oxford	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). Therefore, a minor positive (+) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). This site is located directly adjacent to Begbroke which only contains a village hall and one public house but Yarnton and Kidlington are nearby. Therefore, a significant positive (++) effect is likely.</p>
	Cherwell	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). Therefore, a minor positive (+) effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and minor negative (+/-) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). Therefore, a minor positive (+) effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and minor negative (+/-) effect is likely.</p>
	Cherwell	

Site 24 - Begbroke Lane, North East Field, Begbroke		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	The site is located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features located within 800m of the site including Begbroke BC (Begbroke Lane), Begbroke Sports Club Play Area, Begbroke Sports Ground, Lyne Road Amenity Greenspace, Langford Corner Amenity Greenspace and Partridge Close Amenity Greenspace. There are two sports facilities nearby including Vida Health and Fitness and Begbroke Sports and Social Club. There are several public footpaths within 800m of the site to the south, east and western areas of the site, the nearest is adjacent to the southern edge and the furthest is approximately 545m to the west of the site. There is a cycle route approximately 344m to the west of the site. These routes may encourage residents to partake of more active modes of transport. As such, a minor positive effect is likely for this SA objective is likely.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.

Site 24 - Begbroke Lane, North East Field, Begbroke		
SA Objectives	SA Score	Justification
5. To create and sustain vibrant communities	-	<p>Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.</p> <p>This site is nestled between two existing settlements on Evenlode Crescent to the north and Begbroke Crescent to the south. Therefore, a minor negative effect is expected on this SA objective during the construction phase and in the longer-term.</p>
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	0?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found one statutory designated site and one non statutory designated site. The Rushy Meadows SSSI, a statutory designation, is located approximately 200m to the east of this site and Langford Meadows Local Wildlife Site, a non-statutory designation, is located approximately 500m to the north-east of this site, situated on the far-side of Oxford Motor Park. Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Low. This value is due to the site being largely an intensively managed arable field with potential for protected species (apart from farmland nesting birds) restricted to the boundary features. A negligible effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated</p>

Site 24 - Begbroke Lane, North East Field, Begbroke		
SA Objectives	SA Score	Justification
		habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	<p>The site area comprises approximately 19.39ha of land currently in arable use. The south boundary of the site is bordered by Begbroke Lane; a well-used restricted byway connecting the east edge of Begbroke with the west edge of Kidlington and the Oxford Canal.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium' capacity as residential development within the area would alter the existing character of the site and may alter the character of Begbroke Lane public footpath to the south of the site. Development would be subject to a suitable design solution to retain the existing mature green corridor along Begbroke Lane. A minor negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are three Listed Buildings and two Conservation Areas. These include Roundham Lock, Oxford Canal, a Grade II Listed Building and Oxford Canal Conservation Area.</p> <p>There are seventeen recorded, non-designated heritage assets within the study area, of which none are within the boundary of this site. There is some duplication within these records and the designated heritage sites, such as features associated with the canal. There is also one archaeological event within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Medium to Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site was judged to have an insufficient relationship with Oxford to be considered to contribute to its historic setting or special character.</p>

Site 24 - Begbroke Lane, North East Field, Begbroke		
SA Objectives	SA Score	Justification
		Therefore, overall, a minor negative effect is expected on this SA objective. The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective. Further details are provided in the District's Water Cycle Study (2017).
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b. This site is on greenfield land outside of flood zone 3; therefore a minor negative effect is likely. However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--	The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites. This site is on greenfield land and the majority (approximately 68%) is classed as Grade 2 Agricultural Land while the remainder (approximately 31%) is classed as Grade 3 Agricultural Land. Overall, a significant negative effect is likely.



Site 24 - Begbroke Lane, North East Field, Begbroke		
SA Objectives	SA Score	Justification
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p> <p>All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts</p> <p>This site is within a Minerals Consultation Area; therefore a minor negative effect is likely.</p>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	<p>This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.</p>

**Site 27 - Land North of The Moors and East of Banbury Road, Kidlington**

**Site 27 - Land North of The Moors and East of Banbury Road, Kidlington**

SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p>++</p>	<p>All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 1,801 new dwellings. The Council's HELAA provides further detail about potential site capacity.</p>
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p>+/-</p>	<p>Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective.</p>
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p>+</p>	<p>The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.</p>

**Site 27 - Land North of The Moors and East of Banbury Road, Kidlington**

SA Objectives	SA Score		Justification
<b>SA objectives with particular spatial relevance to Oxford</b>			
3. To reduce poverty and social exclusion.	Oxford 0	Cherwell 0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
6. To improve accessibility to all services and facilities.	Oxford +	Cherwell ++	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include 2C, 2D (15 min frequency) and S4 (30 min frequency). Therefore, a minor positive (+) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include 2C, 2D (15 min frequency) and S4 (30 min frequency). This site is located near to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools. Therefore, a significant positive (++) effect is likely.</p>
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford +/-	Cherwell +/-	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include 2C, 2D (15 min frequency) and S4 (30 min frequency). Therefore, a minor positive (+) effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and minor negative (+/-) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include 2C, 2D (15 min frequency) and S4 (30 min frequency). Therefore, a minor positive (+) effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore,</p>

Site 27 - Land North of The Moors and East of Banbury Road, Kidlington		
SA Objectives	SA Score	Justification
		overall a mixed minor positive and minor negative (+/-) effect is likely.
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	The site is located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features located within 800m of the site including Thrupp Woods, St. Mary's Fields, Park Hill Copse and Gravel Pits Allotments. Nearby sports facilities, include Park Hill Recreation Ground, Exeter Close and Orchard Recreation Ground. There are four public footpaths which intersect the site and another two which are adjacent to the west portion of the site. There is a cycle route approximately 133m to the east of the site. These routes may encourage residents to partake of more active modes of transport. As such, a minor positive effect is likely for this SA objective is likely.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  This site includes allotments and there is a train line which bisects the western section of the site. The western section is also adjacent to the A4260 Banbury Road. Therefore, a minor negative effect is expected on this SA objective during the construction phase.

**Site 27 - Land North of The Moors and East of Banbury Road, Kidlington**

SA Objectives	SA Score	Justification
<p><b>Environmental SA objectives</b> (scores only relate to Cherwell District)</p> <p>7. To conserve and enhance and create resources for biodiversity</p>	<p style="text-align: center;">-?</p>	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found two statutory designated sites and nine non statutory designated sites within the 2km area of search. The statutory designated sites are Rushy Meadows SSSI located approximately 750m to the south-west of the site beyond the A4260. Shipton-on-Cherwell &amp; Whitehill Farm Quarries SSSI is located approximately 1.5km to the north.</p> <p>The non-statutory sites include three Local Wildlife Sites (LWS), two provisional LWS (pLWS) and four District Local Wildlife Sites (DLWS); Langford Meadows LWS is located approximately 300m to the west beyond the A4260, Bunkers Hill Quarry LWS lies approximately 1.7km to the north, Bletchingdon Road Verge South LWS lies approximately 1.8km to the north-east, Kidlington Meadows pLWS is located approximately 275m to the north, Branson's Lake and Scrub pLWS lies approximately 800m to the south-east, Thrupp Community Woodland and St Mary's Fields DWS adjoin the site to the north and east respectively. Kidlington Copse (Parkhill Copse) DWS is located approximately 350m to the south and Frognest Farm Field is located approximately 1.9km to the north-east. Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the wide variety of habitats on site and their potential for protected species and so a minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with</p>



**Site 27 - Land North of The Moors and East of Banbury Road, Kidlington**

SA Objectives	SA Score	Justification
		<p>certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
<p>8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.</p>	<p>--?</p>	<p>To the north of the site is arable land falling into the River Cherwell Valley and to the south is arable land.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'low' capacity as the site is currently separated from the urban fringe of Kidlington by a strip of land comprising grassland/fields. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	<p>-?</p>	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there is one Scheduled Monument, 34 Listed Buildings and five Conservation Areas. These include Thrupp Cross, a Scheduled Monument and Old Priest's House, a Grade II Listed Building.</p> <p>There are 22 recorded, non-designated heritage assets within the study area, of which one is located within the boundary of Site 27 (Roman sherds and U flints). There is some duplication within these records and the designated sites, such as Thrupp Village Cross and the Church of St. Mary. There are also six archaeological events within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Medium/Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site adjoins the historic corridor of the Oxford Canal and makes a minor contribution to rural character of the approach to Oxford along the Cherwell valley area, but is too far from the City to play a significant role.</p>

Site 27 - Land North of The Moors and East of Banbury Road, Kidlington		
SA Objectives	SA Score	Justification
		Therefore, overall, a minor negative effect is expected on this SA objective.  The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.  Further details are provided in the District's Water Cycle Study (2017).
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.  The Oxford Canal runs along the western edge of the site and the river Cherwell sits close to the northern edge of the site. The site is on greenfield land and is mainly outside of flood zone 3 (less than 5% of the site is within Flood Zone 3); therefore, a minor negative effect is likely.  However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water, groundwater and sewer flooding incidents.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.  This site is on greenfield land and the majority of the site (approximately 85%) is classed as Grade 3 Agricultural Land, while the remainder (approximately 15%) is classed as Grade 2

Site 27 - Land North of The Moors and East of Banbury Road, Kidlington		
SA Objectives	SA Score	Justification
		Agricultural Land; therefore a significant negative effect is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p> <p>All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts</p> <p>This site is within a Minerals Consultation Area; therefore a minor negative effect is likely.</p>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective,

Site 29 - Land at Shipton on Cherwell

Site 29 - Land at Shipton on Cherwell		SA Score	Justification
SA Objectives	SA objectives which relate to meeting Oxford's needs		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 112 new dwellings. The Council's HELAA provides further detail about potential site capacity.
	Oxford		
	Oxford		
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford	+/-	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'red' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective.
	Oxford		
	Oxford		
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford	+	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
	Oxford		
	Oxford		
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	Oxford	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
	Oxford		
	Oxford		

Site 29 - Land at Shipton on Cherwell		
SA Objectives	SA Score	Justification
6. To improve accessibility to all services and facilities.	Oxford	<p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is more than 500m from a premium bus route. Therefore, a significant negative effect is likely.</p> <p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is more than 500m from a premium bus route. Therefore, a significant negative effect is likely.</p> <p>The site is located directly adjacent to Shipton-on-Cherwell which has very limited services or facilities and provides fewer opportunities for walking and cycling to other services and facilities.</p>
	Cherwell	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	<p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is more than 500m from a premium bus route. Therefore, a significant negative effect is likely. In addition, a lower proportion of road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'green' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Overall, a significant negative effect is likely in relation to proximity to sustainable transport, however this site is not considered to have any effect on AQMAs in Oxford.</p> <p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is more than 500m from a premium bus route. Therefore, a significant negative effect is likely. In addition, a lower proportion of road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'green' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Overall, a significant negative effect is likely in relation to proximity to sustainable transport, however this site is not considered to have any effect on</p>
	Cherwell	



Site 29 - Land at Shipton on Cherwell		
SA Objectives	SA Score	Justification
		AQMAs in Cherwell.
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	The site is located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features located within 800m of the site including Jerome Way Amenity Greenspace and natural greenspace. There are two public footpaths which intersect the site. These routes may encourage residents to partake of more active modes of transport. As such, a minor positive effect is likely for this SA objective is likely.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The settlement at Shipton-on-Cherwell is adjacent to the south of the site. Therefore, a minor negative effect is expected on this SA objective during the construction phase.

Site 29 - Land at Shipton on Cherwell		
SA Objectives	SA Score	Justification
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found one statutory designated site and seven non statutory sites within the 2km area of search. The statutory site is Shipton-on-Cherwell &amp; Whitehill Farm Quarries SSSI located immediately to the north of the site.</p> <p>The non-statutory sites include four Local Wildlife Sites (LWS) and three District Local Wildlife Sites (DLWS): Bunker Hill Quarry LWS is located adjacent and to the north of the site. Both Riverside Meadow DLWS and Bletchingdon Quarry LWS are located within approximately 700m to 800m to the north-east of the site, Langford Meadows LWS is located approximately 1.1km to the south of the site beyond the A4260, Enslow Marsh LWS and Lincelane Copse DLWS is located approximately 800m north-east of the site and Thrupp Community Woodland DLWS is located approximately 1.1km of the southern site boundary.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the wide variety of habitats on site and their potential for protected species and so a minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	<p>The site area comprises approximately 2.23 ha of land which extends in an east to west orientation along a disused railway line and includes a cluster of farm buildings with residential property and associated grounds.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'low' capacity as residential development in the majority of the site along the linear former railway line does</p>

Site 29 - Land at Shipton on Cherwell		
SA Objectives	SA Score	Justification
		not readily lend itself to residential development. The two fields in the east of the site are however considered to have a medium capacity to accommodate residential development. A significant negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are two Scheduled Monuments, 10 Listed Buildings and two Conservation Areas. These include the Deserted village of Hampton Gay, a Scheduled Monument and The Manor and attached outbuildings, a Grade II Listed Building.</p> <p>There are 13 recorded, non-designated heritage assets within the study area, one of which is located within Site 29. There is some duplication within these records and the designated heritage sites, such as Hampton Gay deserted medieval village and a churchyard cross. There are also three archaeological events within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site adjoins the Oxford Canal which represents an important historic approach to the city of Oxford and therefore contributes to its historic setting.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.

Site 29 - Land at Shipton on Cherwell		
SA Objectives	SA Score	Justification
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>Further details are provided in the District's Water Cycle Study (2017).</p> <p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>The River Cherwell flows close to the easternmost edge of the site. The site is on greenfield land and is mainly outside of flood zone 3 (less than 5% of the site is within Flood Zone 3); therefore, a minor negative effect is likely.</p> <p>However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to groundwater and sewer flooding incidents.</p>
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	+?	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>The site is mainly on brownfield land; therefore a minor positive effect is expected on this SA objective. Although this is uncertain depending on the quality of land in the rest of the site and how the development within the site would eventually be laid out.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p> <p>All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts</p> <p>An area of this site is within a Minerals Consultation Area; therefore a minor negative effect is likely.</p>

Site 29 - Land at Shipton on Cherwell		
SA Objectives	SA Score	Justification
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	+?	This site is classed as brownfield land; therefore development at this location may involve the re-use of existing buildings and materials which may be present on site. As such a minor positive effect is expected on this SA objective, although this is uncertain depending on the previous use of the site



**Site 30 - Oil Storage Depot, Bletchingdon Road, Islip**

SA Objectives	SA Score	Justification				
<b>SA objectives which relate to meeting Oxford's needs</b>						
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p>++</p>	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 665 new dwellings. The Council's HELAA provides further detail about potential site capacity.				
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p>+/-</p>	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective.				
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p>+</p>	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.				
<b>SA objectives with particular spatial relevance to Oxford</b>						
3. To reduce poverty and social exclusion.	<table border="1"> <thead> <tr> <th data-bbox="598 481 638 560">Oxford</th> <th data-bbox="598 481 638 840">Cherwell</th> </tr> </thead> <tbody> <tr> <td data-bbox="638 481 678 560">0</td> <td data-bbox="638 481 678 840">0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
Oxford	Cherwell					
0	0					

Site 30 - Oil Storage Depot, Bletchington Road, Islip			Justification
SA Objectives	SA Score		
		Oxford	Cherwell
6. To improve accessibility to all services and facilities.	--	-	<p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is more than 500m from a premium bus route, however, within 2.5km of Islip train station. A significant negative effect is likely.</p> <p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is more than 500m from a premium bus route. The site is located near Islip which contains some services and facilities including two public houses, a doctor's surgery and a village hall that also contains a community shop. Therefore, a minor negative (-) effect is likely.</p>
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Cherwell	<p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is more than 500m from a premium bus route, however, within 2.5km of Islip train station. Therefore, a significant negative effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a significant negative (-) effect is likely.</p> <p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is more than 500m from a premium bus route. Therefore, a significant negative effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a significant negative (-) effect is likely.</p> <p>There is potential for any traffic movements associated with uses which have planning permission to be removed or prevented through re-development for housing but this will be replaced by car journeys.</p>
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Site 30 - Oil Storage Depot, Bletchington Road, Islip		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	This site is within 800m of a healthcare facility (Islip Surgery). The site is also located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features located within 800m of the site including Kidlington Road Amenity Greenspace, Islip, Islip Village Hall Playing Field and River Ray Amenity Greenspace, Islip. There are four public footpaths within 800m of the site. As such, a significant positive effect is likely for this SA objective.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  There may be potential to improve living environments with the re-development of this site but the site is adjacent to residential properties on Bletchington Road to the west of the site. In addition, there is a railway line to south. Therefore, a minor negative effect is expected on this SA objective during the construction phase and during the longer-term.

Site 30 - Oil Storage Depot, Bletchington Road, Islip		
SA Objectives	SA Score	Justification
Environmental SA objectives (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found no statutory designated sites and three non statutory sites within the 2km area of search.</p> <p>The non-statutory sites include one provisional Local Wildlife Sites (pLWS) and two District Wildlife Sites (DWS); Branson's Lake and Scrub pLWS is located approximately 1.7km to the west of the site beyond the A34, Islip Millennium Wood DWS is located approximately 600m south of the site beyond a railway line and Frognest Farm Field DWS is located approximately 1.8km to the north west also beyond the A34.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the wide variety of habitats on site and their potential for protected species and so a minor negative effect is expected on this SA objective.</p> <p>The detailed impacts and mitigation measures required for biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	<p>The site area comprises approximately 13.3 ha of rough grassland and former works associated with the former Oil Storage Depot.</p> <p>residential uses would remove existing uses however, the Council's Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium' capacity as development on the whole site area may be out of scale with the village of Islip and encroach on to the valley of the River Cherwell. A minor negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and</p>

Site 30 - Oil Storage Depot, Bletchington Road, Islip		
SA Objectives	SA Score	Justification
		impact of development sites including in comparison to what was on the site previously.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are 25 Listed Buildings and one Conservation Area. These include the Church of St. Nicholas, a Grade I Listed Building and the Islip Conservation Area.</p> <p>There are 15 recorded, non-designated heritage assets within the study area, of which four are located within Site 30. There is some duplication within these records and the designated heritage sites, such as a garden wall. There is also one archaeological event within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). While the land within this site is some distance from the city of Oxford, the rural character of the approach to the city along the Cherwell valley still contributes to the historic character of the city.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.



Site 30 - Oil Storage Depot, Bletchington Road, Islip		
SA Objectives	SA Score	Justification
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>Further details are provided in the District's Water Cycle Study (2017).</p> <p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>A small watercourse touches the northern tip of the site. This site is on greenfield land outside of flood zone 3; therefore a minor negative effect is likely.</p> <p>However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents.</p>
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	+ + / - -	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>This site is located on a disused oil storage depot. While the site is partly greenfield with approximately 51% of the land within the site classed as Grade 3 Agricultural Land and the remainder Grade 4 Agricultural Land, there is brownfield land which is contaminated. Therefore, the regeneration and redevelopment of the site has the potential to have a significant positive effect on this objective. However, the loss of a significant area of greenfield land recognised for its agricultural quality is likely to have significant adverse effects on this objective.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p> <p>All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts.</p>

Site 30 - Oil Storage Depot, Bletchingdon Road, Islip		
SA Objectives	SA Score	Justification
		The northern part of the site is within a Minerals Consultation Area; therefore a minor negative effect is likely.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective,

**Site 32 - Land adjoining 26 & 33 Webbs Way, Kidlington**

**Site 32 - Land adjoining 26 & 33 Webbs Way, Kidlington**

SA Objectives	SA Score	Justification				
<b>SA objectives which relate to meeting Oxford's needs</b>						
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p style="text-align: center;">++</p>	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 173 new dwellings. The Council's HELAA provides further detail about potential site capacity.				
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+/-</p>	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective.				
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+</p>	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.				
<b>SA objectives with particular spatial relevance to Oxford</b>						
3. To reduce poverty and social exclusion.	<table border="1" style="width: 100%;"> <thead> <tr> <th data-bbox="1134 840 1166 1317">Oxford</th> <th data-bbox="1134 1317 1166 1926">Cherwell</th> </tr> </thead> <tbody> <tr> <td data-bbox="1166 840 1198 1317" style="text-align: center;">0</td> <td data-bbox="1166 1317 1198 1926" style="text-align: center;">0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
Oxford	Cherwell					
0	0					

**Site 32 - Land adjoining 26 & 33 Webbs Way, Kidlington**

SA Objectives	SA Score		Justification
	Oxford	Cherwell	
6. To improve accessibility to all services and facilities.	+	++	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include 2, 2A (15 min frequency). Therefore, a minor positive (+) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include 2, 2A (15 min frequency). This site is located directly adjacent to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools. Therefore, a significant positive (++) effect is likely.</p>
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	+/-	+/-	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include 2, 2A (15 min frequency). Therefore, a minor positive (+) effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and minor negative (+/-) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include 2, 2A (15 min frequency). Therefore, a minor positive (+) effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and minor negative (+/-) effect is likely.</p>

Site 32 - Land adjoining 26 & 33 Webbs Way, Kidlington		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	The site does not lie within 800m of a health facility. The site is located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features located within 800m of the site including Thrupp Woods and St. Mary's Fields. Nearby sports facilities include, Park Hill Recreation Ground and Orchard Recreation Ground. There are several public footpaths within 800m including one which is adjacent to the eastern area of the site. This site is also within 800m of a cycle route. These routes may encourage residents to partake of more active modes of transport. As such, a minor positive effect is likely for this SA objective is likely.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  This site is adjacent to residential property on Webbs Way to the south of the site. Therefore, a minor negative effect is expected on this SA objective during the construction phase.



**Site 32 - Land adjoining 26 & 33 Webbs Way, Kidlington**

SA Objectives	SA Score	Justification
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
<p>7. To conserve and enhance and create resources for biodiversity</p>	-?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found one statutory designated site and eight non statutory designated sites within the 2km area of search. The statutory site is Rushy Meadows SSSI located approximately 1.5km to the south-west of the site with Kidlington village lying between. The non-statutory sites includes one Local Wildlife Site (LWS) two provisional LWS (pLWS) and five District Wildlife Sites (DWS); Langford Meadows LWS is located approximately 1.7km to the north-west beyond the A4260, Kidlington Meadows pLWS is located approximately 300m to the north, Branson's Lake and Scrub pLWS lies approximately 250m to the west, St Mary's Fields DWS lies 300m to the north, Kidlington Copse (Parkhill Copse) is located approximately 600m to the south-west and Thrupp Community Woodland DWS lies approximately 750m to the north-west.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the wide variety of habitats on site and their potential for protected species and so a minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
<p>8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.</p>	-?	<p>The site area comprises approximately 3.45 ha of semi improved grassland, some of which is used for grazing horses. To the east of the site the land is primarily in agricultural use and to the south is an area of rough grassland with mature trees and scrub vegetation.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium' capacity if development proposals are sympathetic to the Church Street Character Area</p>

**Site 32 - Land adjoining 26 & 33 Webbs Way, Kidlington**

SA Objectives	SA Score	Justification
		<p>within which the site is located and retain positive views. A minor negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	<p>-?</p>	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself is within the Kidlington Church Street Conservation Area. Additionally, within the study area, a 500m buffer around the site boundary, there are 49 Listed Buildings and one Conservation Area. These include Morton Almshouses, a Grade II Listed Building and Kidlington – High Street Conservation Area.</p> <p>There are six recorded, non-designated heritage assets within the study area, none of which are located within Site 32. There is some duplication within these records and the designated heritage sites, such as the Church of St. Mary and Kidlington Mill. There are also seven archaeological events within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Medium sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site has insufficient relationship with Oxford to be considered to contribute significantly to its historic setting or special character, but its relationship with the Cherwell valley, an important historic approach into Oxford, means that visible development could have some detracting influence in terms of the wider rural setting of the City, particularly in the context of the parcel's location adjacent to the oldest part of Kidlington.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
<p>11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management</p>	<p>0</p>	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence</p>

Site 32 - Land adjoining 26 & 33 Webbs Way, Kidlington		
SA Objectives	SA Score	Justification
		sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective. Further details are provided in the District's Water Cycle Study (2017).
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b. The site is on greenfield land and is mainly outside of flood zone 3 (less than 20% of the site is within Flood Zone 3); therefore, a minor negative effect is likely. However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water, groundwater and sewer flooding incidents.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites. This site is on greenfield land classed as Grade 3 Agricultural Land; therefore, a significant negative effect is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible. All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts The majority of this site is within a Minerals Consultation Area; therefore a minor negative

**Site 32 - Land adjoining 26 & 33 Webbs Way, Kidlington**

SA Objectives	SA Score	Justification
		effect is likely.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

**Site 34 - South of Sandy Lane, Begbroke**

**Site 34 - South of Sandy Lane, Begbroke**

SA Objectives	SA Score	Justification				
<b>SA objectives which relate to meeting Oxford's needs</b>						
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p style="text-align: center;">++</p>	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 480 new dwellings. The Council's HELAA provides further detail about potential site capacity.				
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+/-</p>	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective.				
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+</p>	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.				
<b>SA objectives with particular spatial relevance to Oxford</b>						
3. To reduce poverty and social exclusion.	<table border="1"> <thead> <tr> <th data-bbox="1150 837 1182 1317">Oxford</th> <th data-bbox="1150 1317 1182 1948">Cherwell</th> </tr> </thead> <tbody> <tr> <td data-bbox="1182 837 1214 1317" style="text-align: center;">0</td> <td data-bbox="1182 1317 1214 1948" style="text-align: center;">0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
Oxford	Cherwell					
0	0					



Site 34 - South of Sandy Lane, Begbroke			Justification
SA Objectives	SA Score		
	6. To improve accessibility to all services and facilities.	Oxford	Cherwell
+		++	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Cherwell	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). Therefore, a minor positive (+) effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and minor negative (+/-) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). Therefore, a minor positive (+) effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and minor negative (+/-) effect is likely.</p>
	+/-	+/-	
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)			
2. To improve the health and well-being of the population & reduce inequalities in health.	+		<p>The site is located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features located within 800m of the site including Laburnum Crescent Allotments, Croxford Gardens Amenity Greenspace, Spruce Road Amenity Greenspace, Ryder Close Amenity Greenspace,</p>

Site 34 - South of Sandy Lane, Begbroke		
SA Objectives	SA Score	Justification
		Yarnton and The Paddocks, Yarnton. Nearby sports facilities, include Little Marsh Playing Field, Kidlington Football Club and Ron Groves Park. There are several public footpaths within 800m, the nearest is adjacent to the eastern area of the site. There are two and a cycle route approximately 490m to the north and 540m to the south of the site. These routes may encourage residents to partake of more active modes of transport. As such, a minor positive effect is likely for this SA objective is likely.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The western part of this site is adjacent to a train line and there are residential properties / travellers site adjacent to the north eastern boundary of the site; therefore, a minor negative effect is expected on this SA objective in the longer term.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.  The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found one statutory designated site and three non statutory designated sites within the 2km area of search. The statutory site is Rushy Meadows SSSI located approximately 925m north of the site.  The non-statutory sites include one Local Wildlife Site (LWS) and two District Local Wildlife

Site 34 - South of Sandy Lane, Begbroke		
SA Objectives	SA Score	Justification
		<p>Sites (DLWS): Meadows West of the Oxford Canal LWS, North Meadow West of Canal DLWS and Stratfield Brake DLWS. All three of these sites are located between approximately 750m – 800m south-east of the site and are located on land adjacent to the Oxford Canal. Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the habitats present on the boundary of the site and their potential to provide suitable habitats for protected species as well as connectivity between two potentially important wildlife corridors to the north and south of the site.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	<p>The site area comprises 9.6 ha of arable land which at the time of survey had been recently cropped. To the north, east and west of the site is arable land whilst to the south there is an area of rough grassland and scrub which is a former sewage works.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'low' capacity as the site is set within an arable landscape and development of the single field in isolation would be out of character, despite the site itself having a 'medium to high' general capacity. A significant negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are four Listed Buildings and one Conservation Area. These include Oxford Canal Kidlington Green Lock, a Grade II Listed Building and Oxford Canal Conservation Area.</p> <p>There are 18 recorded, non-designated heritage assets within the study area, of which none are within the boundary of Site 34. There is also one archaeological event within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Low sensitivity.</p>

Site 34 - South of Sandy Lane, Begbroke		
SA Objectives	SA Score	Justification
		<p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site falls within the setting of the Oxford Canal, which is a historic route into the City and is considered to make some contribution to its setting and special character. Although, in close proximity to the urban edge of Kidlington that contribution is fairly limited.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>A culverted waterway follows the eastern edge of the site. The site is on greenfield land and is mainly outside of flood zone 3 (less than 20% of the site is within Flood Zone 3); therefore, a minor negative effect is likely.</p> <p>However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water, groundwater and sewer flooding incidents.</p>

Site 34 - South of Sandy Lane, Begbroke		
SA Objectives	SA Score	Justification
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>This site is on greenfield land classed as Grade 2 Agricultural Land; therefore a significant negative effect is likely.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p> <p>All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts</p> <p>This site is within a Minerals Consultation Area; therefore a minor negative effect is likely.</p>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	<p>This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.</p>



**Site 41 - Land at Drinkwater, Oxford**

**Site 41 - Land at Drinkwater, Oxford**

SA Objectives	SA Score	Justification				
<b>SA objectives which relate to meeting Oxford's needs</b>						
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p>++</p>	<p>All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 1,518 new dwellings. The Council's HELAA provides further detail about potential site capacity.</p>				
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p>++</p>	<p>Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site is within easy access of more than 20,000 Oxford jobs by walking/cycling or public transport and more than 75,000 Oxford jobs by road (i.e. scored 'Green' in both ITP's assessments of 'access to jobs'); therefore a significant positive effect is likely.</p>				
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p>+</p>	<p>The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.</p>				
<b>SA objectives with particular spatial relevance to Oxford</b>						
3. To reduce poverty and social exclusion.	<table border="1"> <thead> <tr> <th data-bbox="1166 837 1198 1317">Oxford</th> <th data-bbox="1166 1317 1198 2067">Cherwell</th> </tr> </thead> <tbody> <tr> <td data-bbox="1198 837 1230 1317">0</td> <td data-bbox="1198 1317 1230 2067">0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	<p>The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.</p>
Oxford	Cherwell					
0	0					

**Site 41 - Land at Drinkwater, Oxford**

SA Objectives	SA Score		Justification
	Oxford	Cherwell	
6. To improve accessibility to all services and facilities.	++	+	<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route from Oxford to Woodstock; including bus service S3 (20 mins frequency). Therefore, a significant positive effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route from Oxford to Woodstock; including bus service S3 (20 mins frequency). The site is disconnected from existing settlements including by the road network in this area. Therefore, a minor positive effect is likely.</p>

Site 41 - Land at Drinkwater, Oxford			Justification
SA Objectives	SA Score		
		Oxford	Cherwell
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	++/--	++/--	<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route from Oxford to Woodstock; including bus service S3 (20 mins frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative ( ++/+- ) effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route from Oxford to Woodstock; including bus service S3 (20 mins frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative ( ++/+- ) effect is likely.</p>
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)			
2. To improve the health and well-being of the population & reduce inequalities in health.	+		<p>The site is also located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features within 800m of this site including Stratfield Brake. In addition, there is a public footpath and cycle path adjacent to the western area of the site as well as a sports facility (Spirit Health Club). As such, a minor positive effect is likely for this SA objective is likely.</p>
4. To reduce crime and disorder and the fear of crime.	0		<p>The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.</p>

Site 41 - Land at Drinkwater, Oxford		
SA Objectives	SA Score	Justification
5. To create and sustain vibrant communities	-	<p>Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.</p> <p>This site is adjacent to three A roads. The A43 (western By-pass Road) is adjacent to the eastern area, A40 (Northern By-pass Road) is adjacent to the southern area and the A44 (Woodstock Road) is adjacent to the northern area of the site. There are several properties within the site including an agricultural business and residential properties within the north eastern and western areas of the site. Therefore, a minor negative effect is expected on this SA objective during the construction phase and over the longer term.</p>
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found five statutory designated sites and eleven non statutory designated sites within the 2km area of search. The statutory sites are Oxford Meadows SAC located approximately 500m to the west. Pixey and Yarnton Meads and Wolvercote Meadows SSSI are located within the SAC. Port Meadow and Wolvercote Common and Green SSSI (grazed neutral grassland) lies approximately 750m to the south-east and Hook Meadow and the Trap Grounds (unimproved neutral meadow) lies approximately 1.3km to the south-east.</p> <p>The non-statutory sites include nine Local Wildlife Sites (LWS) and two District Wildlife Sites (DWS); Meadows West of the Oxford Canal lies to the north of the site beyond the canal and the A44. Wet wood and Swamp near Yarnton, Cassington to Yarnton Gravel Pits, Loop Farm Flood Meadows and Dukes Lock Pond all lie to the west, beyond the Oxford Canal. Canalside Meadows/Oxford Canal Marsh and Meadow North of Goose Green lie to the south beyond A40 and A34. Stratfield Brake DWS is located approximately 350m to the north of the site beyond the A44 North Meadow West of Canal DWS lies approximately 500m to the north.</p>

Site 41 - Land at Drinkwater, Oxford		
SA Objectives	SA Score	Justification
		<p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the wide variety of habitats on site, including hedgerows and dense scrub and their potential for protected species. The Oxford canal forms the western boundary of the site, providing connectivity to the wider landscape. A minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	<p>The site area comprises approximately 30.35 ha of primarily agricultural land used for pasture and a small area of land to the west of the Oxford Canal which is a farm with associated outbuildings.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'low' capacity as it forms the landscape setting to the Oxford Canal which is a well-used recreational route and heritage asset. Development within the site would result in the complete change in landscape setting. A significant negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there seven Listed Buildings and one Conservation Area. These include Frieze Farm, a Grade II Listed Building and Oxford Canal Conservation Area.</p> <p>There are 14 recorded, non-designated heritage assets within the study area, of which one is located within Site 41. There is also one archaeological event within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Medium sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). While the site lacks direct association with the historic core of Oxford, the</p>



Site 41 - Land at Drinkwater, Oxford		
SA Objectives	SA Score	Justification
		<p>openness of the land within this site sloping away from Oxford contributes to the City's rural setting. Furthermore, its relationship with the Oxford Canal, an important historical route into the City, adds to its contribution to setting.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>The Oxford Canal runs through the northern third of the site and follows the western edge of the rest of the site. The site is on greenfield land and is mainly outside of flood zone 3 (less than 5% of the site is within Flood Zone 3); therefore, a minor negative effect is likely.</p> <p>It should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water, groundwater and sewer flooding incidents.</p>

Site 41 - Land at Drinkwater, Oxford		
SA Objectives	SA Score	Justification
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>This site is on mixed use land, but the majority of the site is on greenfield land. Approximately 87% is classed as Grade 2 Agricultural Land, while the remainder (11%) is classed as Grade 3 Agricultural Land. Overall, a significant negative effect is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p> <p>All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts</p> <p>An area of this site is within a Minerals Consultation Area; therefore a minor negative effect is likely.</p>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	<p>This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.</p>

**Site 48 - Land South of Solid State Logic Headquarters**

**Site 48 - Land South of Solid State Logic Headquarters**

SA Objectives	SA Score	Justification				
<b>SA objectives which relate to meeting Oxford's needs</b>						
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p style="text-align: center;">++</p>	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 123 new dwellings. The Council's HELAA provides further detail about potential site capacity.				
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+/-</p>	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective.				
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+</p>	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.				
<b>SA objectives with particular spatial relevance to Oxford</b>						
3. To reduce poverty and social exclusion.	<table border="1" style="width: 100%;"> <thead> <tr> <th data-bbox="1129 840 1177 1496">Oxford</th> <th data-bbox="1129 1496 1177 2069">Cherwell</th> </tr> </thead> <tbody> <tr> <td data-bbox="1177 840 1225 1496" style="text-align: center;">0</td> <td data-bbox="1177 1496 1225 2069" style="text-align: center;">0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
Oxford	Cherwell					
0	0					

**Site 48 - Land South of Solid State Logic Headquarters**

SA Objectives	SA Score		Justification
	Oxford	Cherwell	
6. To improve accessibility to all services and facilities.	++	++	<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is entirely within 50mm of a premium bus route. A key bus service is S3 (20 mins frequency). Therefore, a significant positive effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is entirely within 50mm of a premium bus route. A key bus service is S3 (20 mins frequency). Therefore, a significant positive effect is likely.</p> <p>Although separated by the A44, this site is located directly adjacent to Begbroke which only contains a village hall and one public house but Yarnton and Kidlington are nearby.</p>
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	+ + /-	+ + /-	<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is entirely within 50mm of a premium bus route. A key bus service is S3 (20 mins frequency). Therefore, a significant positive effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQOMAs in Oxford and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and minor negative (+ + /-) effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is entirely within 50mm of a premium bus route. A key bus service is S3 (20 mins frequency). Therefore, a significant positive effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQOMAs in Cherwell and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and minor negative (+ + /-) effect is likely.</p>

Site 48 - Land South of Solid State Logic Headquarters		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	The site is located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features located within 800m of the site including Begbroke BC (Begbroke Lane), Begbroke Sports Club Play Area and Begbroke Sports Ground. Also within 800m is Begbroke Sports and Social Club, several public footpaths including one which intersects the southern area of the site and another which is adjacent to the southern edge of the site and a cycle route which is adjacent to the eastern area of the site. These routes may encourage residents to partake of more active modes of transport. As such, a minor positive effect is likely for this SA objective is likely.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  This site is adjacent to residential roads and a school within the settlement along Spring Hill Road. In addition, the A44 (Woodstock Road) is adjacent to the eastern area of the site. Therefore, a minor negative effect is expected on this SA objective during the construction phase and over the longer period.



**Site 48 - Land South of Solid State Logic Headquarters**

SA Objectives	SA Score	Justification
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	0?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found one statutory designated site and nine non statutory designated sites within the 2km area of search. Rushy Meadows SSSI, a statutory designated site, is located approximately 1km to the east of the site.</p> <p>The non-statutory sites include two Local Wildlife Sites (LWS); Begbroke Wood, an ancient woodland and a LWS located approximately 430m west of the site. The woodland is designated as a lowland mixed deciduous woodland which is semi-natural in the south and native plantation in the north is located. Beyond this woodland, approximately 700m west of the site is Bladon Heath, a mixed broadleaf woodland once part of heathland, a designated LWS with both ancient and replanted woodland.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Low. This value is due to the habitats onsite being all relatively common and widespread and the desk study identified no designated sites or protected/notable species within or immediately adjacent to the site. A negligible effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	<p>The site area comprises approximately 2.47 ha of grassland part of which is in amenity use as a football pitch and part maintained as rough grassland. The land immediately to the north is occupied by offices and the land to the south and west used as pasture.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium to high' capacity as it is relatively well enclosed to the south, east and west and would form a</p>

Site 48 - Land South of Solid State Logic Headquarters		
SA Objectives	SA Score	Justification
		natural extension to Begbroke. Careful consideration should however be given to the setting of the Begbroke Conservation Area and the positive vista extending south towards the site from the conservation area to ensure that this is preserved. A minor negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are 13 Listed Buildings and one Conservation Area. These include St Phillip's Priory, a Grade II Listed Building and Begbroke Conservation Area.</p> <p>There are six recorded, non-designated heritage assets within the study area, of which none are located within Site 48. There is some duplication within these records and the designated heritage sites, such as the Church of St. Michael. There are also two archaeological events within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Medium/Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site is adjacent to a main route into the City and can therefore be considered to contribute to Oxford's wider rural setting.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.

Site 48 - Land South of Solid State Logic Headquarters		
SA Objectives	SA Score	Justification
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>Further details are provided in the District's Water Cycle Study (2017).</p> <p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>This site is on greenfield land outside of flood zone 3; therefore a minor negative effect is likely.</p> <p>It should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents.</p>
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>This site is on mixed use land, but the majority of the site is on greenfield land. This site is classed as Grade 3 Agricultural Land; therefore a significant negative effect is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p> <p>All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts</p> <p>This majority of this site is within a Minerals Consultation Area; therefore a minor negative effect is likely.</p>

Site 48 - Land South of Solid State Logic Headquarters		
SA Objectives	SA Score	Justification
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective,

**Site 50 - Land North of Oxford**

Site 50 - Land North of Oxford		
SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 7,540 new dwellings. The Council's HELAA provides further detail about potential site capacity.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford ++	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site is within easy access of more than 20,000 Oxford jobs by walking/cycling or public transport and more than 75,000 Oxford jobs by road (i.e. scored 'Green' in both ITP's assessments of 'access to jobs') ; therefore a significant positive effect is likely.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the	Oxford +	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated

Site 50 - Land North of Oxford		
SA Objectives	SA Score	Justification
District and Oxford and Oxfordshire.		with the new developments.
<b>SA objectives with particular spatial relevance to Oxford</b>		
3. To reduce poverty and social exclusion.	Oxford	0
	Cherwell	0
6. To improve accessibility to all services and facilities.	Oxford	++
	Cherwell	++
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	++/--
	Cherwell	+ +/--

The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.

This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). Key bus services include 2, 2A, 2B, 2C, 2D, S5 (15 minute frequency); 700, S4 (20/30 minute frequency) and 25A (60 min frequency). Therefore, a significant positive effect is likely.

This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). Key bus services include 2, 2A, 2B, 2C, 2D, S5 (15 minute frequency); 700, S4 (20/30 minute frequency) and 25A (60 min frequency). Therefore, a significant positive effect is likely.

This site is located adjacent to Cutteslowe which lies outside of the Cherwell District administrative boundary; however, the area contains a number of services and facilities including a primary school, a community centre and a doctor's surgery.

This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). Key bus services include 2, 2A, 2B, 2C, 2D, S5 (15 minute frequency); 700, S4 (20/30 minute frequency) and 25A (60 min frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by



Site 50 - Land North of Oxford		
SA Objectives	SA Score	Justification
		<p>AQMAs in Oxford and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (+ +/--) effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). Key bus services include 2, 2A, 2B, 2C, 2D, S5 (15 minute frequency); 700, S4 (20/30 minute frequency) and 25A (60 min frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (+ +/--) effect is likely.</p>
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	<p>The site does not lie within 800m of a health facility. The site is also located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features within 800m of this site including Stratfield Brake Sports Ground and Stratfield Brake. Nearby sports facilities include, Oxfordshire Sports Partnership, Spirit Health Club and Banbury Road North Sports Ground. There are two which intersect the site public footpaths within 800m of the site and several more within 800m of the site. There is also a cycle path which intersects the central area of the site. These routes may encourage residents to partake of more active modes of transport. As such, a minor positive effect is likely for this SA objective is likely.</p>
4. To reduce crime and disorder and the fear of crime.	0	<p>The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a</p>

Site 50 - Land North of Oxford		
SA Objectives	SA Score	Justification
5. To create and sustain vibrant communities	-	<p>negligible effect on this objective.</p> <p>Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.</p> <p>The southern area of the site is adjacent to residential properties, Cutteslowe Park and a sports facility. In addition, the western area of the site is bisected A4165 (Banbury / Oxford Road) and a train line is adjacent to the western area of the site. Therefore, a minor negative effect is expected on this SA objective during the construction phase and over the longer term.</p>
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found five statutory designated sites and eleven non statutory designated sites within the 2km area of search. The statutory sites are Oxford Meadows SAC located approximately 1.2km to the south and west, Pixey and Yarnton Meads and Wolvercote Meadows SSSI lie within the SAC. Port Meadow and Wolvercote Common and Green SSSI (grazed neutral grassland) lies approximately 1.1km to the south and Hook Meadow and the Trap Grounds (unimproved neutral meadow) lies approximately 1.5km to the south.</p> <p>The non-statutory sites include eight Local Wildlife Sites (LWS), one provisional LWS (pLWS) and two District Wildlife Sites (DWS): Meadows West of the Oxford Canal, Wet wood and</p>

Site 50 - Land North of Oxford		
SA Objectives	SA Score	Justification
		<p>Swamp near Yarnton, Cassington to Yarnton Gravel Pits, Loop Farm Flood Meadows and Dukes Lock Pond all lie to the west, beyond the A34. Canalside Meadows/Oxford Canal Marsh and Meadow North of Goose Green lie to the south beyond A40. Almonds Farm and Burnt Mill Fields lies to the south-east also beyond the A40. One pLWS, Bypass Meadows, is located to the south-west beyond the A40. Stratfield Brake DWS lies approximately 200m to the north-west beyond the A34 and North Meadow West of Canal DWS lies approximately 1km to the west.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the wide variety of habitats on site, including hedgerows and woodland and their potential for protected species.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	<p>The site area comprises approximately 154.64 ha of land which is mix of primarily arable land to the east of the A4165 Oxford Road and North Oxford Golf Club located to the west of Oxford Road. To the south of the site area is the settlement of Summertown; to the east and west is agricultural land which is crossed by a network of major and minor roads. Beyond the A34 to the north is the southern edge of Kidlington.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium' capacity considered to have a medium capacity to accommodate residential development in some areas of the site. The contained area of the existing North Oxford Golf Club would be capable of accommodating residential development however the area to the east of the A4165 Oxford Road is considered to be less capable. A minor negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	--?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains St. Frideswide's Farmhouse a Grade II* Listed Building and Grade II listed wall. Within the study area, a 500m buffer around the site boundary, there are six Listed Buildings including</p>

Site 50 - Land North of Oxford		
SA Objectives	SA Score	Justification
		<p>Middle farmhouse, a Grade II Listed Building.</p> <p>There are 25 recorded, non-designated heritage assets within the study area, of which eight are located within Site 50. There are also two archaeological events within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have High to Medium sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). While there is no relationship between the land within this site and the historic core of Oxford, the low hilltops, floodplain and wooded character in the site provide a containing edge to views towards Oxford from the north adding to the rural character of Oxford's setting.</p> <p>Therefore, overall, a significant negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>A watercourse follows the eastern edge of the site. The site is on greenfield land and is mainly outside of flood zone 3 (less than 20% of the site is within Flood Zone 3); therefore, a minor negative effect is likely.</p>

Site 50 - Land North of Oxford		
SA Objectives	SA Score	Justification
		It should also be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water, groundwater and sewer flooding incidents.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>This site is on greenfield land and the majority of the site (approximately 69%) is classed as Grade 3 Agricultural Land, while the remainder (approximately 31%) is classed as Grade 4 Agricultural Land. Overall, a significant negative effect is likely. Although this is uncertain depending on whether it is, Grade 3a or Grade 3b which is not known.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p> <p>All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts</p> <p>This eastern area of this site is within a Minerals Consultation Area; therefore a minor negative effect is likely.</p>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.



**Site 55 - Land off Blethingdon Road, Islip**

Site 55 - Land off Blethingdon Road, Islip		SA Score	Justification
SA Objectives	SA objectives which relate to meeting Oxford's needs		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 273 new dwellings. The Council's HELAA provides further detail about potential site capacity.
	Oxford		
	Oxford		
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford	+/-	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective.
	Oxford		
	Oxford		
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford	+	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
	Oxford		
	Oxford		
<b>SA objectives with particular spatial relevance to Oxford</b>			
3. To reduce poverty and social exclusion.	Oxford	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
	Oxford		
	Cherwell		

Site 55 - Land off Blethingdon Road, Islip			Justification
SA Objectives	SA Score		
		Oxford	Cherwell
6. To improve accessibility to all services and facilities.	--	-	<p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is more than 500m from a premium bus route, however, within 2.5km of Islip train station. Therefore, a significant negative effect is likely.</p> <p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is more than 500m from a premium bus route. The site is located at Islip which contains some services and facilities including two public houses, a doctor's surgery and a village hall that also contains a community shop. Therefore, a minor negative effect is likely.</p>
	Oxford	Cherwell	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	--	--	<p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is more than 500m from a premium bus route, however, within 2.5km of Islip train station. Therefore, a significant negative effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a significant negative (--) effect is likely.</p> <p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is more than 500m from a premium bus route. Therefore, a significant negative effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a significant negative (--) effect is likely.</p>
	Oxford	Cherwell	
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)			
2. To improve the health and well-being of the population & reduce inequalities in health.	++		<p>This site is within 800m of a healthcare facility (Islip Surgery). The site is also located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features located within 800m of the site including Kidlington Road Amenity Greenspace, Islip, Islip Village Hall Playing Field and River Ray Amenity Greenspace, Islip. There are four public footpaths within 800m</p>

Site 55 - Land off Blethingdon Road, Islip		
SA Objectives	SA Score	Justification
	0	of the site. As such, a significant positive effect is likely for this SA objective.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The site is adjacent to residential property on Blethingdon Road to the north of the site and Kidlington to Road to the south. Therefore, a minor negative effect is expected on this SA objective during the construction phase and during the longer-term.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.  The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found no statutory designated sites and three non-statutory within the 2km area of search. The non-statutory sites includes one provisional Local Wildlife Site (pLWS) and two District Wildlife Sites (DWS): Branson's Lake and Scrub pLWS is located approximately 1.7km to the west of the site beyond the A34, Islip

Site 55 - Land off Blethingdon Road, Islip		
SA Objectives	SA Score	Justification
		<p>Millennium Wood DWS is located approximately 600m south of the site beyond a railway line and Frognest Farm Field DWS is located approximately 1.8km to the north-west also beyond the A34.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the important species rich hedgerow on the site boundary and so a minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	<p>The site area comprises approximately 5.46 ha of arable land which had been cropped at the time of survey. The site area forms the southern part of a larger field and the north site boundary is not defined on the ground.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium to high' capacity as development would appear as a natural extension to the edge of Islip. Consideration would need to be given to the interface of residential development with the agricultural landscape beyond the site to the north east with the incorporation of appropriate screen planting. A minor negative effect is therefore expected on this SA objective.</p> <p>This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are 24 Listed Buildings and one Conservation Area including The Monks Cottage, a Grade II Listed Building and Islip Conservation Area.</p> <p>There are 14 recorded, non-designated heritage assets within the study area, none of which are located within Site 55. There is some duplication within these records and the designated heritage sites, such as a length of garden wall. There is also one archaeological</p>

Site 55 - Land off Blethingdon Road, Islip		
SA Objectives	SA Score	Justification
		<p>event within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Low sensitivity. Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). While the land within this site is some distance from Oxford, the rural character of the approach to the City along the Cherwell Valley still contributes to its historic character.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>This site is on greenfield land outside of flood zone 3; therefore a minor negative effect is likely.</p> <p>It should also be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains areas susceptible to groundwater and sewer flooding incidents.</p>
13. To improve efficiency in	--?	<p>The location of development can influence the efficient use of land, as sites on high quality</p>



Site 55 - Land off Blethingdon Road, Islip		
SA Objectives	SA Score	Justification
land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.		agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.  This site is on greenfield land classed as Grade 3 Agricultural Land; therefore a significant negative effect is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.  All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts  This site is not within a Minerals Consultation Area; therefore a negligible effect is expected
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

**Site 74 - Land at no.40 and to the rear of 30-40 Woodstock Road East, Begbroke**

**Site 74 - Land at no.40 and to the rear of 30-40 Woodstock Road East, Begbroke**

SA Objectives	SA Score	Justification				
<b>SA objectives which relate to meeting Oxford's needs</b>						
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p style="text-align: center;">++</p>	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 219 new dwellings. The Council's HELAA provides further detail about potential site capacity.				
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+/-</p>	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective.				
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+</p>	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.				
<b>SA objectives with particular spatial relevance to Oxford</b>						
3. To reduce poverty and social exclusion.	<table border="1"> <thead> <tr> <th data-bbox="1129 837 1177 1317">Oxford</th> <th data-bbox="1129 1317 1177 1924">Cherwell</th> </tr> </thead> <tbody> <tr> <td data-bbox="1177 837 1225 1317" style="text-align: center;">0</td> <td data-bbox="1177 1317 1225 1924" style="text-align: center;">0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
Oxford	Cherwell					
0	0					

**Site 74 - Land at no.40 and to the rear of 30-40 Woodstock Road East, Begbroke**

SA Objectives	SA Score		Justification
	Oxford	Cherwell	
6. To improve accessibility to all services and facilities.	++	++	<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route; including key bus service S3 (20 mins frequency). Therefore, a significant positive effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route; including key bus service S3 (20 mins frequency). Therefore, a significant positive effect is likely.</p> <p>This site is located directly adjacent to Begbroke which only contains a village hall and one public house but Yarnton and Kidlington are nearby.</p>
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Cherwell	<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route; including key bus service S3 (20 mins frequency). Therefore, a significant positive effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and minor negative (++) effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route; including key bus service S3 (20 mins frequency). Therefore, a significant positive effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and minor negative (++) effect is likely.</p>
	++/-	++/-	

**Site 74 - Land at no.40 and to the rear of 30-40 Woodstock Road East, Begbroke**

SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	The site is located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features located within 800m of the site including Begbroke BC (Begbroke Lane), Begbroke Sports Club Play Area and Begbroke Sports Ground. There are two sports facilities nearby including Vida Health and Fitness and Begbroke Sports and Social Club. There is a public footpath approximately 440m southwest and a cycle route approximately 48m to the west of the site. These routes may encourage residents to partake of more active modes of transport. As such, a minor positive effect is likely for this SA objective is likely.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  This site is adjacent to residential properties on Begbroke Crescent to the south. This site is also adjacent to the A44 (Woodstock Road) to the west. Therefore, a minor negative effect is expected on this SA objective during the construction phase and in the longer-term.

**Site 74 - Land at no.40 and to the rear of 30-40 Woodstock Road East, Begbroke**

SA Objectives	SA Score	Justification
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	0?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found one statutory designated sites and one non statutory designated sites. The Rushy Meadows SSSI, a statutory designated site, is located approximately 700m to the east of this site. Langford Meadows Local Wildlife Site, a non-statutory designated site, is located approximately 100m to the north-east of this site, situated on the far-side of the Immigration Detention Centre and Oxford Motor Park.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Low. This value is due to the species-poor species assemblages, especially the grassland which was dominated by coarse grasses with few herbs. It is considered likely that could be a badger sett within the dense scrub on the site. There is some possibility of reptiles being present although, due to the small size of the site and limited suitable habitat, populations are not considered likely to be large. This is a dry site with no visible open waterbodies. Bats are not considered likely to be roosting on site; although the habitats within the site do provide some foraging potential for bats. Four notable bird species were recorded on the site, none of which were proven to be breeding although there is potential for them to do so. A negligible effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>



**Site 74 - Land at no.40 and to the rear of 30-40 Woodstock Road East, Begbroke**

SA Objectives	SA Score	Justification
<p>8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.</p>	<p>-?</p>	<p>The site area comprises approximately 4.38ha of rough grassland and scrub. To the south and west of the site is the settlement of Begbroke; to the north and east, arable land and to the north-east is the Immigration Detention Centre.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium to high' capacity due to the relationship with existing residential properties to the south and west and the relative enclosure to the north and west. A minor negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	<p>0?</p>	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are ten Listed Buildings and one Conservation Area. These include The Old Rectory, a Grade II Listed Building and Begbroke Conservation Area.</p> <p>There are seven recorded, non-designated heritage assets within the study area, of which none are within the boundary of this site. There is some duplication within these records and the designated heritage sites, such as the Church of St Michael. There are also two archaeological events within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site was judged to have an insufficient relationship with Oxford to be considered to contribute to its historic setting or special character.</p> <p>Therefore, overall, a negligible effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
<p>11. To maintain and improve the water quality of rivers and to achieve sustainable water</p>	<p>0</p>	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of</p>

**Site 74 - Land at no.40 and to the rear of 30-40 Woodstock Road East, Begbroke**

SA Objectives	SA Score	Justification
resources management		<p>development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>This site is on greenfield land outside of flood zone 3; therefore a minor negative effect is likely.</p> <p>It should also be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents.</p>
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>This site is on mixed use land, but the majority of the site is on greenfield land. Approximately 53% is classed as Grade 3 Agricultural Land, while the remainder (approximately 47%) is classed as Grade 2 Agricultural Land. Overall, a significant negative effect is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.</p>

**Site 74 - Land at no.40 and to the rear of 30-40 Woodstock Road East, Begbroke**

SA Objectives	SA Score	Justification
<p>14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	-	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p> <p>All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts</p> <p>The majority of this site is within a Minerals Consultation Area; therefore a minor negative effect is likely.</p>
<p>15. To reduce waste generation and disposal, and achieve the sustainable management of waste</p>	-	<p>This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective,</p>

**Site 75 - Land adjacent to The Old School House, Church Lane, Yarnton**  
**Site 75 - Land adjacent to The Old School House, Church Lane, Yarnton**

SA Objectives	SA Score	Justification				
<b>SA objectives which relate to meeting Oxford's needs</b>						
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p style="text-align: center;">++</p>	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 141 new dwellings. The Council's HELAA provides further detail about potential site capacity.				
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+/-</p>	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective.				
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+</p>	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.				
<b>SA objectives with particular spatial relevance to Oxford</b>						
3. To reduce poverty and social exclusion.	<table border="1"> <thead> <tr> <th data-bbox="1149 427 1182 837">Oxford</th> <th data-bbox="1149 837 1182 1948">Cherwell</th> </tr> </thead> <tbody> <tr> <td data-bbox="1182 427 1216 837" style="text-align: center;">0</td> <td data-bbox="1182 837 1216 1948" style="text-align: center;">0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
Oxford	Cherwell					
0	0					

**Site 75 - Land adjacent to The Old School House, Church Lane, Yarnton**

SA Objectives	SA Score		Justification
	Oxford	Cherwell	
6. To improve accessibility to all services and facilities.	+	Cherwell ++	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The entire site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). Therefore, a minor positive (+) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The entire site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). The site is located directly adjacent to Yarnton which includes one primary school, a shop and a village hall. Therefore, a significant positive (++) effect is likely.</p>
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Cherwell	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The entire site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). Therefore, a minor positive (+) effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQOMAs in Oxford and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and minor negative (+/-) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The entire site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). Therefore, a minor positive (+) effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQOMAs in Cherwell and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and minor negative (+/-) effect is likely.</p>
	+/-	+/-	



Site 75 - Land adjacent to The Old School House, Church Lane, Yarnton		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	The site does not lie within 800m of a health facility. The site is also located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features located within 800m of the site including Yarnton Playing Fields and he Paddocks, Yarnton. There is a sports facility nearby (Yarnton Park) and several public footpaths and a cycle route which are all within 800m of the site. As such, a minor positive effect is likely for this SA objective is likely.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The site is adjacent to residential roads within the settlement at Yarnton to the north of the site. Therefore, a minor negative effect is expected on this SA objective during the construction phase.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.  The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found four statutory designated sites and twelve non

**Site 75 - Land adjacent to The Old School House, Church Lane, Yarnton**

SA Objectives	SA Score	Justification
		<p>statutory sites within the 2km area of search. The statutory designated sites include Oxford Meadows SAC, located approximately 1.1km to the south of the site, Pixey and Yarnton Meads and Wolvercote Meadows and Cassington Meadows SSSI lie within the SAC and Wytham Ditches and Flushes SSSI lies approximately 1.8km to the southwest.</p> <p>The non-statutory sites include eight Local Wildlife Sites (LWS) and four District Wildlife Sites (DWS): Meadows west of the Oxford Canal LWS is located approximately 1.1km to the west, Wet Wood and Swamp near Yarnton, Loop Farm Flood Meadows, Dukes Lock Pond and Canal side Meadow/Oxford Canal Marsh lie approximately 1, 1.2, 1.4 and 1.9km respectively to the south-west. Cassington to Yarnton Gravel Pits is 600m to the south, Acrey Pits is approximately 1.9km to the south-west and Begbroke Wood is approximately 1.4km to the north-west, Frogwelldown Lane DWS is located 3 approximately 00m to the north-west, Yarnton Sidings is approximately 400m to the south-west and North Meadow West of Canal and Stratfield Brake DWS are approximately 1.2 and 1.4km to the north-east.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the habitats on site including hedgerows and woodland and their potential for protected species and so a minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
<p>8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.</p>	<p>-?</p>	<p>The site area comprises approximately 2.83 ha of arable land in a single field which is bound to the north by existing residential properties, the south by Yarnton Manor, the east by Church Lane and the west by agricultural land.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium to high' capacity but this is not across the whole site area as the southern part of the site provides the setting for the Grade II Registered Park and Garden and the associated Grade II* listed Yarnton Manor. If residential development is proposed in the site consideration should be given to the separation between these designations and potential impacts any development could have. A minor negative effect is therefore expected on this SA objective.</p>

Site 75 - Land adjacent to The Old School House, Church Lane, Yarnton		
SA Objectives	SA Score	Justification
		This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are 24 Listed Buildings and one Registered Park and Garden. These include Byways, a Grade II Listed Building and Yarnton Manor registered Park and Garden.</p> <p>There are 22 recorded, non-designated heritage assets within the study area. An Archaeological Constraint Priority Area extends into the site. There is some duplication within these records and the designated heritage sites, such as the Church of St. Bartholomew and Yarnton Manor. There are also seven archaeological events within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Medium sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site was judged to have an insufficient relationship with Oxford to be considered to contribute to its historic setting or special character.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>

**Site 75 - Land adjacent to The Old School House, Church Lane, Yarrnton**

SA Objectives	SA Score	Justification
<p>12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment</p>	-	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>This site is on greenfield land outside of flood zone 3; therefore a minor negative effect is likely.</p> <p>It should also be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents.</p>
<p>13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.</p>	-	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>This site is on greenfield land and the majority of the site (approximately 78%) is classed as Grade 4 Agricultural Land, while the remainder of the site is classified as Grade 4 Agricultural Land (approximately 18%) and urban land (approximately 4%). Overall, a minor negative effect is likely.</p>
<p>14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	-	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p> <p>All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts</p> <p>The majority of this site is within a Minerals Consultation Area; therefore a minor negative effect is likely.</p>

Site 75 - Land adjacent to The Old School House, Church Lane, Yarrnton		
SA Objectives	SA Score	Justification
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective,



**Site 91 - Land South of Station Field Industrial Park, Kidlington**  
**Site 91 - Land South of Station Field Industrial Park, Kidlington**

SA Objectives	SA Score	Justification				
<b>SA objectives which relate to meeting Oxford's needs</b>						
<p>1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.</p>	<p>Oxford</p> <p>++</p>	<p>All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 119 new dwellings. The Council's HELAA provides further detail about potential site capacity.</p>				
<p>16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.</p>	<p>Oxford</p> <p>+/-</p>	<p>Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'red' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective.</p>				
<p>17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.</p>	<p>Oxford</p> <p>+</p>	<p>The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.</p>				
<b>SA objectives with particular spatial relevance to Oxford</b>						
<p>3. To reduce poverty and social exclusion.</p>	<table border="1"> <thead> <tr> <th data-bbox="1189 425 1220 862">Oxford</th> <th data-bbox="1189 862 1220 1937">Cherwell</th> </tr> </thead> <tbody> <tr> <td data-bbox="1220 425 1252 862">0</td> <td data-bbox="1220 862 1252 1937">0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	<p>The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.</p>
Oxford	Cherwell					
0	0					

**Site 91 - Land South of Station Field Industrial Park, Kidlington**

SA Objectives	SA Score		Justification
	Oxford	Cherwell	
6. To improve accessibility to all services and facilities.	+	++	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include 2C, 2D, S4 (15 mins frequency) and S3 (20 mins frequency). Therefore, a minor positive (+) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include 2C, 2D, S4 (15 mins frequency) and S3 (20 mins frequency). This site is located adjacent to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools. Therefore, a significant positive (++) effect is likely.</p>
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	+/-	+/-	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include 2C, 2D, S4 (15 mins frequency) and S3 (20 mins frequency). Therefore, a minor positive (+) effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and minor negative (+/-) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include 2C, 2D, S4 (15 mins frequency) and S3 (20 mins frequency). Therefore, a minor positive (+) effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and minor negative (+/-) effect is likely.</p>

Site 91 - Land South of Station Field Industrial Park, Kidlington		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+ +	This site is approximately 680m west of Kidlington and Yarnton Medical Group/ Exeter Surgery. The site is also located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features located within 800m of the site including Lyne Road Amenity Greenspace, Lyne Road Amenity Greenspace, Bellinger Way Amenity Greenspace and Gravel Pits Allotments (east of Oxford Road). Nearby sports facilities, include Kidlington Football Club, Exeter Close and Park Hill Recreation Ground. There are several public footpaths within 800m, the closest are adjacent to the western and southern edges. There is a cycle path 531m to the south east of the site. These routes may encourage residents to partake of more active modes of transport. As such, a significant positive effect is likely for this SA objective.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The site is adjacent to residential roads within the settlement at Kidlington to the east of the site. In addition, there is a train line adjacent to the eastern area of the site and an industrial area to the north of the site. Therefore, a minor negative effect is expected on this SA objective during the construction phase and over the longer term.

Site 91 - Land South of Station Field Industrial Park, Kidlington		
SA Objectives	SA Score	Justification
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found one statutory designated site and eight non statutory sites within the 2km area of search. Rushy Meadows SSSI, a statutory designated site, is located 30m to the west on the opposite bank of Oxford Canal.</p> <p>The non-statutory sites include two Local Wildlife Sites (LWS), two provisional Wildlife Sites (pLWS) and four District Wildlife Sites (DWS); Langford Meadows LWS is located approximately 800m to the north-west of the site. Begbroke Wood LWS lies approximately 1.8km to the south-west beyond the A44, Kidlington Meadows and Branson's Lake and Scrub pLWS both lie to the east beyond Kidlington village. Kidlington Copse (Parkhill Copse) DWS is located approximately 700m to the east, Thrupp Community Woodland DWS lies approximately 1.3km to the north-east and St Mary's Fields is located approximately 1.5km to the north-east, all beyond the A4260. Stratfield Brake DWS lies approximately 1.9km to the south-east.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium. This value is due to the wide variety of habitats (tall ruderals, scattered trees, pond, wet grassland/marsh, plantation woodland, tussock forming neutral grassland) on site and their potential to support protected species. The range of mosaic of habitats is likely to support diverse communities of invertebrates and the site may qualify as a LWS for the species criteria for invertebrates. A minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>

Site 91 - Land South of Station Field Industrial Park, Kidlington		
SA Objectives	SA Score	Justification
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	<p>The site area comprises approximately 2.39 ha of rough grassland and scrub. To the north is the existing Langford Locks Industrial Estate; the east the railway corridor; the south a pedestrian bridge embankment over the Oxford Canal; and the west, the Oxford Canal.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium to low' capacity as the site is located adjacent to the existing residential edge of Kidlington, it is isolated by the railway corridor to the east and Canal to the west and only accessible via the existing industrial area to the north. A significant negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are eight Listed Buildings and two Conservation Areas. These include Park farmhouse, a Grade II Listed Building and Oxford Canal Conservation Area.</p> <p>There are 19 recorded, non-designated heritage assets within the study area, one of which is located within Site 91. There is some duplication within these records and the designated heritage sites, such as the structure around Park Farm. There is also one archaeological event within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Medium to Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site lies within the setting of the Oxford Canal which represents an important approach to the city and therefore makes some contribution to the setting of Oxford.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>



**Site 91 - Land South of Station Field Industrial Park, Kidlington**

SA Objectives	SA Score	Justification
<p>11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management</p>	<p>0</p>	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
<p>12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment</p>	<p>-</p>	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>The Oxford Canal follows the western boundary of the site. The site is on greenfield land and is mainly outside of flood zone 3 (less than 5% of the site is within Flood Zone 3); therefore, a minor negative effect is likely.</p> <p>It should also be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water, groundwater and sewer flooding incidents.</p>
<p>13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.</p>	<p>--?</p>	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>This site is on greenfield land classed as Grade 3 Agricultural Land; therefore a significant negative effect is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.</p>
<p>14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	<p>-</p>	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p>

Site 91 - Land South of Station Field Industrial Park, Kidlington		
SA Objectives	SA Score	Justification
		All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts  This site is within a Minerals Consultation Area; therefore a minor negative effect is likely.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

**Site 92 - Knightsbridge Farm, Yarnton**

Site 92 - Knightsbridge Farm, Yarnton		
SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 285 new dwellings. The Council's HELAA provides further detail about potential site capacity.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford +/-	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective.

Site 92 - Knightsbridge Farm, Yarnton		
SA Objectives	SA Score	Justification
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
	+	
<b>SA objectives with particular spatial relevance to Oxford</b>		
3. To reduce poverty and social exclusion.	Oxford	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
	0	
6. To improve accessibility to all services and facilities.	Oxford	This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is entirely within 500m of a premium bus route. A key bus service is S3 (20 mins frequency). Therefore, a significant positive effect is likely.
	++	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is entirely within 500m of a premium bus route. A key bus service is S3 (20 mins frequency). Therefore, a significant positive effect is likely.  The site is located near to Yarnton which includes one primary school, a shop and a village hall.
	++/--	
	Cherwell	This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is entirely within 500m of a premium bus route. A key bus service is S3 (20 mins frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (++/--) effect is likely.
	++/--	

Site 92 - Knightsbridge Farm, Yarnton		
SA Objectives	SA Score	Justification
		<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is entirely within 500m of a premium bus route. A key bus service is S3 (20 mins frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (+ +/--) effect is likely.</p> <p>There is potential for any existing traffic movements associated with existing uses to be removed through re-development but this will be replaced by some unsustainable car journeys.</p>
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	<p>The site is located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features located within 800m of the site including Stratfield Brake, Stratfield Brake Sports Ground, Yarnton Pitches, The Paddocks, Yarnton and Croxford Gardens Amenity Greenspace. Little Marsh Playing Field is the only sports facility within 800m and there are several public footpaths within 800m, the closest being 127m to the west of the site a cycle path adjacent to the southern area of the site. These routes may encourage residents to partake of more active modes of transport. As such, a minor positive effect is likely for this SA objective is likely.</p>
4. To reduce crime and disorder and the fear of crime.	0	<p>The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.</p>

Site 92 - Knightsbridge Farm, Yarnton		
SA Objectives	SA Score	Justification
5. To create and sustain vibrant communities	-	<p>Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.</p> <p>This site incorporates industrial uses but the southern area is adjacent to the A44 (Woodstock Road) and a train line to the west. In addition, there are residential properties to the south of the A44. Therefore, a minor negative effect is expected on this SA objective during the construction phase and over the long-term.</p>
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found three statutory designated sites and nine non statutory sites within the 2km area of search. The statutory designated sites are Oxford Meadows SAC, located approximately 1.4km to the south-west of the site beyond the A40, Pixey and Yarnton Meads SSSI fall within the SAC and Rushy Meadows SSSI is located approximately 1.7km to the north.</p> <p>The non-statutory sites include five Local Wildlife Sites (LWS) and four District Wildlife Sites (DWS): Meadows West of the Oxford Canal LWS lies approximately 200m to the south-east. Wet Wood and Swamp near Yarnton, Loop Farm Flood Meadows, Dukes Lock Pond and Cassington to Yarnton Gravel Pits LWS all lie to the south-west beyond the A44. North Meadow West of Canal and Stratfield Brake DWS lie approximately 200 and 400m to the east respectively. Frogwelldown Lane and Yarnton Sidings are located to the west beyond the A44.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the presence of hedges (UK Priority Habitat) and the potential for protected species to be present along the site boundaries and</p>



Site 92 - Knightsbridge Farm, Yarnton		
SA Objectives	SA Score	Justification
		<p>so a minor negative effect is expected on this SA objective.</p> <p>The detailed impacts on biodiversity and geodiversity present (and mitigation measures required) for each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
<p>8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.</p>	--?	<p>The site is located to the east of Yarnton immediately east of the A44 bridge crossing over the Oxford to Bicester railway line. The site area comprises approximately 5.71 ha of land currently used as a manufacturing site and storage area for building products.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium to low' capacity as the site is isolated within the existing landscape context to the north east and south extending to agricultural land. A significant negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are three Listed Buildings and one Conservation Area. These include Grapes Inn, a Grade II Listed Building and Oxford Canal Conservation Area.</p> <p>There are six recorded, non-designated heritage assets within the study area. An Archaeological Constraint Priority Area extends into the site.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Medium to Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site was judged to have an insufficient relationship with Oxford to be considered to contribute to its historic setting or special character.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the</p>

Site 92 - Knightsbridge Farm, Yarnton		
SA Objectives	SA Score	Justification
		new development and opportunities which may exist to enhance the setting of heritage features.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>A watercourse follows the south eastern edge of the site. This is a mixed greenfield and previously developed land, but the majority of this site is greenfield land outside of flood zone 3. Overall, a minor negative effect is likely.</p> <p>However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water, groundwater and sewer flooding incidents.</p>
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	-	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>This site is on mixed use land, but the majority of the site is on greenfield land. This site is classed as Grade 4 Agricultural Land; therefore a minor negative effect is likely.</p>

Site 92 - Knightsbridge Farm, Yarnnton		
SA Objectives	SA Score	Justification
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p> <p>All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts</p> <p>An area of this site is within a Minerals Consultation Area; therefore a minor negative effect is likely.</p>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	<p>This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.</p>

**Site 118 - London Oxford Airport, Kidlington**

**Site 118 - London Oxford Airport, Kidlington**

SA Objectives	SA Score	Justification				
<b>SA objectives which relate to meeting Oxford's needs</b>						
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p style="text-align: center;">++</p>	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 10,246 new dwellings. The Council's HELAA provides further detail about potential site capacity.				
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">--</p>	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'red' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'red' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, significant negative effects are likely in relation to this SA objective.				
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+</p>	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.				
<b>SA objectives with particular spatial relevance to Oxford</b>						
3. To reduce poverty and social exclusion.	<table border="1"> <thead> <tr> <th data-bbox="1129 837 1177 1496">Oxford</th> <th data-bbox="1129 1496 1177 2069">Cherwell</th> </tr> </thead> <tbody> <tr> <td data-bbox="1177 837 1257 1496" style="text-align: center;">0</td> <td data-bbox="1177 1496 1257 2069" style="text-align: center;">0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
Oxford	Cherwell					
0	0					

**Site 118 - London Oxford Airport, Kidlington**

SA Objectives	SA Score		Justification
	Oxford	Cherwell	
6. To improve accessibility to all services and facilities.	+	++	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include 2C, 2D, S4 (15 mins frequency) and S3 (20 mins frequency). Therefore, a minor positive (+) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include 2C, 2D, S4 (15 mins frequency) and S3 (20 mins frequency). This site is located at the airport and near to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools. Some parts of the site are also near to Woodstock. Therefore, a significant positive (++) effect is likely.</p>
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	+	+	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include 2C, 2D, S4 (15 mins frequency) and S3 (20 mins frequency). Therefore, a minor positive (+) effect is likely. In addition, a lower proportion of road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'green' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Overall, a significant negative effect is likely in relation to proximity to sustainable transport, however this site is not considered to have any effect on AQMAs in Oxford.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include 2C, 2D, S4 (15 mins frequency) and S3 (20 mins frequency). Therefore, a minor positive (+) effect is likely. In addition, a lower proportion of road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'green' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Overall, a significant negative effect is likely in relation to proximity to sustainable transport, however this site is not considered to have any effect on AQMAs in Cherwell.</p>



Site 118 - London Oxford Airport, Kidlington		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	The site does not lie within 800m of a health facility. The site is located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features located within 800m of the site including Thrupp Woods and Langford Corner Amenity Greenspace. Nearby sports facilities include Vida Health and Fitness and Begbroke Sports and Social Club. There is a footpath which intersects the site and several more within 800m and a cycle route adjacent to the western area, which may encourage residents to partake of more active modes of transport. As such, a minor positive effect is likely for this SA objective is likely.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  This site is circumvented by three major roads, namely the A4095 (Upper Campsfield Road) to the west, the A44 (Woodstock Road) to the south and the A4260 (Banbury Road) to the east. In addition, there are residential properties on the A4095 and A44 and a large retail area at Oxford Spires Park and a smaller retail park to the north of the site on the A4260. Therefore, a minor negative effect is expected on this SA objective during the construction phase and over the longer term.

Site 118 - London Oxford Airport, Kidlington		
SA Objectives	SA Score	Justification
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	0?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found one statutory designated site and one non statutory site. Rushy Meadows SSSI, a statutory site, is located approximately 500m to the south of this site, located on the far side of the Oxford Motor Park and easternmost extent of the site shares a short boundary with Langford Meadows Local Wildlife Site, a non-statutory designation.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Low. This to the site currently being dominated by species-poor habitats, some of which are intensively managed, the site has limited nature conservation value other than to nesting farmland birds. A negligible effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	<p>The site area comprises 20.5km<sup>2</sup> of land which is currently used as London Oxford Airport. The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium to low' capacity as a result of the relative openness of the site and its prominence within the surrounding landscape the location of residential development would be highly visible within the local landscape context and alter the historical context of the former military airfield. A buffer could be created to development however this would take considerable time to be effective. A significant negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>

Site 118 - London Oxford Airport, Kidlington		
SA Objectives	SA Score	Justification
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are three Scheduled Monuments, ten Listed Buildings, three Conservation Area, a Registered Park and Garden and the Blenheim Palace World Heritage Site.</p> <p>In addition, there are 16 recorded, non-designated heritage assets within the study area and one archaeological event recorded within the site.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Medium to Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site was judged to have an insufficient relationship with Oxford to be considered to contribute to its historic setting or special character.</p> <p>Therefore, overall, a minor negative effect is therefore expected on this SA objective.</p> <p>This effect is recorded as uncertain as it depends on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible</p>

Site 118 - London Oxford Airport, Kidlington		
SA Objectives	SA Score	Justification
		effect on this objective. Further details are provided in the District's Water Cycle Study (2017).
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.  This is a mixed greenfield and previously developed land, but the majority of this site is greenfield land outside of flood zone 3. Overall, a minor negative effect is likely.  However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.  This site is on mixed use land, but the majority of the site on greenfield land. Approximately 89% is classed as Grade 3 Agricultural Land and the remainder (approximately 11%) is classed as urban land. Overall, a significant negative effect is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.  All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts  The majority of this site is within a Minerals Consultation Area; therefore a minor negative

Site 118 - London Oxford Airport, Kidlington		
SA Objectives	SA Score	Justification
		effect is likely
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	Although this site has been classified as mixed land. Aerial photographs revealed that this site is mainly located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

**Site 122 - Land to South of A34, adjacent to Woodstock Road, Wolvercote**

Site 122 - Land to South of A34, adjacent to Woodstock Road, Wolvercote		
SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site is relatively small but has been identified as being able to accommodate, as a theoretical capacity, approximately 310 new dwellings. The Council's HELAA provides further detail about potential site capacity.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford ++	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site is within easy access of more than 20,000 Oxford jobs by walking/cycling or public transport and more than 75,000 Oxford jobs by road (i.e. scored 'Green' in both ITP's assessments of 'access to jobs') ; therefore a significant positive effect is likely.



**Site 122 - Land to South of A34, adjacent to Woodstock Road, Wolvercote**

SA Objectives	SA Score	Justification				
<p>17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.</p>	<p>Oxford</p> <p style="text-align: center;">+</p>	<p>The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.</p>				
<p><b>SA objectives with particular spatial relevance to Oxford</b></p>						
<p>3. To reduce poverty and social exclusion.</p>	<table border="1"> <thead> <tr> <th data-bbox="555 678 579 813">Oxford</th> <th data-bbox="555 813 579 947">Cherwell</th> </tr> </thead> <tbody> <tr> <td data-bbox="579 678 611 813">0</td> <td data-bbox="579 813 611 947">0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	<p>The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.</p>
Oxford	Cherwell					
0	0					
<p>6. To improve accessibility to all services and facilities.</p>	<table border="1"> <thead> <tr> <th data-bbox="715 678 738 813">Oxford</th> <th data-bbox="715 813 738 947">Cherwell</th> </tr> </thead> <tbody> <tr> <td data-bbox="738 678 770 813">+</td> <td data-bbox="738 813 770 947">+</td> </tr> </tbody> </table>	Oxford	Cherwell	+	+	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include: 500 (Park and ride service) and 700 which both run at a 15/20 min frequency. Therefore, a minor positive (+) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include: 500 (Park and ride service) and 700 which both run at a 15/20 min frequency. Therefore, a minor positive (+) effect is likely.</p> <p>This site is located close to Cutteslowe which lies outside of the Cherwell District administrative boundary; however, the area contains a number of services and facilities including a primary school, a community centre and a doctor's surgery. The site is however separated from the existing urban area by the railway line.</p>
Oxford	Cherwell					
+	+					

**Site 122 - Land to South of A34, adjacent to Woodstock Road, Wolvercote**

SA Objectives	SA Score		Justification
	Oxford	Cherwell	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	+/-	+/-	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include: 500 (Park and ride service) and 700 which both run at a 15/20 min frequency. Therefore, a minor positive (+) effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and mixed negative (+/-) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include: 500 (Park and ride service) and 700 which both run at a 15/20 min frequency. Therefore, a minor positive (+) effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and significant negative (+/-) effect is likely.</p>
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)			
2. To improve the health and well-being of the population & reduce inequalities in health.	+		<p>The site is not within 800m of a healthcare facility. There are however several sports facilities, PRoW, areas of open space and a cycle path all within 800m of the site. These facilities are likely to encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. As such, a minor positive effect is likely for this SA objective.</p>
4. To reduce crime and disorder and the fear of crime.	0		<p>The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a</p>

**Site 122 - Land to South of A34, adjacent to Woodstock Road, Wolvercote**

SA Objectives	SA Score	Justification
5. To create and sustain vibrant communities	-	<p>negligible effect on this objective.</p> <p>Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.</p> <p>The junction of the A44 and A34 lies directly adjacent to the site's western boundary and there is an existing residential development on Lakeside Avenue to the south east of the site. So a minor negative effect is likely on this SA objective.</p>
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found four statutory designated sites and nine non statutory sites within the 2km area of search. The statutory sites are Oxford Meadows SAC located approximately 1km to the south and west, Pixey and Yarnton Meads SSSI is located within the SAC and Port Meadow and Wolvercote Common and Green SSSI (grazed neutral grassland) lies approximately 1km to the south and Hook Meadow and the Trap Grounds (unimproved neutral meadow) lies approximately 1.3km to the south.</p> <p>The non-statutory sites include seven Local Wildlife Sites (LWS) and two District Wildlife Sites (DWS). The seven LWS are located to the south and west of the site. Meadows West of the Oxford Canal, Wet wood and Swamp near Yarnton, Cassington to Yarnton Gravel Pits, Loop Farm Flood Meadows and Dukes Lock Pond all lie to the west, beyond the A34. Canalside Meadows/Oxford Canal Marsh and Meadow North of Goose Green lie to the south beyond A40. Stratfield Brake DWS lies approximately 550m to the north-west beyond the A34 and North Meadow West of Canal DWS lies 1 approximately km to the north-west.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This assessment is based on the presence of woodland and scrub to the south of the site and the potential for protected species to be present. A</p>

**Site 122 - Land to South of A34, adjacent to Woodstock Road, Wolvercote**

SA Objectives	SA Score	Justification
		<p>minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
<p>8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.</p>	<p>-?</p>	<p>The site is immediately north of Pear Tree Park and Ride site. The site area comprises approximately 9.15 ha of primarily pasture land however in the south of the site there is a dwelling with associated grounds and agricultural type outbuildings. The southern part of the site is located within the Oxford City Council administration area.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium' capacity as the land is well contained and screened from the surrounding area and theoretically suitable for residential development however any residential development located in the site would be isolated from adjacent residential areas to the south east. A minor negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	<p>-?</p>	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there is one Listed Building within the study, Frieze Farm, a Grade II Listed Building.</p> <p>There are 18 recorded, non-designated heritage assets within the study area, of which none are within the boundary of Site 34. There is also one archaeological event within the study area.</p> <p>The Archaeology and Heritage Assessment found the site to have Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). While there is no relationship between this area and Oxford's historic core, the extent of visibility of built development from the ring roads that largely contain the city can also be considered to play a role in perception of Oxford's rural setting. In this respect the</p>

Site 122 - Land to South of A34, adjacent to Woodstock Road, Wolvercote		
SA Objectives	SA Score	Justification
		<p>openness of the parcel makes some contribution to setting. there is no The land within this site was judged to have an insufficient relationship with Oxford to be considered to contribute to its historic setting or special character.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>A small watercourse follows the southern edge of the site. This site is on greenfield land outside of flood zone 3; therefore a minor negative effect is likely.</p> <p>However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents.</p>
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>This site is on greenfield land and the entire site is classed as Grade 3 Agricultural Land. A significant negative effect therefore is likely. Although this is uncertain depending on</p>



**Site 122 - Land to South of A34, adjacent to Woodstock Road, Wolvercote**

SA Objectives	SA Score	Justification
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	<p>whether it is Grade 3a or Grade 3b which is not known.</p> <p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p> <p>The site is not within a Minerals Consultation Area so a negligible effect is identified on this SA objective.</p>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	<p>This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.</p>

**Site 124 - Land to West of A44, North of A40, Wolvercote**  
**Site 124 - Land to West of A44, North of A40, Wolvercote**

SA Objectives	SA Score	Justification				
<b>SA objectives which relate to meeting Oxford's needs</b>						
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p>++</p>	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 578 new dwellings. The Council's HELAA provides further detail about potential site capacity.				
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p>++</p>	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site is within easy access of more than 20,000 Oxford jobs by walking/cycling or public transport and more than 75,000 Oxford jobs by road (i.e. scored 'Green' in both ITP's assessments of 'access to jobs'); therefore a significant positive effect is likely.				
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p>+</p>	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.				
<b>SA objectives with particular spatial relevance to Oxford</b>						
3. To reduce poverty and social exclusion.	<table border="1"> <thead> <tr> <th data-bbox="1161 427 1198 837">Oxford</th> <th data-bbox="1161 837 1198 1966">Cherwell</th> </tr> </thead> <tbody> <tr> <td data-bbox="1198 427 1235 837">0</td> <td data-bbox="1198 837 1235 1966">0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
Oxford	Cherwell					
0	0					

**Site 124 - Land to West of A44, North of A40, Wolvercote**

SA Objectives	SA Score		Justification
	Oxford	Cherwell	
6. To improve accessibility to all services and facilities.	++	+	<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. A key bus service is S3 (20 mins frequency). Therefore, a significant positive effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. A key bus service is S3 (20 mins frequency). The site is disconnected from existing settlements including by the road network in this area. Therefore, a minor positive effect is likely.</p>
		+	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Cherwell	<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. A key bus service is S3 (20 mins frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (++) effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. A key bus service is S3 (20 mins frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (++) effect is likely.</p>
	++/--	+ / --	

**Site 124 - Land to West of A44, North of A40, Wolvercote**

SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	The site is also located in close proximity to a number of open spaces and public rights of way which may encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. There are a number of amenity greenspace features within 800m of this site including Stratfield Brake. In addition, there is a public footpath and cycle path adjacent to the western area of the site as well as a sports facility (Spirit Health Club). As such, a minor positive effect is likely for this SA objective is likely.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	<p>Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.</p> <p>This site is adjacent to two A roads. The A43 (western By-pass Road) is adjacent to the eastern area and the A40 (Northern By-pass Road) is adjacent to the southern area of the site. There are several residential properties within the north eastern and western areas of the site. Therefore, a minor negative effect is expected on this SA objective during the construction phase and over the longer term.</p>

**Site 124 - Land to West of A44, North of A40, Wolvercote**

SA Objectives	SA Score	Justification
<p><b>Environmental SA objectives</b> (scores only relate to Cherwell District)</p>		
<p>7. To conserve and enhance and create resources for biodiversity</p>	-?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found four statutory designated sites and eleven non statutory sites within the 2km area of search. The statutory sites are Oxford Meadows SAC located approximately 500m to the west beyond Oxford Canal and the A40 and Pixey and Yarnton Meads SSSI lies within the SAC. Port Meadow and Wolvercote Common and Green Meadow and the Trap Grounds (unimproved neutral meadow) lies approximately 1.4km to the south-west.</p> <p>The non-statutory sites include four Local Wildlife Sites (LWS) and three District Wildlife Sites (DWS). The nine LWS are located to the north, south and west of the site; Meadows West of the Oxford Canal is located to the north of the site beyond the canal and the A44. Wet wood and Swamp near Yarnton, Cassington to Yarnton Gravel Pits, Loop Farm Flood Meadows and Dukes Lock Pond all lie to the west, beyond the Oxford Canal. Canalside Meadows/Oxford Canal Marsh and Meadow North of Goose Green lie to the south beyond A40 and A34. West Cowleys and Riverside Meadow lies to the south-west beyond the Oxford Canal, A34 and A40. Stratfield Brake DWS is located 1 approximately km to the north of the site beyond the A44 and North Meadow West of Canal DWS lies approximately 1.1km to the north.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the wide variety of habitats on site, including hedgerows and their potential for protected species. The Oxford canal forms the western boundary of the site and provides habitat for protected species and connectivity to the wider landscape. A minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once more specific proposals are developed and submitted as part of a planning application so this effect is also</p>



**Site 124 - Land to West of A44, North of A40, Wolvercote**

SA Objectives	SA Score	Justification
		recorded as uncertain.
<p>8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.</p>	<p>--?</p>	<p>The site area comprises approximately 11.56 ha of pasture land enclosed by mature hedgerow boundaries. To the north and south the land is used for pasture, to the east is the vegetated roadside embankment of the A34 and A44 roundabout junction and bordering the site to the west is the Oxford Canal.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'low' capacity as it forms the landscape setting for the Oxford Canal which is a well-used recreational route in a rural setting. The site also forms part of the setting for the listed structures of Duke's Cut Lock and the associated canal towpath bridge. Development of the land parcel in isolation would also be out of character within the area. A significant negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	<p>-?</p>	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are five Listed Buildings and one Conservation Area. These include Oxford Canal tilting bridge approximately 600 metres north of Duke's Cut, a Grade II Listed Building and Oxford Canal Conservation Area.</p>

Site 124 - Land to West of A44, North of A40, Wolvercote		
SA Objectives	SA Score	Justification
		<p>There are 11 recorded, non-designated heritage assets within the study area, none of which are located within Site 124. There is also one archaeological event within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Medium to Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The openness of the land within the site sloping away from Oxford contributes to the rural setting of Oxford. Its relationship with the Oxford Canal, an important historical route into the City, adds to its contribution to setting.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>The Oxford Canal forms the western edge of the site and a small watercourse follows the southern edge of the site. The site is on greenfield land and is mainly outside of flood zone 3 (less than 5% of the site is within Flood Zone 3); therefore, a minor negative effect is likely.</p> <p>However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment</p>

**Site 124 - Land to West of A44, North of A40, Wolvercote**

SA Objectives	SA Score	Justification
		Update identifies that the area contains flood zone 2 and areas susceptible to surface water, groundwater and sewer flooding incidents.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>This site is on greenfield land classed as Grade 3 Agricultural Land; therefore a significant negative effect is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p> <p>All new development will result in the increased consumption of minerals for construction and the location of development sites can influence the efficient use of primary minerals by their proximity to Minerals Safeguarding Areas as development in those areas may sterilise mineral resources and restrict the availability of resources in the districts</p> <p>An area of this site is within a Minerals Consultation Area; therefore a minor negative effect is likely.</p>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	<p>This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.</p>

**Site 125 - Land at Gosford Farm, Gosford**

**Site 125 - Land at Gosford Farm, Gosford**

SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
<p>1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.</p>	<p>Oxford ++</p>	<p>All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 1,035 new dwellings. The Council's HELAA provides further detail about potential site capacity.</p>
<p>16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.</p>	<p>Oxford ++</p>	<p>Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site is within easy access of more than 20,000 Oxford jobs by walking/cycling or public transport and more than 75,000 Oxford jobs by road (i.e. scored 'Green' in both ITP's assessments of 'access to jobs') ; therefore a significant positive effect is likely.</p>
<p>17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.</p>	<p>Oxford +</p>	<p>The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.</p>
<b>SA objectives with particular spatial relevance to Oxford</b>		
<p>3. To reduce poverty and social</p>	<p>Oxford</p>	<p>The site is not within or adjacent to a neighbourhood that is among the most deprived in</p>

**Site 125 - Land at Gosford Farm, Gosford**

SA Objectives	SA Score		Justification								
exclusion.	0	0	Oxford or Cherwell (above 30%); therefore a negligible effect is likely.								
6. To improve accessibility to all services and facilities.	<table border="1"> <tr> <td data-bbox="411 577 683 958">Oxford</td> <td data-bbox="411 958 1402 958"></td> </tr> <tr> <td data-bbox="683 577 1402 958">Cherwell</td> <td data-bbox="683 958 1402 958"></td> </tr> </table>	Oxford		Cherwell		<table border="1"> <tr> <td data-bbox="411 958 683 1317"></td> <td data-bbox="411 958 1402 1317">+</td> </tr> <tr> <td data-bbox="683 958 1402 1317"></td> <td data-bbox="683 958 1402 1317">++</td> </tr> </table>		+		++	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include S5 (15 min frequency) and 25A (60 min frequency). Therefore, a minor positive (+) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include S5 (15 min frequency) and 25A (60 min frequency). Although separated from Kidlington by the Bicester Road, this site is located directly adjacent to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools. Therefore, a significant positive (++) effect is likely.</p>
Oxford											
Cherwell											
	+										
	++										



Site 125 - Land at Gosford Farm, Gosford			Justification
SA Objectives	SA Score		
		Oxford	Cherwell
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	+/--	+/--	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include S5 (15 min frequency) and 25A (60 min frequency). Therefore, a minor positive (+) effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and mixed negative (+/--) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include S5 (15 min frequency) and 25A (60 min frequency). Therefore, a minor positive (+) effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and significant negative (+/--) effect is likely.</p>
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)			
2. To improve the health and well-being of the population & reduce inequalities in health.	++		<p>The site is located within 800m of a healthcare facility (Gosford Hill Medical Centre), several sports facilities, areas of open space, a number of PRoW and a cycle path. These facilities are likely to encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. As such, a significant positive effect is likely on this SA objective.</p>
4. To reduce crime and disorder and the fear of crime.	0		<p>The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.</p>

Site 125 - Land at Gosford Farm, Gosford		
SA Objectives	SA Score	Justification
5. To create and sustain vibrant communities	-	<p>Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.</p> <p>The site's south east boundary lies directly adjacent to the A34 and there is an existing residential development located to the north west of the site. A minor negative effect is therefore likely on this SA objective.</p>
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found no statutory designated sites and five non statutory sites within the 2km area of search.</p> <p>The non-statutory sites include one Local Wildlife Site (LWS), two provisional Local Wildlife Sites (pLWS) and three District Wildlife Sites (DWS); Meadows West of the Oxford Canal LWS lies approximately 1.6km to the south-west of the site beyond the A4165. The two pLWS, Bransond Lake and Scrub and Kidlington Meadows lie to the north-west beyond Bicester Road and the River Cherwell. Kidlington Copse DWS is located approximately 1.5km to the north-west and Stratfield Brake DWS is located approximately 1km to the south-west. North Meadow West of Canal DWS lies approximately 1.5km to the north-east.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the habitats on site, particularly the hedgerows the potential to support protected species. and so a minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this</p>

Site 125 - Land at Gosford Farm, Gosford		
SA Objectives	SA Score	Justification
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	-?	<p>effect is also recorded as uncertain.</p> <p>The site area comprises approximately 20.26 ha of agricultural land, approximately half of which is in arable use and the other half as pasture. The site is bound to the south east by the A34; to the north east by arable land; to the west by Water Eaton Lane with existing residential properties and arable land beyond and to the south by an area of rough ground/scrub.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium to high' capacity as development of this type would tie in with the existing urban edge of Kidlington and form a natural infill up to the well-defined physical landscape barrier of the A34. A minor negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are three Listed Buildings and one Conservation Area. These include 21 Evans Lane, a Grade II Listed Building and Kidlington – Church Street Conservation Area.</p> <p>There are 14 recorded, non-designated heritage assets within the study area, of which four are located within Site 125. There is some duplication within the non-designated records and the designated heritage sites, such as Kidlington Mill. There is also one archaeological event within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Medium to Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site sits within the Cherwell valley, a feature which represents an important element in Oxford's historic setting. However, the parcel is too distant from Oxford, and too closely related to Kidlington, to make more than a minor contribution to the rural setting of Oxford.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the</p>

Site 125 - Land at Gosford Farm, Gosford		
SA Objectives	SA Score	Justification
		new development and opportunities which may exist to enhance the setting of heritage features.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.  Further details are provided in the District's Water Cycle Study (2017).
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	--?	Approximately 60% of the site lies within flood zone 3 so a significant negative effect is expected on this SA objective. This is effect is also recorded as uncertain as it is unknown at this stage whether it is flood zone 3a or 3b.  However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water, groundwater and sewer flooding incidents.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	-	The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.  This site is on greenfield land and the majority of the site (93%) is classed as Grade 4 Agricultural Land, while the remainder is classed as Grade 3 (7%). A minor negative effect therefore is likely.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development

Site 125 - Land at Gosford Farm, Gosford		
SA Objectives	SA Score	Justification
local products.		within sites on this objective will be negligible. The site lies almost entirely within a Minerals Consultation Area so a minor negative effect is identified on this SA objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

**Site 167 - Land adjacent to Oxford Parkway, Banbury Road, Kidlington**

Site 167 - Land adjacent to Oxford Parkway, Banbury Road, Kidlington		
SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 385 new dwellings. The Council's HELAA provides further detail about potential site capacity.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford ++	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site is within easy access of more than 20,000 Oxford jobs by walking/cycling or public transport and more than 75,000 Oxford jobs by road (i.e. scored 'Green' in both ITP's assessments of 'access to jobs') ; therefore a significant positive effect is likely.



**Site 167 - Land adjacent to Oxford Parkway, Banbury Road, Kidlington**

SA Objectives	SA Score		Justification
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford	+	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
<b>SA objectives with particular spatial relevance to Oxford</b>			
3. To reduce poverty and social exclusion.	Oxford	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
6. To improve accessibility to all services and facilities.	Oxford	Cherwell	This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). Key bus services include 500 (Park and ride service) and 700 which both run at a 15/20 min frequency. Therefore, a significant positive effect is likely.  This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). Key bus services include 500 (Park and ride service) and 700 which both run at a 15/20 min frequency. Therefore, a significant positive effect is likely.  The site is near to but separated from Kidlington but there are services and facilities nearby. Therefore, a significant positive effect is likely.
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Cherwell	This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). Key bus services include 500 (Park and ride service) and 700 which both run at a 15/20 min frequency. Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (+ + / - -) effect is likely.

**Site 167 - Land adjacent to Oxford Parkway, Banbury Road, Kidlington**

SA Objectives	SA Score	Justification
		<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). Key bus services include 500 (Park and ride service) and 700 which both run at a 15/20 min frequency. Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (+ + / - -) effect is likely.</p>
<p><b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)</p>		
<p>2. To improve the health and well-being of the population &amp; reduce inequalities in health.</p>	+	<p>The site does not lie within 800m of a health facility. There is however a sports facility (Stratfield Brake) to the north west of the site, a cycle path and several PROW and open spaces all within 800m of the site. These facilities are likely to encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. As such, a minor positive effect is likely for this SA objective is likely.</p>
<p>4. To reduce crime and disorder and the fear of crime.</p>	0	<p>The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.</p>
<p>5. To create and sustain vibrant communities</p>	-	<p>Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.</p> <p>A railway line, the A34 and the A4165 lie within close proximity to the site so a minor negative effect is likely on this SA objective.</p>

**Site 167 - Land adjacent to Oxford Parkway, Banbury Road, Kidlington**

SA Objectives	SA Score	Justification
<p><b>Environmental SA objectives</b> (scores only relate to Cherwell District)</p>		
<p>7. To conserve and enhance and create resources for biodiversity</p>	<p>0?</p>	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found no statutory designated sites and nine non statutory sites within the 2km area of search.</p> <p>The non-statutory sites include four Local Wildlife Sites (LWS), two provision Wildlife Sites (pLWS) and three District Wildlife Sites (DWS): Meadows West of the Oxford Canal LWS lies approximately 1.2km to the west of the site. Wet Wood and Swamp LWS near Yarnton, Loop Farm Flood Meadows LWS and Dukes Lock Pond LWS lie approximately 1.8km to the south-west. Bransons Lake and Scrub pLWS and Kidlington Meadows pLWS lie to the north-west beyond Bicester Road and the River Cherwell. Kidlington Copse DWS is located approximately 1.5km to the north-west and Stratfield Brake DWS is located approximately 1km to the south-west and North Meadow West of Canal DWS lies approximately 1.2km to the west.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Low. This assessment is based on the poor quality of habitats observed i.e. arable and a car park with limited species poor hedgerows and immature woodland, and the limited potential to support protected species. A negligible effect is therefore likely on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>

**Site 167 - Land adjacent to Oxford Parkway, Banbury Road, Kidlington**

SA Objectives	SA Score	Justification
<p>8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.</p>	<p>--?</p>	<p>The site is located immediately to the east of the A34 and comprises part of the Peartree Park and Ride site and an area of agricultural land. There is also an area of rough grassland and scrub located on the southern boundary. The site area comprises approximately 7.69 ha of land. To the south and east of the site is arable farmland and the remainder of the Peartree Park and Ride site. There is ongoing development immediately to the north-west of the site with the active presence of construction machinery. A railway corridor borders the site to the north-west with the A34 road corridor immediately beyond.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'low' capacity due to the existing land uses comprising the park and ride site and Oxford Parkway railway station; residential development in this area would also be isolated in the context of other nearby residential areas. A significant negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	<p>-?</p>	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found there are no designated assets recorded within Site 167 or within the study area.</p> <p>There are 13 recorded, non-designated heritage assets within the study area, of which none are within the boundary of Site 126. There are also two archaeological events within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site sits within the Cherwell valley, a feature which plays an important role in Oxford's historic setting, but the parcel is not close enough to the river to make a strong contribution, and is compromised by proximity to Oxford Parkway and the Park and Ride.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>

**Site 167 - Land adjacent to Oxford Parkway, Banbury Road, Kidlington**

SA Objectives	SA Score	Justification
<p>11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management</p>	<p>0</p>	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
<p>12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment</p>	<p>-</p>	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>A small watercourse follows the southern edge of the site. This site is on greenfield land outside of flood zone 3; therefore a minor negative effect is likely.</p> <p>However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents.</p>
<p>13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.</p>	<p>-</p>	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>This site is on greenfield land and the majority of the site (98%) is classed as Grade 3 Agricultural Land, while the remainder is classed as Grade 3 (2%). A minor negative effect therefore is likely.</p>
<p>14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.</p>	<p>-</p>	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p> <p>The site is within a Mineral Consultation Area so a minor negative effect is likely on this SA</p>



Site 167 - Land adjacent to Oxford Parkway, Banbury Road, Kidlington		
SA Objectives	SA Score	Justification
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	<p>objective.</p> <p>This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.</p>

**Site 168 - Loop Farm, Wolvercote**

**Site 168 - Loop Farm, Wolvercote**

SA Objectives	SA Score	Justification				
<b>SA objectives which relate to meeting Oxford's needs</b>						
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p style="text-align: center;">++</p>	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 166 new dwellings. The Council's HELAA provides further detail about potential site capacity.				
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+/-</p>	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective.				
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+</p>	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.				
<b>SA objectives with particular spatial relevance to Oxford</b>						
3. To reduce poverty and social exclusion.	<table border="1"> <thead> <tr> <th data-bbox="1166 882 1198 1317">Oxford</th> <th data-bbox="1166 1317 1198 1968">Cherwell</th> </tr> </thead> <tbody> <tr> <td data-bbox="1198 882 1246 1317" style="text-align: center;">0</td> <td data-bbox="1198 1317 1246 1968" style="text-align: center;">0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
Oxford	Cherwell					
0	0					

Site 168 - Loop Farm, Wolvercote			Justification
SA Objectives	SA Score		
	Oxford	Cherwell	
6. To improve accessibility to all services and facilities.	++	+	<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). Therefore, a significant positive effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). The site is disconnected from existing settlements including by the road network in this area. Therefore, a minor positive effect is likely.</p>
	Oxford	Cherwell	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	++/--	+ +/--	<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (+ +/--) effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. A key bus service is S3 (20 min frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (+ +/--) effect is likely.</p>
	Oxford	Cherwell	
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)			
2. To improve the health and well-being of the population & reduce inequalities in health.		+	<p>The site does not lie within 800m of any healthcare facilities. There is however a sports facility located to the south east of the site, areas of open space, several PROw and a cycle path all within 800m of the site. These facilities are likely to encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. As such, a minor positive effect is likely for this SA objective is likely.</p>

Site 168 - Loop Farm, Wolvercote		
SA Objectives	SA Score	Justification
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The site's north boundary lies directly adjacent to the A44 and there is an existing residential dwelling to the north west of the site. A minor negative effect is therefore likely on this SA objective.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.  The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found five statutory designated sites and twelve non statutory sites within the 2km area of search. The statutory sites are Oxford Meadows SAC located approximately 730m to the south-west beyond the A40 and Pixey and Yarnton Meads and Wolvercote Meadows SSSI lie with the SAC. Port Meadow and Wolvercote Common and Green SSSI (grazed neutral grassland) lies approximately 1.5km to the south-west and Hook Meadow and the Trap Grounds (unimproved neutral meadow) lies approximately 2km to the south-west.  The non-statutory sites include eight Local Wildlife Sites (LWS) and four District Wildlife Sites (DWS); Meadows West of the Oxford Canal lies to the north of the site beyond the canal and the A44. Wet wood and Swamp near Yarnton, Cassington to Yarnton Gravel Pits,

Site 168 - Loop Farm, Wolvercote		
SA Objectives	SA Score	Justification
		<p>Loop Farm Flood Meadows and Dukes Lock Pond all lie to the south-west. Canalside Meadows/Oxford Canal Marsh and Meadow North of Goose Green lie to the south beyond A40 and A34. West Cowleys lies to south-west adjacent to Oxford Meadows SAC. Stratfield Brake DWS and North Meadow West of Canal DWS lie approximately 500m to the north. Yarnton Sidings DWS and Frogwelldown Lane DWS lies approximately 1.2 and 1.7km to the west respectively.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the variety of habitats on site and their potential for protected species. The stream to the west of the site and the Oxford Canal to the east provide connectivity to the wider landscape. A minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	<p>The site is located to the north west of Peartree Hill, south of the A44 Woodstock Road and sandwiched between the Oxford Canal on the east boundary and Kingsbridge Brook on the west boundary. The site area comprises approximately 3.31 ha of land which is used as pasture in the north of the site whilst the south of the site is occupied by Loop Farm and associated agricultural outbuildings. The wider landscape to the east, south and west is primarily arable whilst to the north is the A44 Woodstock Road and areas of rough ground and storage.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'low' capacity as the site is relatively well contained and therefore residential development would be relatively well concealed however the surrounding land use is primarily agricultural and therefore residential development would be isolated in the surrounding landscape context. A significant negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>



Site 168 - Loop Farm, Wolvercote		
SA Objectives	SA Score	Justification
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are two Grade II Listed Buildings, Oxford Canal towpath bridge at Duke's Cut Lock and Oxford Canal tilting bridge approximately 600 metres north of Duke's Cut and one Conservation Area, the Oxford canal.</p> <p>There are 10 recorded, non-designated heritage assets within the study area, one of which is located within Site 168.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site sits within the setting of the Oxford Canal, an important historical route into the City and therefore makes some contribution to the setting of Oxford.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>Approximately 20% of the site lies on greenfield land designated as flood zone 3. Therefore, a minor negative effect is likely on this SA objective.</p> <p>Kingsbridge Brook forms the western edge of the site and the Oxford Canal forms the eastern edge of the site. It should also be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible</p>

Site 168 - Loop Farm, Wolvercote		
SA Objectives	SA Score	Justification
		to surface water, groundwater and sewer flooding incidents.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	-	The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.  This site is on mixed use land, but the majority of the site is on greenfield land. The entire site is classed as Grade 4 Agricultural Land. A minor negative effect therefore is likely.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.  The site entirely lies within a Minerals Consultation Area and so a minor negative effect is likely on this SA objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

**Site 177 - Loop Farm, Wolvercote**

**Site 177 - Loop Farm, Wolvercote**

SA Objectives	SA Score	Justification				
<b>SA objectives which relate to meeting Oxford's needs</b>						
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p>++</p>	<p>All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 276 new dwellings. The Council's HELAA provides further detail about potential site capacity.</p>				
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p>++</p>	<p>Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site is within easy access of more than 20,000 Oxford jobs by walking/cycling or public transport and more than 75,000 Oxford jobs by road (i.e. scored 'Green' in both ITP's assessments of 'access to jobs'); therefore a significant positive effect is likely.</p>				
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p>+</p>	<p>The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.</p>				
<b>SA objectives with particular spatial relevance to Oxford</b>						
3. To reduce poverty and social exclusion.	<table border="1"> <thead> <tr> <th data-bbox="1166 837 1198 1312">Oxford</th> <th data-bbox="1166 1312 1198 2067">Cherwell</th> </tr> </thead> <tbody> <tr> <td data-bbox="1198 837 1230 1312">0</td> <td data-bbox="1198 1312 1230 2067">0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	<p>The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.</p>
Oxford	Cherwell					
0	0					

Site 177 - Loop Farm, Wolvercote			Justification	
SA Objectives	SA Score			
		Oxford	Cherwell	
6. To improve accessibility to all services and facilities.				<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route from Oxford to Woodstock; including key bus service S3 (20 mins frequency). Therefore, a significant positive effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route from Oxford to Woodstock; including key bus service S3 (20 mins frequency). The site is disconnected from existing settlements including by the road network in this area. Therefore, a minor positive effect is likely.</p>
		++	+	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford			<p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route from Oxford to Woodstock; including key bus service S3 (20 mins frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (++) effect is likely.</p> <p>This site is directly linked to sustainable transport routes (i.e. scored 'green' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route from Oxford to Woodstock; including key bus service S3 (20 mins frequency). Therefore, a significant positive effect is likely. In addition, it has been identified that the proportion of road based trips generated by proposed development at this site are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'red' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and significant negative (+ + / - -) effect is likely.</p>
		+ + / - -	+ + / - -	
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)				
2. To improve the health and well-being of the population & reduce inequalities in health.		+		<p>The site is not within 800m of any health facility. There are however PRoW, areas of open space, a sports facility and a cycle path within 800m of the site. These facilities are likely to encourage new residents to make use of these facilities as part of a more physically active</p>

Site 177 - Loop Farm, Wolvercote		
SA Objectives	SA Score	Justification
		and healthier lifestyle. As such, a minor positive effect is likely for this SA objective is likely.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The site's eastern boundary lies directly adjacent to the A44 and there are existing residential properties to the south east of the site. A minor negative effect is therefore expected on this SA objective.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.  The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found three statutory designated sites and twelve non statutory sites within the 2km area of search. The statutory sites are Oxford Meadows SAC located approximately 730m to the south-west beyond the A40, Pixey and Yarnton Meads and Wolvercote Meadows SSSI lie with the SAC. Port Meadow and Wolvercote Common and Green SSSI (grazed neutral grassland) lies approximately 1.5km to the south-west and Hook Meadow and the Trap Grounds (unimproved neutral meadow) lies approximately 2km to the south-west.



Site 177 - Loop Farm, Wolvercote		
SA Objectives	SA Score	Justification
		<p>The non-statutory sites include eight Local Wildlife Sites (LWS) and four District Wildlife Sites (DWS); Meadows West of the Oxford Canal LWS lies to the north of the site beyond the canal and the A44. Wet wood and Swamp LWS near Yarnton, Cassington to Yarnton Gravel Pits LWS, Loop Farm Flood Meadows LWS and Dukes Lock Pond LWS all lie to the south-west. Canalside Meadows/Oxford Canal Marsh LWS and Meadow North of Goose Green LWS lie to the south beyond A40 and A34. West Cowleys LWS lies to south-west adjacent to Oxford Meadows SAC. Stratfield Brake DWS and North Meadow West of Canal DWS lie approximately 500m to the north. Yarnton Sidings DWS and Frogwelldown Lane DWS lie approximately 1.3 and 1.8km to the west respectively.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the variety of habitats on site including hedgerows and scrub and their potential for protected species. The Oxford Canal on the western boundary provides habitat for protected species and connectivity to the wider landscape. A minor negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	<p>The site is located at Peartree Hill immediately to the west of the A44 Woodstock Road and east of the Oxford Canal. The site area comprises approximately 5.52 ha of land that is primarily in agricultural use as pasture with Loop Farm Bungalow in the south east corner. Within the surrounding area, the primary land use is agricultural with most land used for pasture.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'low' capacity. The site is relatively exposed in its nature providing the visual and landscape setting of the Oxford Canal and development would be isolated and out of character within this area. A significant negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>

Site 177 - Loop Farm, Wolvercote		
SA Objectives	SA Score	Justification
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are two Grade II Listed Buildings, Frieze Farmhouse and Oxford Canal tilting bridge approximately 600 metres north of Duke's Cut, and one Conservation Area, the Oxford Canal.</p> <p>There are 11 recorded, non-designated heritage assets within the study area, one of which is located within Site 177.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The openness of the land within this site sloping away from Oxford contributes to the rural setting of Oxford. Its relationship with the Oxford Canal, an important historical route into the City, adds to its contribution to setting.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>The Oxford Canal follows the western edge of the site. A small section to the north west of the site, representing around 12% of the site lies within flood zone 3. The site is also on greenfield land so a minor negative effect is likely on this SA objective.</p> <p>It should also be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water,</p>

Site 177 - Loop Farm, Wolvercote		
SA Objectives	SA Score	Justification
		groundwater and sewer flooding incidents.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>This site is on greenfield land and the majority of the site (73%) is classed as Grade 3 Agricultural Land, while the remainder is classed as Grade 4 (27%). A significant negative effect therefore is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	<p>The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.</p> <p>The site entirely lies within a Minerals Consultation Area and so a minor negative effect is likely on this SA objective.</p>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	<p>This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.</p>

**Site 181 - Land off Mill Street/Mill Lane, Islip**

Site 181 - Land off Mill Street/Mill Lane, Islip		SA Score	Justification
SA Objectives	SA objectives which relate to meeting Oxford's needs		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford	++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 109 new dwellings. The Council's HELAA provides further detail about potential site capacity.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford	+/-	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford	+	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
SA objectives with particular spatial relevance to Oxford			
3. To reduce poverty and social exclusion.	Oxford	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
	Cherwell		

Site 181 - Land off Mill Street/Mill Lane, Islip			Justification
SA Objectives	SA Score		
		Oxford	Cherwell
6. To improve accessibility to all services and facilities.	--	-	<p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is more than 500m from a premium bus route, however, within 2.5km of Islip train station. Therefore, a significant negative effect is likely.</p> <p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is more than 500m from a premium bus route. The site is located at Islip which contains some services and facilities including two public houses, a doctor's surgery and a village hall that also contains a community shop. Therefore, a minor negative effect is likely.</p>
	Oxford	Cherwell	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	--	--	<p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is more than 500m from a premium bus route, however, within 2.5km of Islip train station. Therefore, a significant negative effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a significant negative (--) effect is likely.</p> <p>This site is removed from existing sustainable transport routes (i.e. scored 'red' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is more than 500m from a premium bus route. Therefore, a significant negative effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a significant negative (--) effect is likely.</p>
	Oxford	Cherwell	
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)			
2. To improve the health and well-being of the population & reduce inequalities in health.	++		<p>The site is within 800m of a healthcare facility (Islip Surgery), areas of open space and PROW. There are however no cycle paths or sports facilities within 800m of the site. These facilities are likely to encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. As such, a significant positive effect is therefore likely on this SA objective.</p>



Site 181 - Land off Mill Street/Mill Lane, Islip		
SA Objectives	SA Score	Justification
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The site is located within close proximity to existing residential development on Mill Street and Kidlington Road. In addition, its northern boundary of the development is within close proximity to a railway line and so a minor negative effect is expected on this SA objective.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	-?	Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.  The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found one statutory designated site and two non-statutory designated sites within the 2km area of search. Woodeaton Quarry SSSI, a statutory designation, lies approximately 1.7km to the south-east of the site.  The non-statutory sites include one provisional Local Wildlife Site (pLWS) and one District Wildlife Sites (DWS); Branson's Lake and Scrub pLWS is located approximately 1.6km to the north-west and Islip Millennium Wood DWS is located approximately 450m to the south-east.  Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/Low. This value is due to the limited variety of habitats on site but has a potential for protected species e.g. badger and so a minor negative effect is

Site 181 - Land off Mill Street/Mill Lane, Islip		
SA Objectives	SA Score	Justification
		<p>expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	<p>The site area comprises approximately 2.18 ha of pasture land. The wider landscape to the north, west and south is predominantly arable with the River Cherwell passing approximately 80m to the south of the site.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium to low' capacity as the site is on the very extent of the settlement and within the context of the site area residential properties are becoming more dispersed. The site is also considered to be important in providing the landscape setting for the Islip Conservation Area with the Conservation Area appraisal identifying the site with a positive view. A significant negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, three Scheduled Monuments, ten Listed Buildings, three Conservation Areas and a World Heritage Site and Registered Park and Garden. These include Blenheim Palace Registered Park and Garden and World Heritage Site, a Registered Park and Garden, World Heritage Site, and a Grade I Listed Building and Hampton Gay, Shipton-on-Cherwell and Thrupp Conservation Area.</p> <p>There are sixteen recorded, non-designated heritage assets within the study area, of which three are within the boundary of the site. There is some duplication within these records and the designated heritage sites, such as the churchyard crosses. There is also one archaeological event within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Medium to Low sensitivity.</p>

Site 181 - Land off Mill Street/Mill Lane, Islip		
SA Objectives	SA Score	Justification
		<p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). While Islip is some distance from Oxford, the rural character of the approach to the City along the Cherwell valley still contributes to its historic character. However the parcel is too small and too closely associated with Islip for development to be likely to represent any significant intrusion.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>The site is not within any flood zones and is located on a greenfield land. A minor negative effect is therefore likely on this SA objective.</p> <p>However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains areas susceptible to groundwater and sewer flooding incidents.</p>
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>This site is on greenfield land and the majority of the site (99%) is classed as Grade 3 Agricultural Land, a significant negative effect therefore is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.</p>

Site 181 - Land off Mill Street/Mill Lane, Islip		
SA Objectives	SA Score	Justification
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.  The majority of this site is within a Mineral Consultation Area so a minor negative effect is likely on this SA objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

**Site 194 - Land off Langford Lane, Kidlington**

Site 194 - Land off Langford Lane, Kidlington		
SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 425 new dwellings. A significant positive effect is likely. The Council's HELAA provides further detail about potential site capacity.
	++	

Site 194 - Land off Langford Lane, Kidlington						
SA Objectives	SA Score	Justification				
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<table border="1"> <tr><td>Oxford</td></tr> <tr><td>+/-</td></tr> </table>	Oxford	+/-	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective.		
Oxford						
+/-						
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<table border="1"> <tr><td>Oxford</td></tr> <tr><td>+</td></tr> </table>	Oxford	+	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.		
Oxford						
+						
<b>SA objectives with particular spatial relevance to Oxford</b>						
3. To reduce poverty and social exclusion.	<table border="1"> <tr><td>Oxford</td><td>Cherwell</td></tr> <tr><td>0</td><td>0</td></tr> </table>	Oxford	Cherwell	0	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
Oxford	Cherwell					
0	0					
6. To improve accessibility to all services and facilities.	<table border="1"> <tr><td>Oxford</td><td>Cherwell</td></tr> <tr><td>+</td><td>++</td></tr> </table>	Oxford	Cherwell	+	++	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include 2C, 2D (15 min frequency) and S4 (30 min frequency). Therefore, a minor positive (+) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include 2C, 2D (15 min frequency) and S4 (30 min frequency). This site is located directly adjacent to the airport and near to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools. Therefore, a significant positive (++) effect is likely.</p>
Oxford	Cherwell					
+	++					



Site 194 - Land off Langford Lane, Kidlington			Justification
SA Objectives	SA Score		
		Oxford	Cherwell
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	+	+	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include 2C, 2D (15 min frequency) and S4 (30 min frequency). Therefore, a minor positive (+) effect is likely. In addition, a lower proportion of road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'green' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Overall, a minor positive effect is likely in relation to proximity to sustainable transport, however this site is not considered to have any effect on AQMAs in Oxford.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include 2C, 2D (15 min frequency) and S4 (30 min frequency). Therefore, a minor positive (+) effect is likely. In addition, a lower proportion of road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'green' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Overall, a minor positive effect is likely in relation to proximity to sustainable transport, however this site is not considered to have any effect on AQMAs in Cherwell.</p>
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)			
2. To improve the health and well-being of the population & reduce inequalities in health.	+		<p>The site is not within 800m of any healthcare facilities or a cycle path. There is however a sports facility to the southwest of the site, areas of open space and a PRoW (including a footpath directly adjacent to the site's western boundary) all within 800m of the site. These facilities are likely to encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. As such, a minor positive effect is therefore likely on this SA objective.</p>
4. To reduce crime and disorder and the fear of crime.		0	<p>The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a</p>

Site 194 - Land off Langford Lane, Kidlington		
SA Objectives	SA Score	Justification
5. To create and sustain vibrant communities		negligible effect on this objective.  Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The site is located within close proximity to London Oxford Airport and an industrial area to the south and so a minor negative effect is identified as it may affect residents in the longer term.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	0?	Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.  The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found one statutory designated site and one non statutory designated site. The Rushy Meadows SSSI, a statutory designation, is located approximately 400m to the south of this site, located on the far side of the Oxford Motor Park. The site also lies immediately adjacent to the west of Langford Meadows Local Wildlife Site, a non-statutory designation and they share a boundary along their full length.  Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Low. This value is due to the site having some potential for roosting bats and nesting birds in planted woodland and some potential for badgers either within this woodland or along inaccessible hedgerows. A negligible effect is expected on this SA objective.

Site 194 - Land off Langford Lane, Kidlington		
SA Objectives	SA Score	Justification
		The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	<p>The site area comprises 4.49ha of land currently in arable use. To the east of the site is a grass access track following the alignment of a deciduous woodland shelter belt along a drainage ditch and beyond is a tract of arable farmland extending north-south along the A4260 Banbury Road.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'low' capacity due to the close proximity of the site to London Oxford Airport, Oxford Spire Business Park and Oxford Motor Park. A significant negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	0?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, seven Listed Buildings, one Scheduled Monument and three Conservation Areas. These include The Boat Public House, a Grade II Listed Building and Kidlington - Langford Lane Wharf Conservation Area.</p> <p>There are twelve recorded, non-designated heritage assets within the study area, of which three are within the boundary of this site. There is some duplication within these records and the designated heritage sites, such as Thrupp Cross.</p> <p>The Archaeology and Heritage Assessment found the site to have Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site was judged to have an insufficient relationship with Oxford to be considered to contribute to its historic setting or special character.</p> <p>Therefore, overall, a negligible effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the</p>

Site 194 - Land off Langford Lane, Kidlington		
SA Objectives	SA Score	Justification
		new development and opportunities which may exist to enhance the setting of heritage features.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.  Further details are provided in the District's Water Cycle Study (2017).
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	The south eastern corner of the site follows a small watercourse. The site is not within any flood zones and is located on a greenfield land. A minor negative effect is therefore likely on this SA objective.  However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.  This site is on greenfield land and the majority of the site (74%) is classed as Grade 3 Agricultural Land, while the remainder is classed as Urban (26%) A significant negative effect therefore is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.
14. To reduce the global, social and environmental impact of consumption of resource by	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through

Site 194 - Land off Langford Lane, Kidlington		
SA Objectives	SA Score	Justification
using sustainably produced and local products.		the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible. The majority of the site lies within a Mineral Consultation Area so a minor negative effect is likely on this SA objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.



**Site 195 - Kidlington Depot, Langford Lane, Kidlington**  
**Site 195 - Kidlington Depot, Langford Lane, Kidlington**

SA Objectives	SA Score	Justification				
<b>SA objectives which relate to meeting Oxford's needs</b>						
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p style="text-align: center;">++</p>	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 169 new dwellings. The Council's HELAA provides further detail about potential site capacity.				
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+/-</p>	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'amber' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective.				
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="text-align: center;">+</p>	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.				
<b>SA objectives with particular spatial relevance to Oxford</b>						
3. To reduce poverty and social exclusion.	<table border="1"> <thead> <tr> <th data-bbox="1134 427 1166 837">Oxford</th> <th data-bbox="1134 837 1166 1930">Cherwell</th> </tr> </thead> <tbody> <tr> <td data-bbox="1166 427 1198 837" style="text-align: center;">0</td> <td data-bbox="1166 837 1198 1930" style="text-align: center;">0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
Oxford	Cherwell					
0	0					

Site 195 - Kidlington Depot, Langford Lane, Kidlington			Justification	
SA Objectives	SA Score			
		Oxford	Cherwell	
6. To improve accessibility to all services and facilities.				<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include 2C, 2D (15 min frequency) and S4 (30 min frequency). Therefore, a minor positive (+) effect is likely.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include 2C, 2D (15 min frequency) and S4 (30 min frequency). This site is located at the airport and near to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools. Therefore, a significant positive (+ +) effect is likely.</p>
		+	++	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion				<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 500m of a premium bus route. Key bus services include 2C, 2D (15 min frequency) and S4 (30 min frequency). Therefore, a minor positive (+) effect is likely. In addition, a lower proportion of road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'green' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Overall, a minor positive effect is likely in relation to proximity to sustainable transport, however this site is not considered to have any effect on AQMAs in Oxford.</p> <p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 500m of a premium bus route. Key bus services include 2C, 2D (15 min frequency) and S4 (30 min frequency). Therefore, a minor positive (+) effect is likely. In addition, a lower proportion of road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'green' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Overall, a minor positive effect is likely in relation to proximity to sustainable transport, however this site is not considered to have any effect on AQMAs in Cherwell.</p>
		+	+	

Site 195 - Kidlington Depot, Langford Lane, Kidlington		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	The site is not within 800m of any healthcare facilities or a cycle path. There is however a sports facility to the southwest of the site, a PRoW and areas of open space all within 800m of the site. These facilities are likely to encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. As such, a minor positive effect is therefore likely on this SA objective.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The site is located within close proximity to London Oxford Airport and so a minor negative effect is identified as it may affect residents in the longer term.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	0?	Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.  The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found one statutory designated site and one non statutory

Site 195 - Kidlington Depot, Langford Lane, Kidlington		
SA Objectives	SA Score	Justification
		<p>designated site. The Rushy Meadows SSSI, a statutory designation, is located approximately 700m to the south of this site, located the far side of Oxford Spire Business Park and Oxford Motor Park. Langford Meadows Local Wildlife Site, a non-statutory designations, is located more than 100m to the east of this site, situated on the far-side of Oxford Spire Business Park.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Low. This value was based upon the limited habitats in the presence of mostly artificial habitats, but with the areas of pioneer vegetation being of some interest as they may support bee orchids. A negligible effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	<p>The site area comprises approximately 3.28 ha of land currently used by Thames Water for offices and storage depots. To the north and west of the site is London Oxford Airport, to the south is Oxford Spire Business Park and to the east is an area or arable farmland. The area is generally inaccessible to the public apart from an area of car parking associated with the Thames Water offices in the south-west corner of the site.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'low' capacity due to the site location context within the Oxford Spire Business park and London Oxford Airport. A significant negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	0?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are two Listed Buildings and three Conservation Areas. These include Sparrowgap Bridge, Oxford Canal, a Grade II Listed Building and Kidlington - Langford Lane Wharf Conservation Area.</p> <p>There are nine recorded, non-designated heritage assets within the study area, of which one is within the boundary of this site. There is some duplication within these records and the</p>

Site 195 - Kidlington Depot, Langford Lane, Kidlington		
SA Objectives	SA Score	Justification
		<p>designated heritage sites, such as the historic village of Thrupp.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The land within this site was judged to have an insufficient relationship with Oxford to be considered to contribute to its historic setting or special character.</p> <p>Therefore, overall, a negligible effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	<p>The site is not within any flood zones and is on brownfield land so a negligible effect is likely on this SA objective.</p> <p>However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents.</p>
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	+?	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>The site is mainly on brownfield land; therefore a minor positive effect is expected on this SA objective. Although this is uncertain depending on the quality of land in the rest of the site and how the development within the site would eventually be laid out.</p>



Site 195 - Kidlington Depot, Langford Lane, Kidlington		
SA Objectives	SA Score	Justification
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.  The site is not within a Mineral Consultation Area so a negligible effect is likely on this SA objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	+?	This site is classed as brownfield land; therefore development at this location may involve the re-use of existing buildings and materials which may be present on site. As such a minor positive effect is expected on this SA objective, although this is uncertain depending on the previous use of the site

**Site 209 – Land at Islip**

Site 209 - Land at Islip		
SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		

Site 209 - Land at Islip		
SA Objectives	SA Score	Justification
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 6,561 new dwellings. The Council's HELAA provides further detail about potential site capacity.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford ++	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site is within easy access of more than 20,000 Oxford jobs by walking/cycling or public transport and more than 75,000 Oxford jobs by road (i.e. scored 'Green' in both ITP's assessments of 'access to jobs'); therefore a significant positive effect is likely.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford +	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.

Site 209 - Land at Islip			
SA Objectives	SA Score		Justification
SA objectives with particular spatial relevance to Oxford			
	Oxford	Cherwell	
3. To reduce poverty and social exclusion.	0	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
6. To improve accessibility to all services and facilities.	Oxford	Cherwell	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 2.5km of a train station. The site is partially within 500m of a premium bus route. Key bus services include S5 which runs at a 15 min frequency. The site is removed from direct walking and cycling routes. Therefore, a minor positive (+) effect is likely.</p> <p>Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 2.5km of a train station. The site is partially within 500m of a premium bus route. Key bus services include S5 which runs at a 15 min frequency. The site is removed from direct walking and cycling routes. The site is located near to and partially adjacent to Islip which contains some services and facilities including two public houses, a doctor's surgery and a village hall that also contains a community shop. Therefore, a minor negative (-) effect is likely.</p>
	+	-	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Cherwell	<p>This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 2.5km of a train station. The site is partially within 500m of a premium bus route. Key bus services include S5 which runs at a 15 min frequency. The site is removed from direct walking and cycling routes. Therefore, a minor positive (+) effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'amber'</p>
	+/-	+/-	

Site 209 - Land at Islip		
SA Objectives	SA Score	Justification
		<p>in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and minor negative (+/-) effect is likely.</p> <p>Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 2.5km of a train station. The site is partially within 500m of a premium bus route. Key bus services include S5 which runs at a 15 min frequency. The site is removed from direct walking and cycling routes. Therefore, a minor positive (+) effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed minor positive and minor negative (+/-) effect is likely.</p>
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	Of the eight land parcels forming this site, seven of them either lie wholly or partially within the 800m buffer zone of a healthcare facility (Islip Surgery) and PRoW and an area of open space. These facilities are likely to encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. As such, a significant positive effect is likely on this SA objective.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  The north west boundary of the most northern parcel lies directly adjacent to the A34 and the remaining seven parcels lie directly adjacent to an existing residential development. A minor negative effect is therefore likely on this SA objective.

Site 209 - Land at Islip		
SA Objectives	SA Score	Justification
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	--?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found one statutory designated site and seven non statutory designated sites within the 2km area of search. The statutory designated site is Wood Eaton Quarry SSSI and is located approximately 900m to the south-east of the site. The non-statutory sites include two Local Wildlife Sites (LWS), two provisional LWS (pLWS) and four District Wildlife Sites (DWS); Blechingdon Road Verge (East) LWS and Black Leys Wood LWS lie approximately 1.3 and approximately 1.8km respectively to the north. Branson's Lake and Scrub and Kidlington Meadows pLWS are located approximately 900m and 1.2km respectively to the west of the site. Islip Millennium Wood DWS lies on the eastern site boundary of the southernmost section of the site. St Mary' Field DWS lies approximately 1.6km to the west. Frognest Farm Field DWS lies approximately 1km to the north-west. Walker's Copse DWS lies approximately 1.8km to the north.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/High. This value is due to the variety of habitats on site and the protected/notable species which they may support. Rivers are a NERC (2006), Section 41, Habitat of Principal Importance. A significant negative effect is expected on this SA objective. The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	<p>The site is located to the north, south and west of Islip with an isolated area of land located further north along Blechingdon Road to the east of the road bridge over the A34. To the south of Islip, the site extends south from Mill Street along the east bank of the River Cherwell and extends east to Wheatley Road with the land gradually rising to the south of the area. To the west of the village, the site comprises a number of land parcels split either side of the railway line and Mill Lane. These areas are joined either side of the railway line</p>



Site 209 - Land at Islip		
SA Objectives	SA Score	Justification
		<p>by a relatively recently constructed footbridge over the railway corridor. North west of the village, the land is largely arable and falls to the north west towards the A34 road corridor and to the north of the village the site area wraps around the former oil storage depot.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium to low' capacity. A significant negative effect is therefore expected on this SA objective. This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p> <p>The assessment notes however that the capacity for residential development varies across the site areas. To the south of Islip, the capacity for residential development is considered to be low as the landscape scale is smaller and comprises key visual connections within the historic core of Islip. Land to the west of Islip, to the south of the railway line is considered to have a medium to low capacity for residential development due to its visual connections with the historic core; and the arable land located to the north of the railway line a medium capacity for residential development. The land parcel to the north of Islip and west of Bletchingdon Road has a medium/medium to high capacity as it is more associated with modern development. The isolated parcel of arable land adjacent to the A34 is considered to have a low capacity for development due to the potential isolation.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there is one Scheduled Monument, 26 Listed Buildings and one Conservation Area. These include the Islip Roman Villa, a Scheduled Monument, Islip Mill, a Grade II Listed Building and Islip Conservation Area.</p> <p>There are 34 recorded, non-designated heritage assets within the study area. There is some duplication within these records and the designated heritage sites, such as a length of garden wall. There is also three archaeological events within the study area.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Medium to Low sensitivity.</p> <p>Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The site lies close to Islip. While Islip is some distance from Oxford, the rural character of the approach to the City along the Cherwell valley still contributes to its historic</p>

Site 209 - Land at Islip		
SA Objectives	SA Score	Justification
		<p>character.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective. It is noted however that the land to the north of the railway line is considered to be of lesser sensitivity.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.</p> <p>Further details are provided in the District's Water Cycle Study (2017).</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	<p>The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.</p> <p>The site is on greenfield land and is mainly outside of flood zone 3 (less than 3% of the site is within Flood Zone 3); therefore, a minor negative effect is likely.</p> <p>It should also be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water, groundwater and sewer flooding incidents.</p>
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	<p>The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.</p> <p>This site is on greenfield land and the majority of the site (over 95%) is classed as Grade 3 Agricultural Land, while the remainder is classed as Grade 4 (less than 5%). A significant</p>

Site 209 - Land at Islip		
SA Objectives	SA Score	Justification
		negative effect therefore is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.  The site lies almost entirely within a Minerals Consultation Area so a minor negative effect is identified on this SA objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.

**Site 210 - Land at Hampton Poyle**

Site 210 - Land at Hampton Poyle		
SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford  ++	All of the potential residential sites are expected to have positive effects on this objective, due to the nature of the proposed development and it is assumed that housing developments will include an appropriate proportion of affordable housing. All the site options appraised for the Part 1 Review are above 2 ha in size and are therefore likely to contribute significantly to the number of affordable homes. A significant positive effect is therefore likely on this SA objective. This site has been identified as being able to accommodate, as a theoretical capacity, approximately 2,481 new dwellings. The Council's HELAA provides further detail about potential site capacity.

Site 210 - Land at Hampton Poyle						
SA Objectives	SA Score	Justification				
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<table border="1"> <tr> <td>Oxford</td> <td></td> </tr> <tr> <td></td> <td>+/-</td> </tr> </table>	Oxford			+/-	Good accessibility to employment is important for developing and strengthening the relationship between labour and workplace ensuring economic growth in Oxford and Oxfordshire. This site scored 'red' in relation to criteria 4 (Access to Oxford jobs by walking and public transport) and 'green' in relation to criteria 5 (Access to Oxford jobs by road). Therefore, minor mixed effects (+/-) are likely in relation to this SA objective.
Oxford						
	+/-					
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<table border="1"> <tr> <td>Oxford</td> <td></td> </tr> <tr> <td></td> <td>+</td> </tr> </table>	Oxford			+	The increased provision of affordable housing in Oxfordshire will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford and for the Oxfordshire economy. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford and Cherwell including as a result of the increased rates of construction associated with the new developments.
Oxford						
	+					
SA objectives with particular spatial relevance to Oxford						
3. To reduce poverty and social exclusion.	<table border="1"> <tr> <td>Oxford</td> <td>Cherwell</td> </tr> <tr> <td>0</td> <td>0</td> </tr> </table>	Oxford	Cherwell	0	0	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell (above 30%); therefore a negligible effect is likely.
Oxford	Cherwell					
0	0					
6. To improve accessibility to all services and facilities.	<table border="1"> <tr> <td>Oxford</td> <td>Cherwell</td> </tr> <tr> <td>+</td> <td>-</td> </tr> </table>	Oxford	Cherwell	+	-	This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 2 -Proximity to current sustainable transport services and infrastructure that serve Oxford). The site is within 2.5km of a train station and is directly linked to walking and cycling routes. The site is partially within 500m of a premium bus route. Key bus services include S5 which runs at a 15 min frequency. Therefore, a minor positive (+) effect is likely.
Oxford	Cherwell					
+	-					

Site 210 - Land at Hampton Poyle		
SA Objectives	SA Score	Justification
		This site is in close proximity to sustainable transport routes (i.e. scored 'Amber' in ITP's criteria 3 -Proximity to current sustainable transport services and infrastructure that serve Cherwell). The site is within 2.5km of a train station and is directly linked to walking and cycling routes. The site is partially within 500m of a premium bus route. Key bus services include S5 which runs at a 15 min frequency. The site is located next to Hampton Poyle but there are no services and facilities in the immediate vicinity. Therefore, a minor negative (-) effect is likely.
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	<p>The site is within 2.5km of a train station and is directly linked to walking and cycling routes. The site is partially within 500m of a premium bus route. Key bus services include S5 which runs at a 15 min frequency. Therefore, a significant positive effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Oxford and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and minor negative (+/-) effect is likely.</p> <p>The site is within 2.5km of a train station and is directly linked to walking and cycling routes. The site is partially within 500m of a premium bus route. Key bus services include S5 which runs at a 15 min frequency. Therefore, a significant positive effect is likely. In addition, some road based trips generated by proposed development are likely to load onto roads covered by AQMAs in Cherwell and therefore this site scored 'amber' in ITP's Criteria 10 (Proximity to Cherwell and Oxford Air Quality Management Areas). Therefore, overall a mixed significant positive and minor negative effect is likely.</p>
	Cherwell	



Site 210 - Land at Hampton Poyle		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	The site is not located within 800m of a healthcare facility or a sports facility, however an area of semi natural open space (St Mary's Fields) is located within 800m of the site and a cycle path lies directly adjacent to the site's west boundary. These facilities are likely to encourage new residents to make use of these facilities as part of a more physically active and healthier lifestyle. As such, a minor positive effect is likely on this SA objective.
4. To reduce crime and disorder and the fear of crime.	0	The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the effect of new housing development within the site is likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities	-	Where new development is proposed within close proximity to existing residential communities there may be negative effects on amenity as a result of increased noise and light pollution, particularly during the construction phase. New residential development within close proximity of major roads or railways or industrial areas may result in noise pollution affecting residents in the longer term.  Sections of the site's west boundary lie directly adjacent to an existing residential development and the south east boundary lies directly adjacent to the A34. A minor negative effect is therefore likely on this SA objective.

Site 210 - Land at Hampton Poyle		
SA Objectives	SA Score	Justification
Environmental SA objectives (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	--?	<p>Site options that are close to an international, national or local designated conservation site have the potential to affect the biodiversity or geodiversity of those sites, e.g. through habitat damage/loss, fragmentation, disturbance to species, air pollution, increased recreation pressure etc. Conversely, there may be opportunities to promote habitat connectivity if new developments include green infrastructure.</p> <p>The recent Ecological Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found one statutory designated site and nine non statutory designated sites within the 2km area of search. The statutory designated site is Wood Eaton Quarry SSSI and lies approximately 1km to the south-east of the site. The non-statutory sites include two Local Wildlife Sites (LWS), two provisional LWS (pLWS) and five District Local Wildlife Sites (DLWS); Blechingdon Road Verge (East) LWS and Black Leys Wood LWS lie approximately 1 and 2km respectively to the north-east. Branson's Lake and Scrub pLWS and Kidlington Meadows pLWS lie approximately 250m and 500m respectively to the south-west. Thrupp Community Woodland DWS, St Mary's Field DWS and Kidlington Copse DWS lie approximately 1.2km, 700m and 1.7km respectively to the west and south-west. Frognest Farm Field DWS and Walkers Copse lie approximately 250m and 1.9km respectively to the north-east.</p> <p>Overall, the Ecological Assessment considers the site's ecological sensitivity to future redevelopment is to be Medium/High. This value is due to the variety of habitats on site and their potential for protected species. Ponds and hedgerows are NERC Act (2006) Habitats of Principal Importance: A significant negative effect is expected on this SA objective.</p> <p>The potential impacts on biodiversity and geodiversity present on each site, or undesignated habitats and species adjacent to the potential development sites, cannot be determined with certainty at this strategic level of assessment. This would be determined once proposals that are more specific are developed and submitted as part of a planning application so this effect is also recorded as uncertain.</p>

Site 210 - Land at Hampton Poyle		
SA Objectives	SA Score	Justification
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	--?	<p>To the north and north east the site is bordered by a public right of way passing along the site/field boundaries. The site area comprises approximately 49.65 ha of land which is primarily in agricultural use although there are small areas of rough grassland in the corner of the northern fields.</p> <p>The Landscape Character Sensitivity and Capacity Assessment (2017) assessed the overall landscape capacity score for residential development at this site as having a 'medium to low' capacity as development as the site area is physically disassociated from Hampton Poyle village and would appear in the landscape as an isolated residential area. A significant negative effect is therefore expected on this SA objective.</p> <p>This effect is recorded as uncertain as it depends largely on the appearance and impact of development sites including in comparison to what was on the site previously.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The recent Archaeology and Heritage Assessment undertaken as part of the Landscape Character Sensitivity and Capacity Assessment (2017) found the site itself contains no designated heritage assets. However within the study area, a 500m buffer around the site boundary, there are two Grade II Listed Buildings, Model Farmhouse and Poyle Court and Hampton Poyle Conservation Area.</p> <p>There are seven recorded, non-designated heritage assets within the study area, none of which are located within Site 210. There is some duplication of designated heritage assets, for example Model Farm.</p> <p>Overall, the Archaeology and Heritage Assessment found the site to have Low sensitivity. Cherwell District Council's Green Belt Study (2017) assesses the contribution of the land within each site in preserving the setting and special character of the historic city of Oxford (purpose 4). The site lies adjacent to the settlement of Islip. While Islip is some distance from Oxford, the rural character of the approach to the City along the Cherwell valley still contributes to its historic character.</p> <p>Therefore, overall, a minor negative effect is expected on this SA objective.</p> <p>The effect is uncertain as the effect will depend on the exact scale, design and layout of the new development and opportunities which may exist to enhance the setting of heritage features.</p>
11. To maintain and improve the water quality of rivers and	0	<p>The location of potential development sites could affect water quality. However the nature of the effect is dependent on the scale of the development and the capacity at the local</p>

Site 210 - Land at Hampton Poyle		
SA Objectives	SA Score	Justification
to achieve sustainable water resources management		sewage treatment works to treat additional wastewater generated by the overall scale of development proposed. In addition, the location of potential sites is unlikely to influence sustainable resource management and use of recycled water, which would be determined through the detailed proposals for each development. Therefore, all sites have a negligible effect on this objective.  Further details are provided in the District's Water Cycle Study (2017).
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	--?	The development of new housing on greenfield land would increase the area of impermeable surfaces and could therefore increase overall flood risk, particularly where the sites are within high risk flood zones. National Planning Practice Guidance identifies residential properties as a 'more vulnerable use', which is suitable in areas of flood zone 1 and 2 but would require an exception test in flood zone 3a, and is unsuitable in flood zone 3b.  The site is on greenfield land and is mainly within flood zone 3 (over 75% of the site is within Flood Zone 3); therefore, an uncertain significant negative effect is likely.  It should also be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the area contains flood zone 2 and areas susceptible to surface water, groundwater and sewer flooding incidents.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	The location of development can influence the efficient use of land, as sites on high quality agricultural land would result in that land being lost to other uses. Development on brownfield land represents more efficient use of land in comparison to the development of greenfield sites.  This site is on greenfield land and the majority of the site (over 97%) is classed as Grade 3 Agricultural Land, while the remainder is classed as Grade 4 (less than 3%). A significant negative effect therefore is likely. Although this is uncertain depending on whether it is Grade 3a or Grade 3b which is not known.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The effects of new developments on the adoption of sustainable design and construction techniques, use of locally and sustainably sourced materials and use of renewable energy is not influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, in general, the effects of development within sites on this objective will be negligible.  The site lies almost entirely within a Minerals Consultation Area so a minor negative effect is identified on this SA objective.

Site 210 - Land at Hampton Poyle		
SA Objectives	SA Score	Justification
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	This site is located on greenfield land and therefore development at this location would not involve the re-use of existing buildings and materials which may be present on brownfield sites. As such, a minor negative effect is expected on this SA objective.



**Appendix 7**  
Policy appraisal matrices

## Strategic Policies

### Achieving Sustainable Development for Oxford

Policy PR1 – Achieving Sustainable Development for Oxford		
SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	Policy PR1 commits to the delivery of 4,400 homes to help meet Oxford's unmet housing needs by 2031. Development proposals are required to meet the Vision, Objectives and Policies set out in the Partial Review of the Local Plan and the District's other Development Plan Policies which collectively aim to achieve sustainable development. Together they set out the details for the delivery of sustainable, affordable homes for Oxford. Therefore, a significant positive effect is identified for this objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford ++	Policy PR1 commits to the delivery of 4,400 homes to help meet Oxford's unmet housing needs by 2031. Development proposals are required to meet the Vision, Objectives and Policies set out in the Partial Review of the Local Plan and the District's other Development Plan Policies which collectively aim to achieve sustainable development. Together they set out the details for the delivery of sustainable, affordable homes for Oxford as well as the provision of and access to employment opportunities in and around Oxford. In addition, the site allocation policies within the Partial Review of the Local Plan include some new employment opportunities to be delivered alongside the residential development to service local needs, such as schools and local centres. Therefore, a significant positive effect is recorded for this SA objective.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford ++	Policy PR1 commits to the delivery of 4,400 homes to help meet Oxford's unmet housing needs by 2031. Development proposals are required to meet the Vision, Objectives and Policies set out in the Partial Review of the Local Plan and the District's other Development Plan Policies which collectively aim to achieve sustainable development. Together they commit to meeting Oxford's diverse needs including its word class economy and universities. The site allocation policies within the Partial Review of the Local Plan include improvements and connections to the areas sustainable transport links into Oxford. Therefore, a significant positive effect is recorded for this SA objective.

**Policy PR1 – Achieving Sustainable Development for Oxford**

SA Objectives	SA Score		Justification
SA objectives with particular spatial relevance to Oxford	Oxford	Cherwell	
3. To reduce poverty and social exclusion.	0	0	Policy PR1 commits to the delivery of 4,400 homes to help meet Oxford's unmet housing needs by 2031. Development proposals are required to meet the Vision, Objectives and Policies set out in the Partial Review of the Local Plan and the District's other Development Plan Policies which collectively aim to achieve sustainable development. Together they commit to meeting Oxford's diverse local needs through the sustainable siting and design of new communities. However, the areas allocated for development within the Partial Review Local Plan do not represent some of the areas least deprived areas on the indices of multiple deprivations limiting the scope for regeneration and thus poverty alleviation and social exclusion. Therefore a negligible effect is recorded against this objective.
6. To improve accessibility to all services and facilities.	Oxford ++	Cherwell ++	Policy PR1 commits to the delivery of 4,400 homes to help meet Oxford's unmet housing needs by 2031. Development proposals are required to meet the Vision, Objectives and Policies set out in the Partial Review of the Local Plan and the District's other Development Plan Policies which collectively aim to achieve sustainable development. Together they set out the details for significant improvements to the sustainable transport network within and around Oxford and Cherwell and new local services and facilities within the strategic site allocations. Therefore, a significant positive effect is recorded for this SA objective.
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford + + / - -	Cherwell + + / - -	Policy PR1 commits to the delivery of 4,400 homes to help meet Oxford's unmet housing needs by 2031. Development proposals are required to meet the Vision, Objectives and Policies set out in the Partial Review of the Local Plan and the District's other Development Plan Policies which collectively aim to achieve sustainable development. Together they set out the details for significant improvements to the sustainable transport network within and around Oxford and Cherwell. These improvements will help to encourage new residents to travel by alternative modes to the private car helping to reduce air pollution. However, the majority of the strategic site allocations set out within the Partial Review Local Plan are in close proximity to the Oxford City Air Quality Management Area (AQMA), meaning that significant growth in this area is likely to result in increases in road congestion and traffic generated air pollution within and in the vicinity of the AQMA. Therefore a mixed significant positive/significant negative effect is recorded for this objective.

Policy PR1 – Achieving Sustainable Development for Oxford		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	Policy PR1 commits to the delivery of 4,400 homes to help meet Oxford's unmet housing needs by 2031. Development proposals are required to meet the Vision, Objectives and Policies set out in the Partial Review of the Local Plan and the District's other Development Plan Policies which collectively aim to achieve sustainable developments. Together they meet Oxford's diverse needs including sustainable transport connections to existing and new local facilities and services that contribute to new resident's health and well being. The strategic site allocations within the Partial Review of the Local Plan Part 1 are in close proximity to the wider sustainable transport network into Oxford and Cherwell's local service centres providing excellent access to relevant services and facilities, including hospitals, GP surgeries, open spaces, sports facilities, public rights of way and cycle ways. In addition, the strategic site allocation policies make provision for new connections and facilities to accommodate the needs of new residents and encourage active healthy lifestyles. Therefore, a significant positive effect is recorded against this SA objective.
4. To reduce crime and disorder and the fear of crime.	0	Policy PR1 commits to the delivery of 4,400 homes to help meet Oxford's unmet housing needs by 2031. Development proposals are required to meet the Vision, Objectives and Policies set out in the Partial Review of the Local Plan and the District's other Development Plan Policies which collectively aim to achieve sustainable development. However, no measures are proposed to directly help reduce crime and disorder and the fear of crime within the Partial Review of the Part 1 Local Plan. Therefore a negligible effect is recorded against this objective.
5. To create and sustain vibrant communities.	+/-	Policy PR1 commits to the delivery of 4,400 homes to help meet Oxford's unmet housing needs by 2031. Development proposals are required to meet the Vision, Objectives and Policies set out in the Partial Review of the Local Plan and the District's other Development Plan Policies which collectively aim to achieve sustainable development. Together they plan to deliver new residential communities with high quality design and amenities. However, a significant proportion of the proposed developments within the site allocation policies are located within close proximity to existing residential communities. Long periods of construction in close proximity to these established communities is likely to have adverse effects on their amenity due to increased levels of noise, air and light pollution. In addition, significant areas of land allocated within the strategic site allocation policies are in close proximity to strategic transport corridors into Oxford. Locating new communities in close proximity to these busy transport corridors could have an adverse impact on the amenity of

Policy PR1 – Achieving Sustainable Development for Oxford		
SA Objectives	SA Score	Justification
		these new communities in the medium and long term. Therefore, a mixed minor positive and minor negative effect is recorded against this SA objective.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity.	+/-	<p>Policy PR1 commits to the delivery of 4,400 homes to help meet Oxford's unmet housing needs by 2031. Development proposals are required to meet the Vision, Objectives and Policies set out in the Partial Review of the Local Plan and the District's other Development Plan Policies which collectively aim to achieve sustainable development. Together they protect the District's biodiversity assets and set out measures to expand and enhance the District's green infrastructure network. Such measures have positive effects on the ecology of the District; however, these positive effects have the potential to be curbed in the short and medium term by the significant increase in development proposed through the Partial Review of the Part 1 Local Plan. The site allocation policies within the Partial Review of the Part 1 Local Plan are largely located on greenfield land which will result in the loss of local wildlife habitat; however, the site allocation policies contain measures that aim to protect and enhance the natural environment within and around each development.</p> <p>Therefore, overall, a mixed minor positive/minor negative effect has been recorded for this objective.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	+/-	<p>Policy PR1 commits to the delivery of 4,400 homes to help meet Oxford's unmet housing needs by 2031. Development proposals are required to meet the Vision, Objectives and Policies set out in the Partial Review of the Local Plan and the District's other Development Plan Policies which collectively aim to achieve sustainable development. Together they aim to protect and where possible enhance the District's natural environment, including its natural and historic landscape character. Such measures have positive effects on the landscape character of the District; however, these positive effects have the potential to be curbed by the significant increase in development proposed through the Partial Review of the Part 1 Local Plan. The site allocation policies within the Partial Review of the Part 1 Local Plan are largely located on greenfield land which will result in the narrowing of key strategic countryside gaps on the edge of the historic City of Oxford. The site allocation policies focus development at the urban edge of existing settlements in the south of the District, including at the urban edge of Oxford. Furthermore, the policies set out detailed requirements for mitigating the impact of new development of the wider countryside through landscaped green buffers.</p> <p>Therefore, overall, a mixed minor positive/minor negative effect has been recorded for this</p>



Policy PR1 – Achieving Sustainable Development for Oxford		
SA Objectives	SA Score	Justification
		objective.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-	Policy PR1 commits to the delivery of 4,400 homes to help meet Oxford's unmet housing needs by 2031. Development proposals are required to meet the Vision, Objectives and Policies set out in the Partial Review of the Local Plan and the District's other Development Plan Policies which collectively aim to achieve sustainable development. Together they protect the integrity of District's historic environment including the setting of its historic assets. However, the significant increase in development proposed through the Partial Review of the Part 1 Local Plan, some of which is located in close proximity to historic assets in Cherwell, Oxford and West Oxfordshire, has the potential to adversely affect the setting and character of these assets. The site allocation policies contain measures that aim to protect the historic assets within and in the immediate vicinity of each area of development. Therefore, a minor negative effect has been recorded for this objective.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	Policy PR1 commits to the delivery of 4,400 homes to help meet Oxford's unmet housing needs by 2031. Development proposals are required to meet the Vision, Objectives and Policies set out in the Partial Review of the Local Plan and the District's other Development Plan Policies which collectively aim to achieve sustainable development. However, beyond general measures encouraging sustainable design, no measures are proposed to directly help maintain and improve water quality within the Partial Review of the Part 1 Local Plan. Therefore a negligible effect is recorded against this objective.
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-	Policy PR1 commits to the delivery of 4,400 homes to help meet Oxford's unmet housing needs by 2031. Development proposals are required to meet the Vision, Objectives and Policies set out in the Partial Review of the Local Plan and the District's other Development Plan Policies which collectively aim to achieve sustainable development. Together they aim to protect and where possible enhance the District's natural environment. Such measures have indirect benefits for helping to manage flood risk within the District; however, the site allocation policies within the Partial Review of the Part 1 Local Plan are largely located on greenfield land which will result in a cumulative loss of permeable ground surface. The site allocation policies contain measures to manage flood risk at the individual site level, therefore, overall the cumulative effects of significant development in the southern half of the District are considered to be minor negative.
13. To improve efficiency in land use through the re-use of previously developed land and	--	Policy PR1 commits to the delivery of 4,400 homes to help meet Oxford's unmet housing needs by 2031. Development proposals are required to meet the Vision, Objectives and Policies set out in the Partial Review of the Local Plan and the District's other Development

Policy PR1 – Achieving Sustainable Development for Oxford		
SA Objectives	SA Score	Justification
existing buildings and encouraging urban renaissance.		Plan Policies which collectively aim to achieve sustainable development. Together they aim to protect and where possible enhance the District's natural environment. However, the site allocation policies within the Partial Review of the Part 1 Local Plan are largely located on greenfield land which is Grade 3 or higher agricultural land. Therefore, a significant negative effect is recorded against this objective.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	Policy PR1 commits to the delivery of 4,400 homes to help meet Oxford's unmet housing needs by 2031. Development proposals are required to meet the Vision, Objectives and Policies set out in the Partial Review of the Local Plan and the District's other Development Plan Policies which collectively aim to achieve sustainable development. However, beyond general measures encouraging sustainable construction and design, no measures are proposed to directly help reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products within the Partial Review of the Part 1 Local Plan. Therefore, a negligible effect is recorded against this objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	0	Policy PR1 commits to the delivery of 4,400 homes to help meet Oxford's unmet housing needs by 2031. Development proposals are required to meet the Vision, Objectives and Policies set out in the Partial Review of the Local Plan and the District's other Development Plan Policies which collectively aim to achieve sustainable development. However, beyond general measures encouraging sustainable construction and design, no measures are proposed to directly manage waste within the Partial Review of the Part 1 Local Plan. Therefore, a negligible effect is recorded against this objective.

**Housing Mix, Tenure and Size**

Policy PR2 - Housing Mix, Tenure and Size		
SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	Policy PR2 seeks to ensure that the strategic developments allocated in the Partial Review of the Local Plan provide an appropriate mixture of tenures, sizes and affordability to fully meet local needs. This is likely to have a significant positive effect on this objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford ++	Policy PR2 seeks to ensure that the strategic developments allocated under Policies PR6 to PR10 provide dwellings of an appropriate mixture of tenures, sizes and affordability with good accessibility to employment opportunities in and around the City of Oxford strengthening the relationship between labour and workplace ensuring economic growth in Oxford. Therefore, a significant positive effect is likely on this objective.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford +	The provision of affordable housing at an appropriate mixture of tenures and sizes in Oxfordshire to help meet Oxford City's unmet need will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford. Furthermore, there are likely to be indirect minor positive effects in the short term on economic growth in Oxford as a result of the increased rates of construction associated with the new developments.
<b>SA objectives with particular spatial relevance to Oxford</b>		
3. To reduce poverty and social exclusion.	Oxford +  Cherwell +	Policy PR2 seeks to ensure that the strategic developments allocated in the Partial Review of the Local Plan provide an appropriate mixture of tenures, sizes and affordability to fully meet local needs. Successfully housing those currently in need is likely to contribute to the reduction of poverty and social exclusion maintaining and enhancing the diversity and vibrancy of the local population. This is likely to have minor positive effect on this objective.
6. To improve accessibility to all services and facilities.	Oxford 0  Cherwell 0	Policy PR2 does not specify the location or quantum of development. Therefore, it will not have a direct effect on this objective.

Policy PR2 - Housing Mix, Tenure and Size			
SA Objectives	SA Score		Justification
	Oxford	Cherwell	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	0	0	Policy PR2 does not specify the location or quantum of development. Therefore, it will not have a direct effect on this objective.
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)			
2. To improve the health and well-being of the population & reduce inequalities in health.	+		Policy PR2 seeks to ensure that the strategic developments allocated in the Partial Review of the Local Plan provide an appropriate mixture of tenures, sizes and affordability to fully meet the needs of the area. Successfully housing those currently in need is likely to positively affect the health and well being of the local population helping to reduce inequalities in the region. This is likely to have minor positive effect on this objective.
4. To reduce crime and disorder and the fear of crime.	0		The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. Policy PR2 does not influence such matters and is therefore likely to have a negligible effect on this objective.
5. To create and sustain vibrant communities.	+		Policy PR2 seeks to ensure that the strategic developments allocated in the Partial Review of the Local Plan provide an appropriate mixture of tenures, sizes and affordability to fully meet the needs of the area. The delivery of new homes that meet the needs of the area's diverse community and encourage new communities to live and work in the area will help to maintain and enhance the vibrancy of local communities. This is likely to have a minor positive effect on this objective.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)			
7. To conserve and enhance and create resources for biodiversity.	0		Policy PR2 does not specify the location or quantum of development. Therefore, it will not have a direct effect on this objective.
8. To protect and enhance landscape character and quality and make accessible for	0		Policy PR2 does not specify the location or quantum of development. Therefore, it will not have a direct effect on this objective.

Policy PR2 - Housing Mix, Tenure and Size		
SA Objectives	SA Score	Justification
enjoyment, the countryside.		
9. To protect, enhance and make accessible for enjoyment, the historic environment.	0	Policy PR2 does not specify the location or quantum of development. Therefore, it will not have a direct effect on this objective.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	Policy PR2 does not specify the location or quantum of development. Therefore, it will not have a direct effect on this objective.
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	Policy PR2 does not specify the location or quantum of development. Therefore, it will not have a direct effect on this objective.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	0	Policy PR2 does not specify the location or quantum of development. Therefore, it will not have a direct effect on this objective.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	+	Policy PR2 allows for community self-build or self-finish housing to be agreed with Cherwell District in consultation with Oxford City Council. Increased rates of local small to medium-scale residential schemes are likely to increase the use of local products in house building with minor positive effects against this objective. This effect is uncertain until the uptake in self-build and self-finish housing schemes are known.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	0	Policy PR2 does not specify the location or quantum of development. Therefore, it will not have a direct effect on this objective.



The Oxford Green Belt

Policy PR3 - The Oxford Green Belt

SA Objectives	PR3 SA Score	No Policy Option Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>			
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford	No Policy	Policy PR3 sets out plans to release pockets of land from the Oxford Green Belt. It is uncertain whether these pockets of land will be development within the short medium or long term; however, their release from the Green Belt may increase the likelihood of development in these locations in the future. All pockets of land lie adjacent to or within housing allocations within the Local Plan Part 1 Partial Review. Therefore, there is a possibility that housing development may be brought forward within these locations most likely as extensions to the strategic allocations. In combination, such development would have a significant positive effect on this objective. For the reasons set out this effect is uncertain.  Having no Policy PR3 would result in the pockets of land remaining as Green Belt, resulting in a negligible effect against this objective.
	++?	0	
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford	No Policy	Policy PR3 sets out plans to release pockets of land from the Oxford Green Belt. It is uncertain whether these pockets of land will be development within the short medium or long term; however, their release from the Green Belt may increase the likelihood of development in these locations in the future. While, all pockets of land lie adjacent to or within housing allocations within the Local Plan Part 1 Partial Review it is possible that employment developments may be brought forward in these locations. In combination, such development would have a significant positive effect on this objective. For the reasons set out this effect is uncertain.  Having no Policy PR3 would result in the five pockets of land remaining as Green Belt, resulting in a negligible effect against this objective.
	++?	0	
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long	Oxford	No Policy	Policy PR3 sets out plans to release pockets of land from the Oxford Green Belt. It is uncertain whether these pockets of land will be development within the short medium or long term; however, their release from the Green Belt may
	+	0	

Policy PR3 - The Oxford Green Belt			
SA Objectives	PR3 SA Score	No Policy Option Score	Justification
term competitiveness of the District and Oxford and Oxfordshire.			<p>increase the likelihood of development in these locations in the future.</p> <p>The possibility of the provision of additional housing and/or new employment opportunities within the District will make it easier for the County to retain and grow its skilled workforce, which is likely to have an indirect minor positive effect on this objective in Oxford. For the reasons set out this effect is uncertain.</p> <p>Having no Policy PR3 would result in the pockets of land remaining as Green Belt, resulting in a negligible effect against this objective.</p>
<b>SA objectives with particular spatial relevance to Oxford</b>			
3. To reduce poverty and social exclusion.	Oxford		<p>Policy PR3 sets out plans to release pockets of land from the Oxford Green Belt. It is uncertain whether these pockets of land will be development within the short medium or long term; however, their release from the Green Belt may increase the likelihood of development in these locations in the future.</p> <p>All pockets of land sit within and adjacent to areas recognised in the indices of multiple deprivations as not deprived. Therefore, the potential development of these locations is considered to have a negligible effect on this objective.</p> <p>Having no Policy PR3 would result in the pockets of land remaining as Green Belt, reducing the possibility of development, which would also have a negligible effect against this objective.</p>
	Cherwell	0	
6. To improve accessibility to all services and facilities.	Oxford		<p>Policy PR3 sets out plans to release pockets of land from the Oxford Green Belt. It is uncertain whether these pockets of land will be development within the short medium or long term; however, their release from the Green Belt may increase the likelihood of development in these locations in the future.</p> <p>All pockets of land sit in close proximity to existing and planned sustainable transport routes that serve Oxford and or lie adjacent to Category A villages within Cherwell. Furthermore, all pockets of land lie adjacent to housing allocations within the Local Plan Part 1 Partial Review each of which will incorporate new services and facilities. Therefore, it is likely that any new development within these areas would have good access to existing and planned services in Oxford and Cherwell. Therefore a minor positive effect is</p>
	Cherwell	+?	

Policy PR3 - The Oxford Green Belt			
SA Objectives	PR3 SA Score	No Policy Option Score	Justification
			recorded against this objective. For the reasons set out this effect is uncertain. Having no Policy PR3 would result in the pockets of land remaining as Green Belt, reducing the possibility of development, which would also have a negligible effect against this objective.
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	No Policy	Policy PR3 sets out plans to release pockets of land from the Oxford Green Belt. It is uncertain whether these pockets of land will be development within the short medium or long term; however, their release from the Green Belt may increase the likelihood of development in these locations in the future.  All pockets of land sit directly adjacent to existing and planned sustainable transport routes that serve Oxford and or lie adjacent to Category A villages within Cherwell. Therefore, it is likely that any new development within these areas would be able to take advantage a multiple alternative modes of transport to the private car helping to reduce air pollution and road congestion. Therefore a significant positive effect is recorded against this objective.  In addition, the pocket of land south of the A34 and west of the railway line is located in close proximity to the Oxford City Air Quality Management Area (AQMA). Development of the land within this area is likely to generate road traffic which would load directly on to roads covered by the AQMA. Therefore, a significant negative effect is also recorded for this objective.  Therefore, overall, a mixed significant positive/significant negative effect is recorded. For the reasons set out this effect is uncertain.  Having no Policy PR3 would result in the pockets of land remaining as Green Belt, reducing the possibility of development, which would also have a negligible effect against this objective.
	Cherwell	0	
<b>Other socio-economic SA objectives (scores only relate to Cherwell District)</b>			
2. To improve the health and well-being of the population & reduce inequalities in health.	+?	0	Policy PR3 sets out plans to release pockets of land from the Oxford Green Belt. It is uncertain whether these pockets of land will be development within the short medium or long term; however, their release from the Green Belt may increase the likelihood of development in these locations in the future.  All pockets of land sit in close proximity to either an existing health care facility,

Policy PR3 - The Oxford Green Belt			
SA Objectives	PR3 SA Score	No Policy Option Score	Justification
			<p>area of open space or sports facility or Public right of Way of cycle path. Furthermore, all pockets of land lie adjacent to housing allocations within the Local Plan Part 1 Partial Review each of which will incorporate new services and facilities. Therefore, it is likely that any new development within these areas would have good access to existing and planned services in Oxford and Cherwell. Therefore a minor positive effect is recorded against this objective. For the reasons set out this effect is uncertain.</p> <p>Having no Policy PR3 would result in the pockets of land remaining as Green Belt, reducing the possibility of development, which would also have a negligible effect against this objective.</p>
4. To reduce crime and disorder and the fear of crime.	0	0	<p>The effects of new developments on levels of crime and fear of crime will depend on factors such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. However, such issues will not be influenced by the location of development sites (rather they will be determined through the detailed proposals for each site). Therefore, the new development within the areas identified within Policy PR3 is likely to have a negligible effect on this objective.</p> <p>Having no Policy PR3 would result in the pockets of land remaining as Green Belt which would also have a negligible effect against this objective.</p>
5. To create and sustain vibrant communities.	+/-?	0	<p>Policy PR3 sets out plans to release pockets of land from the Oxford Green Belt. It is uncertain whether these pockets of land will be development within the short medium or long term; however, their release from the Green Belt may increase the likelihood of development in these locations in the future.</p> <p>As set out in policy PR1, such development in the Green Belt will be required to meet the Vision, Objectives and Policies set out in the Partial Review of the Local Plan and the District's other Development Plan Policies which collectively aim to achieve sustainable development. Together they plan to deliver new residential communities with high quality design and amenities. However, all pockets of land lie adjacent to housing allocations within the Local Plan Part 1 Partial Review. The potential for new development in close proximity to existing residential communities may have negative effects on amenity as a result of increased noise and light pollution, particularly during the construction</p>

Policy PR3 - The Oxford Green Belt			
SA Objectives	PR3 SA Score	No Policy Option Score	Justification
			<p>phase. Furthermore, the pockets of land lie adjacent to both major roads and railway lines increasing the likelihood of noise pollution affecting new communities. A minor negative effect is therefore likely on this SA objective. For the reasons set out this effect is uncertain.</p> <p>Having no Policy PR3 would result in the pockets of land remaining as Green Belt which would also have a negligible effect against this objective.</p>
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)			
7. To conserve and enhance and create resources for biodiversity.	0?	0	<p>Policy PR3 sets out plans to release pockets of land from the Oxford Green Belt. It is uncertain whether these pockets of land will be development within the short medium or long term; however, their release from the Green Belt may increase the likelihood of development in these locations in the future.</p> <p>The pockets of land do not contain or lie directly adjacent to any international, national or locally designated ecological sites. However, the pockets of land still have the potential to contain important ecological species and habitats, which form constituent parts of the District's green infrastructure. While development in these locations has the potential to have minor adverse effects on this objective it can be assumed that any development at these locations would be required to meet the requirements of Policy PR5. Policy PR5 seeks to protect and enhance Green Infrastructure within and in the immediate vicinity of the strategic developments allocated within the Partial Review Local Plan, some of which lie directly adjacent to the areas earmarked for Green Belt release in Policy PR3. Furthermore, Policy PR3 requires development proposals on land to be removed from the Green Belt to contribute to improvements to the environmental quality and accessibility of land remaining in the Green Belt, as detailed in the strategic site allocation policies. Therefore, overall, it is considered that policy PR3 is likely to have a negligible effect on this objective. For the reasons set out this effect is uncertain.</p> <p>Having no Policy PR3 would result in the pockets of land remaining as Green Belt which would also have a negligible effect against this objective.</p>
8. To protect and enhance landscape character and quality and make accessible for	-/+?	0	<p>Policy PR3 sets out plans to release pockets of land from the Oxford Green Belt. It is uncertain whether these pockets of land will be development within the short medium or long term; however, their release from the Green Belt may</p>



Policy PR3 - The Oxford Green Belt			
SA Objectives	PR3 SA Score	No Policy Option Score	Justification
enjoyment, the countryside.			<p>increase the likelihood of development in these locations in the future.</p> <p>The pockets of land represent pockets of largely undeveloped countryside. Therefore, development in these locations has the potential to have significant adverse effects on the character and quality of the landscape. While development in these locations has the potential to have significant adverse effects on this objective it can be assumed that any development at these locations would be required to meet the requirements of Policy PR5. Policy PR5 seeks to improve the existing and proposed natural landscape within and around the strategic allocations in the Local Plan Part 1 Partial Review, some of which lie directly adjacent to the areas earmarked for Green Belt release in Policy PR3. Furthermore, the release of these areas offers-up opportunities to improve access to the countryside within and around the strategic allocations earmarked in policies PR6-PR10, with potential for minor positive effects. Policy PR3 requires development proposals on land to be removed from the Green Belt to contribute to improvements to the environmental quality and accessibility of land remaining in the Green Belt, as detailed in the strategic site allocation policies. Therefore, overall, it is considered that policy PR3 is likely to have a mixed, minor positive/minor negative effect on this objective. For the reasons set out this effect is uncertain.</p> <p>Having no Policy PR3 would result in the pockets of land remaining as Green Belt which would also have a negligible effect against this objective.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	--?	0	<p>Policy PR3 sets out plans to release pockets of land from the Oxford Green Belt. It is uncertain whether these pockets of land will be development within the short medium or long term; however, their release from the Green Belt may increase the likelihood of development in these locations in the future.</p> <p>The land east of the A44 and north of the railway line (to the south of the strategic development site allocated under Policy PR8) has been earmarked for development beyond the plan period, i.e. safeguarded. This pocket of land contains two Grade II listed buildings. New development in close proximity to these heritage assets has the potential to have significant adverse effects on this objective. For the reasons set out this effect is uncertain.</p> <p>Having no Policy PR3 would result in the pockets of land remaining as Green Belt which would also have a negligible effect against this objective.</p>

Policy PR3 - The Oxford Green Belt			
SA Objectives	PR3 SA Score	No Policy Option Score	Justification
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	0	Policy PR5 is not likely to have a direct effect on this objective. Having no Policy PR3 would result in the pockets of land remaining as Green Belt which would also have a negligible effect against this objective.
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	-?	0	Policy PR3 sets out plans to release pockets of land from the Oxford Green Belt. It is uncertain whether these pockets of land will be development within the short medium or long term; however, their release from the Green Belt may increase the likelihood of development in these locations in the future. None of the pockets of land are located on land designated as flood zone 2 or 3; however all the areas are largely undeveloped countryside. Development of such greenfield land would increase the area of impermeable surfaces in the District and could therefore increase overall flood risk. Therefore a minor negative effect is recorded against this objective. For the reasons set out this effect is uncertain. Having no Policy PR3 would result in the pockets of land remaining as Green Belt which would also have a negligible effect against this objective.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--?	0	Policy PR3 sets out plans to release pockets of land from the Oxford Green Belt. It is uncertain whether these pockets of land will be development within the short medium or long term; however, their release from the Green Belt may increase the likelihood of development in these locations in the future. The pockets of land represent pockets of largely undeveloped countryside. Therefore, development in these locations has the potential to have significant adverse effects on this objective. For the reasons set out this effect is uncertain. Having no Policy PR3 would result in the pockets of land remaining as Green Belt which would also have a negligible effect against this objective.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and	0	0	Policy PR5 is not likely to have a direct effect on this objective. Having no Policy PR3 would result in the pockets of land remaining as Green Belt which would also have a negligible effect against this objective.

Policy PR3 - The Oxford Green Belt			
SA Objectives	PR3 SA Score	No Policy Option Score	Justification
local products.			
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	0	0	Policy PR5 is not likely to have a direct effect on this objective. Having no Policy PR3 would result in the pockets of land remaining as Green Belt which would also have a negligible effect against this objective.

**Transport Infrastructure**

<b>Policy PR4a – Transport Infrastructure</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford 0	Policy PR4a is not likely to have a direct effect on this objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford +	Policy PR4a seeks to facilitate increased movement and accessibility across the District and into and out of Oxford. Improving the safety and sustainability of the areas transport network is likely to support economic growth in the short, medium and long term, principally by increasing accessibility to Oxford's commercial centres. This is likely to have a minor positive effect on this objective.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford +	Policy PR4a seeks to facilitate increased movement and accessibility across the District and into and out of Oxford, making it easier for the County to retain and grow its skilled workforce, which is likely to have a minor positive effect on this objective in Oxford. Furthermore, there are likely to be minor positive effects in the short term on economic growth in Oxford as a result of the increased rates of construction associated with the new infrastructure.
<b>SA objectives with particular spatial relevance to Oxford</b>		
3. To reduce poverty and social exclusion.	Oxford + Cherwell +	Policy PR4a seeks to facilitate increased movement and accessibility across the District through the delivery of new connections and supporting modal shift through the provision of new sustainable transport links. These increases in accessibility are likely to help reduce social exclusion through the provision of a range of transport modes at a range of costs. This is likely to have a minor positive effect in both Cherwell and Oxford City.
6. To improve accessibility to all services and facilities.	Oxford + Cherwell +	Policy PR4a supports this objective by aiming to deliver key connections and supporting modal shift through the provision of new sustainable transport links. These measures should help to improve accessibility to services and facilities in both Cherwell and Oxford, with minor positive effects on this objective.

Policy PR4a – Transport Infrastructure			Justification
SA Objectives	SA Score		
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Cherwell	Policy PR4a will help to reduce per capita greenhouse gas emissions and air pollution by supporting new and improved sustainable transport links between Oxford and Cherwell. New improved sustainable transport links will reduce reliance on the road network helping to mitigate growing trends in road congestion. Furthermore, improvements to the existing private road network will further help to alleviate road congestion in the medium to long term. Therefore, Policy PR4a is likely to have a minor positive effect on this objective in both Cherwell and Oxford.
	+	+	
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)			
2. To improve the health and well-being of the population & reduce inequalities in health.	+		Policy PR4a supports new and improved sustainable transport links between Oxford and Cherwell, including the new development of a 'super-cycleway' along the western side of the A44, which will help to encourage active lifestyles in Cherwell. Furthermore, improvements to the permeability of Cherwell, including access to Oxford, will help combat the exclusion of isolated communities such as the disabled and elderly. Therefore, a minor positive effect is recorded against this objective.
4. To reduce crime and disorder and the fear of crime.	0		Policy PR4a is not likely to have a direct effect on this objective.
5. To create and sustain vibrant communities.	+		Improved transport connections and sustainable travel choices delivered by Policy PR4a supports the vitality of communities and safe sustainable accessibility to local services and facilities. This is likely to have a minor positive effect on this objective.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)			
7. To conserve and enhance and create resources for biodiversity.	0		In isolation, Policy PR4a is likely to have a negligible effect on this objective. The biodiversity impacts of transport connections promoted through the LTP will be assessed separately as a part of the LTP SEA or at the project level. The assessment of proposals for transport improvements and connections referred to in Policy PR4a would need to take into account the environmental impact of the proposals.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	0		In isolation, Policy PR4a is likely to have a negligible effect on this objective. The landscape impacts of transport connections promoted through the LTP will be assessed separately as a part of the LTP SEA or at the project level. The assessment of proposals for transport improvements and connections referred to in Policy PR4a would need to take into account the



Policy PR4a – Transport Infrastructure		
SA Objectives	SA Score	Justification
		environmental impact of the proposals.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	0	In isolation, Policy PR4a is likely to have a negligible effect on this objective. The heritage impacts of transport connections promoted through the LTP will be assessed separately as a part of the LTP SEA or at the project level. The assessment of proposals for transport improvements and connections referred to in Policy PR4a would need to take into account the environmental impact of the proposals.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	Policy PR4a is not likely to have a direct effect on this objective.
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	In isolation, Policy PR4a is likely to have a negligible effect on this objective. The flood risk impacts of transport connections promoted through the LTP will be assessed separately as a part of the LTP SEA or at the project level. The assessment of proposals for transport improvements and connections referred to in Policy PR4a would need to take into account the environmental impact of the proposals.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	0	Policy PR4a is not likely to have a direct effect on this objective.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	Policy PR4a is not likely to have a direct effect on this objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	0	Policy PR4a is not likely to have a direct effect on this objective.

Policy PR4b – Kidlington Centre		
SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford 0	Policy PR4b is not likely to have a direct effect on this objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford +	Policy PR4b seeks to facilitate increased movement and accessibility in and around Kidlington. Improving the safety and sustainability of the areas transport network is likely to support economic growth in the short, medium and long term, principally by increasing accessibility to Oxford's commercial centres. This is likely to have a minor positive effect on this objective.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford +	Policy PR4b seeks to facilitate increased movement and accessibility in and around Kidlington, making it easier for the County to retain and grow its skilled workforce, which is likely to have a minor positive effect on this objective in Oxford. Furthermore, there are likely to be minor positive effects in the short term on economic growth in Oxford as a result of the increased rates of construction associated with the new infrastructure.
<b>SA objectives with particular spatial relevance to Oxford</b>		
3. To reduce poverty and social exclusion.	Oxford + Cherwell +	Policy PR4b seeks to facilitate increased movement and accessibility in and around Kidlington through the delivery of sustainable transport improvements and associated infrastructure. These increases in accessibility are likely to help reduce social exclusion through the provision of a range of transport modes at a range of costs. This is likely to have a minor positive effect in both Cherwell and Oxford City.
6. To improve accessibility to all services and facilities.	Oxford + Cherwell +	Policy PR4b supports this objective by aiming to deliver sustainable transport improvements and associated infrastructure in and around Kidlington. These measures should help to improve accessibility to services and facilities in Kidlington and Oxford, with minor positive effects on this objective.

Policy PR4b – Kidlington Centre			Justification
SA Objectives	SA Score		
		Oxford	Cherwell
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	+	+	Policy PR4b will help to reduce per capita greenhouse gas emissions and air pollution by supporting new and improved sustainable transport links in and around Kidlington. New improved sustainable transport links will reduce reliance on the road network helping to mitigate growing trends in road congestion. Furthermore, improvements to the existing private road network will further help to alleviate road congestion in the medium to long term. Therefore, Policy PR4b is likely to have a minor positive effect on this objective in both Cherwell and Oxford.
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)			
2. To improve the health and well-being of the population & reduce inequalities in health.	+		Policy PR4b supports new and improved sustainable transport links in and around Kidlington, which will help to encourage active lifestyles in Cherwell. Furthermore, improvements to the permeability of Cherwell, including access to Oxford, will help combat the exclusion of isolated communities such as the disabled and elderly. Therefore, a minor positive effect is recorded against this objective.
4. To reduce crime and disorder and the fear of crime.	0		Policy PR4b is not likely to have a direct effect on this objective.
5. To create and sustain vibrant communities.	+		Improved transport connections and sustainable travel choices delivered by Policy PR4b supports the vitality of Kidlington's communities and safe sustainable accessibility to its local services and facilities. This is likely to have a minor positive effect on this objective.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)			
7. To conserve and enhance and create resources for biodiversity.	0		In isolation, Policy PR4b is likely to have a negligible effect on this objective. The assessment of proposals for transport improvements and connections referred to in Policy PR4b would need to take into account the environmental impact of the proposals.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	0		In isolation, Policy PR4b is likely to have a negligible effect on this objective. The assessment of proposals for transport improvements and connections referred to in Policy PR4b would need to take into account the environmental impact of the proposals.
9. To protect, enhance and make accessible for enjoyment,	0		In isolation, Policy PR4b is likely to have a negligible effect on this objective. The assessment of proposals for transport improvements and connections referred to in Policy PR4b would

Policy PR4b – Kidlington Centre		
SA Objectives	SA Score	Justification
the historic environment.		need to take into account the environmental impact of the proposals.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	Policy PR4b is not likely to have a direct effect on this objective.
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	In isolation, Policy PR4b is likely to have a negligible effect on this objective. The assessment of proposals for transport improvements and connections referred to in Policy PR4b would need to take into account the environmental impact of the proposals.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	0	Policy PR4b is not likely to have a direct effect on this objective.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	Policy PR4b is not likely to have a direct effect on this objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	0	Policy PR4b is not likely to have a direct effect on this objective.

**A Connected Green Infrastructure**

<b>Policy PR5 – Green Infrastructure</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford +	Policy PR5 seeks to protect and enhance Green Infrastructure within and in the immediate vicinity of the strategic developments allocated within the Partial Review Local Plan. Such measures will have a minor positive effect on the sustainability of such developments by helping to adapt to the impacts of climate change and improving the quality of the environment for new residents.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford 0	Policy PR5 is not likely to have a direct effect on this objective.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford 0	Policy PR5 is not likely to have a direct effect on this objective.
<b>SA objectives with particular spatial relevance to Oxford</b>		
3. To reduce poverty and social exclusion.	Oxford 0  Cherwell 0	Policy PR5 is not likely to have a direct effect on this objective.



Policy PR5 – Green Infrastructure			Justification
SA Objectives	SA Score		
		Oxford	Cherwell
6. To improve accessibility to all services and facilities.	0	0	Policy PR5 is not likely to have a direct effect on this objective.
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford +	Cherwell +	Policy PR5 seeks to protect and enhance Green Infrastructure within and in the immediate vicinity of the strategic developments allocated within the Partial Review Local Plan, including the demonstration of how GI will be provided along movement corridors (including for motor vehicles, pedestrians, cycles and wheelchairs) which will contribute to the management and reduction of air pollution and encourage the uptake of more sustainable modes of transport. This is likely to have a minor positive effect on this objective.
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)			
2. To improve the health and well-being of the population & reduce inequalities in health.	+		Policy PR5 seeks to protect and enhance Green Infrastructure within and in the immediate vicinity of the strategic developments allocated within the Partial Review Local Plan, including the demonstration of how GI will be provided along movement corridors (including for motor vehicles, pedestrians, cycles and wheelchairs) and to benefit the provision of informal and formal open space, play areas and gardens. Such measures will encourage the uptake of sustainable modes of transport and active lifestyles with minor positive effects on this objective.
4. To reduce crime and disorder and the fear of crime.	0		Policy PR5 is not likely to have a direct effect on this objective.
5. To create and sustain vibrant communities.	+		Policy PR5 seeks to protect and enhance Green Infrastructure within and in the immediate vicinity of the strategic developments allocated within the Partial Review Local Plan. Measures associated with this policy provision will improve the quality of the environment for new residents with minor positive effects on this objective.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)			
7. To conserve and enhance	++		Policy PR5 seeks to protect and enhance Green Infrastructure within and in the immediate

Policy PR5 – Green Infrastructure		
SA Objectives	SA Score	Justification
and create resources for biodiversity.		vicinity of the strategic developments allocated within the Partial Review Local Plan. Specific measures required through the policy include the demonstration of how restored or re-created habitats can be accommodated into the development and how biodiversity will be improved including how Green Infrastructure will be connected, created and maintained and managed. This is likely to have a significant positive effect on this objective.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	+	Policy PR5 seeks to protect and enhance Green Infrastructure within and in the immediate vicinity of the strategic developments allocated within the Partial Review Local Plan including through improving the existing and proposed natural landscape. Such measures are likely to have minor positive effects on this objective.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	0	Policy PR5 is not likely to have a direct effect on this objective.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	+	Policy PR5 seeks to protect and enhance Green Infrastructure within and in the immediate vicinity of the strategic developments allocated within the Partial Review Local Plan. Specific measures required through the policy include the demonstration of how Green Infrastructure will be connected, created and maintained and managed. Such measures are likely to include measures that benefit or indirectly improve water management measures which contribute to it quality and use as a local resource. Therefore, the policy has the potential to have a minor positive effect on this objective.
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	+	Policy PR5 seeks to protect and enhance Green Infrastructure within and in the immediate vicinity of the strategic developments allocated within the Partial Review Local Plan. Specific measures required through the policy include the demonstration of how Green Infrastructure will be connected, created and maintained and managed. Such measures are likely to help manage local flood risks through the protection of natural permeable surfaces. This is likely to have minor positive effects on this objective.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	0	Policy PR5 is not likely to have a direct effect on this objective.

Policy PR5 – Green Infrastructure		
SA Objectives	SA Score	Justification
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	Policy PR5 is not likely to have a direct effect on this objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	0	Policy PR5 is not likely to have a direct effect on this objective.

**Providing the Infrastructure**

<b>Policy PR11 - Infrastructure Delivery</b>		<b>SA Score</b>	<b>Justification</b>
<b>SA Objectives</b>	<b>SA objectives which relate to meeting Oxford's needs</b>		
<p>1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.</p> <p>16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.</p> <p>17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.</p>	<b>Oxford</b>		Policy PR11 sets out the broad mechanisms for the delivery of physical, community and green infrastructure in the District, including key partners, funding mechanisms and planning application requirements. This is likely to help to ensure that new housing allocations provide decent homes with adequate infrastructure. Therefore, a minor positive effect is recorded for this objective.
	<b>Oxford</b>	+	Policy PR11 sets out the broad mechanisms for the delivery of physical, community and green infrastructure in the District, including key partners, funding mechanisms and planning application requirements. This is likely to help to ensure that new and existing communities have good access to a good range of employment opportunities, via a range of sustainable transport modes. Therefore, a minor positive effect is recorded for this objective.
	<b>Oxford</b>	+	Policy PR11 sets out the broad mechanisms for the delivery of physical, community and green infrastructure in the District, including key partners, funding mechanisms and planning application requirements. This is likely to help to ensure that new and existing communities have access to a good range of education and employment opportunities, via a range of sustainable transport modes. Therefore, a minor positive effect is recorded for this objective.
<b>SA objectives with particular spatial relevance to Oxford</b>			
<p>3. To reduce poverty and social exclusion.</p>	<b>Oxford</b>		Policy PR11 sets out the broad mechanisms for the delivery of physical, community and green infrastructure in the District, including key partners, funding mechanisms and planning application requirements. This is likely to help to ensure that new and existing communities benefit from new and improved infrastructure that will help to reduce poverty and contribute towards community integration. Therefore, a minor positive effect is recorded for this objective.
		+	
<p>6. To improve accessibility to all services and facilities.</p>	<b>Oxford</b>		Policy PR11 sets out the broad mechanisms for the delivery of physical, community and green infrastructure in the District, including key partners, funding mechanisms and planning application requirements. This is likely to help to ensure that new and existing communities
		+	

Policy PR11 - Infrastructure Delivery			SA Score	Justification
SA Objectives	Oxford	Cherwell		
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	+	+	have good access to a good range of services and facilities, via a range of sustainable transport modes. Therefore, a minor positive effect is recorded for this objective.	
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)				
2. To improve the health and well-being of the population & reduce inequalities in health.	+		Policy PR11 sets out the broad mechanisms for the delivery of physical, community and green infrastructure in the District, including key partners, funding mechanisms and planning application requirements. This is likely to help to ensure that new and existing communities benefit from new and improved infrastructure that will help to encourage healthy lifestyles, for example through the provision of new community open space and sports facilities and sustainable transport links that encourage active lifestyles. Therefore, a minor positive effect is recorded for this objective.	
4. To reduce crime and disorder and the fear of crime.	0		Policy PR11 is not likely to have a direct effect on this objective.	
5. To create and sustain vibrant communities.	+		Policy PR11 sets out the broad mechanisms for the delivery of physical, community and green infrastructure in the District, including key partners, funding mechanisms and planning application requirements. This is likely to help to ensure that new and existing communities benefit from new and improved infrastructure that will help to create and sustain vibrant communities in the District. Therefore, a minor positive effect is recorded for this objective.	
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)				
7. To conserve and enhance and create resources for biodiversity.	+		Policy PR11 sets out the broad mechanisms for the delivery of physical, community and green infrastructure in the District, including key partners, funding mechanisms and planning application requirements. This is likely to help to ensure that new allocations add to and improve the District's green infrastructure network helping to conserve and enhance the District's biodiversity assets. Therefore, a minor positive effect is recorded for this	



Policy PR11 - Infrastructure Delivery		
SA Objectives	SA Score	Justification
		objective.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	+	Policy PR11 sets out the broad mechanisms for the delivery of physical, community and green infrastructure in the District, including key partners, funding mechanisms and planning application requirements. This is likely to help to ensure that new allocations add to and improve the District's green infrastructure network protecting and enhancing the rural character of the District's urban fringes. Furthermore, improvements to the District's sustainable transport network, including public rights of way, will make it easier for people to access and enjoy the countryside. Therefore, a minor positive effect is recorded for this objective.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	+	Policy PR11 sets out the broad mechanisms for the delivery of physical, community and green infrastructure in the District, including key partners, funding mechanisms and planning application requirements. This is likely to help to ensure that new allocations add to and improve the District's green infrastructure network, protecting and enhancing the historic character of the countryside within the District, including the setting and special character of historic Oxford. Furthermore, improvements to the District's sustainable transport network, including public rights of way, will make it easier for people to access and enjoy the countryside. Therefore, a minor positive effect is recorded for this objective.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	+	Policy PR11 sets out the broad mechanisms for the delivery of physical, community and green infrastructure in the District, including key partners, funding mechanisms and planning application requirements. Development proposals will be required to demonstrate that the infrastructure requirements generated by the development will be met or contributed to, including waste water treatment and sewerage. Therefore, a minor positive effect is recorded for this objective.
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	+	Policy PR11 sets out the broad mechanisms for the delivery of physical, community and green infrastructure in the District, including key partners, funding mechanisms and planning application requirements. This is likely to help to ensure that new allocations add to and improve the District's flood management infrastructure. Therefore, a minor positive effect is recorded for this objective.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and	0	Policy PR11 is not likely to have a direct effect on this objective.

Policy PR11 - Infrastructure Delivery		
SA Objectives	SA Score	Justification
encouraging urban renaissance.		
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	Policy PR11 is not likely to have a direct effect on this objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	0	Policy PR11 is not likely to have a direct effect on this objective.

## Maintaining Housing Supply

Policy PR 12a – Delivering Sites and Maintaining Housing Supply		
SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	Policy PR12a sets out the broad time periods in which the 4,400 Oxford homes committed to be delivered within Cherwell will be delivered by, as well as mechanisms for maintaining delivery within the planned time periods.  This is likely to help to ensure that 4,400 homes planned within the Local Plan Part 1 Partial Review are delivered on time. Therefore, a significant positive effect is recorded for this objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford +	Policy PR12a sets out the broad time periods in which the 4,400 Oxford homes committed to be delivered within Cherwell will be delivered by, as well as mechanisms for maintaining delivery within the planned time periods.  This is likely to help to ensure that 4,400 homes planned within the Local Plan Part 1 Partial Review are delivered on time, helping to ensure that decent, affordable homes are available for Oxford's growing workforce. Therefore, a minor positive effect is recorded for this objective.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford +	Policy PR12a sets out the broad time periods in which the 4,400 Oxford homes committed to be delivered within Cherwell will be delivered by, as well as mechanisms for maintaining delivery within the planned time periods. This is likely to help to ensure that 4,400 homes planned within the Local Plan Part 1 Partial Review are delivered on time, helping to ensure that decent, affordable homes are available for Oxford's student population and the services, facilities and industries that support its long term competitiveness. Therefore, a minor positive effect is recorded for this objective.
<b>SA objectives with particular spatial relevance to Oxford</b>		
3. To reduce poverty and social exclusion.	Oxford +  Cherwell +	Policy PR12a sets out the broad time periods in which the 4,400 Oxford homes committed to be delivered within Cherwell will be delivered by, as well as mechanisms for maintaining delivery within the planned time periods.  This is likely to help to ensure that 4,400 homes planned within the Local Plan Part 1 Partial Review are delivered on time, helping to ensure that decent, affordable homes are available for those that need them most, including the most deprived excluded sections of the District's

Policy PR 12a – Delivering Sites and Maintaining Housing Supply		
SA Objectives	SA Score	Justification
		and the County's communities. Therefore, a minor positive effect is recorded for this objective.
6. To improve accessibility to all services and facilities.	Oxford	Policy PR12a is not likely to have a direct effect on this objective.
	Cherwell	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	Policy PR12a is not likely to have a direct effect on this objective.
	Cherwell	
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	0	Policy PR12a is not likely to have a direct effect on this objective.
4. To reduce crime and disorder and the fear of crime.	0	Policy PR12a is not likely to have a direct effect on this objective.
5. To create and sustain vibrant communities.	+	Policy PR12a sets out the broad time periods in which the 4,400 Oxford homes committed to be delivered within Cherwell will be delivered by, as well as mechanisms for maintaining delivery within the planned time periods. This is likely to help to ensure that 4,400 homes planned within the Local Plan Part 1 Partial Review are delivered on time, helping to ensure that decent, affordable homes are available to all sections of the District's vibrant communities. Therefore, a minor positive effect is recorded for this objective.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity.	0	Policy PR12a is not likely to have a direct effect on this objective.
8. To protect and enhance landscape character and quality	0	Policy PR12a is not likely to have a direct effect on this objective.

Policy PR 12a – Delivering Sites and Maintaining Housing Supply		
SA Objectives	SA Score	Justification
and make accessible for enjoyment, the countryside.		
9. To protect, enhance and make accessible for enjoyment, the historic environment.	0	Policy PR12a is not likely to have a direct effect on this objective.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	Policy PR12a is not likely to have a direct effect on this objective.
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	Policy PR12a is not likely to have a direct effect on this objective.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	0	Policy PR12a is not likely to have a direct effect on this objective.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	Policy PR12a is not likely to have a direct effect on this objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	0	Policy PR12a is not likely to have a direct effect on this objective.



**Policy PR 12b – Applications for Planning Permission for The Development of Sites not Allocated in the Partial Review**

SA Objectives	SA Score	Justification				
<b>SA objectives which relate to meeting Oxford's needs</b>						
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<table border="1"> <tr> <td data-bbox="272 1317 469 1485">Oxford</td> </tr> <tr> <td data-bbox="272 1485 469 1653">++?</td> </tr> </table>	Oxford	++?	Policy 12b provides a mechanism for the delivery of additional unallocated homes to meet Oxford's needs if required and the general requirements necessary for them to be approved. This has the potential to generate significant positive effects against this objective, although this effect is uncertain until the need additional allocations is identified and the sites are approved for development.		
Oxford						
++?						
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<table border="1"> <tr> <td data-bbox="469 1317 665 1485">Oxford</td> </tr> <tr> <td data-bbox="469 1485 665 1653">0</td> </tr> </table>	Oxford	0	Policy PR12b is not likely to have a direct effect on this objective.		
Oxford						
0						
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<table border="1"> <tr> <td data-bbox="665 1317 922 1485">Oxford</td> </tr> <tr> <td data-bbox="665 1485 922 1653">0</td> </tr> </table>	Oxford	0	Policy PR12b is not likely to have a direct effect on this objective.		
Oxford						
0						
<b>SA objectives with particular spatial relevance to Oxford</b>						
3. To reduce poverty and social exclusion.	<table border="1"> <tr> <td data-bbox="986 1485 1054 1653">Oxford</td> <td data-bbox="986 1317 1054 1485">Cherwell</td> </tr> <tr> <td data-bbox="1054 1485 1214 1653">+?</td> <td data-bbox="1054 1317 1214 1485">+?</td> </tr> </table>	Oxford	Cherwell	+?	+?	Policy 12b provides a mechanism for the delivery of additional unallocated homes to meet Oxford's needs if required and the general requirements necessary for them to be approved, helping to ensure that decent, affordable homes are available for those that need them most, including the most deprived excluded sections of the District's and the County's communities. Therefore, a minor positive effect is recorded for this objective. Again, this effect is uncertain until the need additional allocations is identified and approved.
Oxford	Cherwell					
+?	+?					
6. To improve accessibility to all services and facilities.	<table border="1"> <tr> <td data-bbox="1214 1485 1283 1653">Oxford</td> <td data-bbox="1214 1317 1283 1485">Cherwell</td> </tr> <tr> <td data-bbox="1283 1485 1402 1653">+?</td> <td data-bbox="1283 1317 1402 1485">+?</td> </tr> </table>	Oxford	Cherwell	+?	+?	<p>Policy 12b provides a mechanism for the delivery of additional unallocated homes to meet Oxford's needs if required and the general requirements necessary for them to be approved, including:</p> <ol style="list-style-type: none"> <li>1. a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity and minimising the impact of motor vehicles on</li> </ol>
Oxford	Cherwell					
+?	+?					

**Policy PR 12b – Applications for Planning Permission for The Development of Sites not Allocated in the Partial Review**

SA Objectives	SA Score	Justification				
<p>10. To reduce air pollution (including greenhouse gas emissions) and road congestion</p>	<table border="1"> <thead> <tr> <th data-bbox="209 1482 531 1653">Oxford</th> <th data-bbox="209 1314 531 1482">Cherwell</th> </tr> </thead> <tbody> <tr> <td data-bbox="531 1482 1046 1653">+?</td> <td data-bbox="531 1314 1046 1482">+?</td> </tr> </tbody> </table>	Oxford	Cherwell	+?	+?	<p>surrounding communities and actions for updating the Travel Plan during construction of the development;</p> <ol style="list-style-type: none"> <li>proposals for the securing the long-term use, management and maintenance of the formal sports provision and play areas; and</li> <li>a draft Heads of terms for developer contributions to support additional investments in strategic infrastructure projects.</li> </ol> <p>Therefore, a minor positive effect is recorded against this objective. Again, this effect is uncertain until the need for additional allocations is identified and approved.</p> <p>Policy 12b provides a mechanism for the delivery of additional unallocated homes to meet Oxford's needs if required and the general requirements necessary for them to be approved, including:</p> <ol style="list-style-type: none"> <li>a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity and minimising the impact of motor vehicles on surrounding communities and actions for updating the Travel Plan during construction of the development;</li> <li>proposals for the securing the long-term use, management and maintenance of the formal sports provision and play areas; and</li> <li>a draft Heads of terms for developer contributions to support additional investments in strategic infrastructure projects.</li> </ol> <p>Therefore, a minor positive effect is recorded against this objective. Again, this effect is uncertain until the need for additional allocations is identified and approved.</p>
Oxford	Cherwell					
+?	+?					
<p><b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)</p>						
<p>2. To improve the health and well-being of the population &amp; reduce inequalities in health.</p>	<p>+?</p>	<p>Policy 12b provides a mechanism for the delivery of additional unallocated homes to meet Oxford's needs if required and the general requirements necessary for them to be approved, including:</p> <ol style="list-style-type: none"> <li>a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity and minimising the impact of motor vehicles on surrounding communities and actions for updating the Travel Plan during construction of the development;</li> </ol>				

Policy PR 12b – Applications for Planning Permission for The Development of Sites not Allocated in the Partial Review		
SA Objectives	SA Score	Justification
		<p>2. proposals for the securing the long-term use, management and maintenance of the formal sports provision and play areas; and</p> <p>3. a draft Heads of terms for developer contributions to support additional investments in strategic infrastructure projects.</p> <p>Therefore, a minor positive effect is recorded against this objective. Again, this effect is uncertain until the need for additional allocations is identified and approved.</p>
4. To reduce crime and disorder and the fear of crime.	0	Policy PR12b is not likely to have a direct effect on this objective.
5. To create and sustain vibrant communities.	+?	<p>Policy 12b provides a mechanism for the delivery of additional unallocated homes to meet Oxford's needs if required and the general requirements necessary for them to be approved, including:</p> <ol style="list-style-type: none"> <li>1. a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity and minimising the impact of motor vehicles on surrounding communities and actions for updating the Travel Plan during construction of the development;</li> <li>2. proposals for the securing the long-term use, management and maintenance of the formal sports provision and play areas; and</li> <li>3. a draft Heads of terms for developer contributions to support additional investments in strategic infrastructure projects.</li> </ol> <p>Therefore, a minor positive effect is recorded against this objective. Again, this effect is uncertain until the need for additional allocations is identified and approved.</p>
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity.	+?	<p>Policy 12b provides a mechanism for the delivery of additional unallocated homes to meet Oxford's needs if required and the general requirements necessary for them to be approved, including:</p> <ol style="list-style-type: none"> <li>1. a Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology) to be agreed with Cherwell District Council;</li> <li>2. a proposed Biodiversity Improvement and Management Plan (BIMP) informed by the</li> </ol>

**Policy PR 12b – Applications for Planning Permission for The Development of Sites not Allocated in the Partial Review**

SA Objectives	SA Score	Justification
		<p>BIA and to be agreed with the Council before development commences; and</p> <p>3. phase 1 habitat surveys.</p> <p>Therefore, a minor positive effect is recorded against this objective. Again, this effect is uncertain until the need for additional allocations is identified and approved.</p>
<p>8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.</p>	<p>0</p>	<p>Policy PR12b is not likely to have a direct effect on this objective.</p>
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	<p>+?</p>	<p>Policy 12b provides a mechanism for the delivery of additional unallocated homes to meet Oxford's needs if required and the general requirements necessary for them to be approved, including:</p> <ol style="list-style-type: none"> <li>1. a Heritage Impact Assessment which will include measures to avoid or minimise conflict with identified heritage assets within or adjacent to the site; and</li> <li>2. a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures</li> </ol> <p>Therefore, a minor positive effect is recorded against this objective. Again, this effect is uncertain until the need for additional allocations is identified and approved.</p>
<p>11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management</p>	<p>0</p>	<p>Policy PR12b is not likely to have a direct effect on this objective.</p>
<p>12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment</p>	<p>+?</p>	<p>Policy 12b provides a mechanism for the delivery of additional unallocated homes to meet Oxford's needs if required and the general requirements necessary for them to be approved, including a flood risk assessment.</p> <p>Therefore, a minor positive effect is recorded against this objective. Again, this effect is uncertain until the need for additional allocations is identified and approved.</p>
<p>13. To improve efficiency in land use through the re-use of previously developed land and</p>	<p>0</p>	<p>Policy PR12b is not likely to have a direct effect on this objective.</p>

Policy PR 12b – Applications for Planning Permission for The Development of Sites not Allocated in the Partial Review		
SA Objectives	SA Score	Justification
existing buildings and encouraging urban renaissance.		
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	Policy PR12b is not likely to have a direct effect on this objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	0	Policy PR12b is not likely to have a direct effect on this objective.



Monitoring and Securing Delivery

Policy PR13 – Ensuring Delivery		SA Score	Justification
SA Objectives			
SA objectives which relate to meeting Oxford's needs			
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	Policy PR13 sets out the broad mechanisms for the efficient and effective delivery of the 4,400 homes by 2031, including the strategic requirements generated cumulatively by growth across the County. The policy sets out a set of clear monitoring requirements designed to identify and cooperatively resolve any barriers to delivery and where possible streamline the process.  This is likely to help to ensure that 4,400 homes planned within the Local Plan Part 1 Partial Review are delivered on time. Therefore, a significant positive effect is recorded for this objective.	
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford +	Policy PR13 sets out the broad mechanisms for the efficient and effective delivery of the 4,400 homes by 2031, including the strategic requirements generated cumulatively by growth across the County. The policy sets out a set of clear monitoring requirements designed to identify and cooperatively resolve any barriers to delivery and where possible streamline the process.  This is likely to help to ensure that 4,400 homes planned within the Local Plan Part 1 Partial Review are delivered on time, helping to ensure that decent, affordable homes are available for Oxford's growing workforce. Therefore, a minor positive effect is recorded for this objective.	
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford +	Policy PR13 sets out the broad mechanisms for the efficient and effective delivery of the 4,400 homes by 2031, including the strategic requirements generated cumulatively by growth across the County. The policy sets out a set of clear monitoring requirements designed to identify and cooperatively resolve any barriers to delivery and where possible streamline the process.  This is likely to help to ensure that 4,400 homes planned within the Local Plan Part 1 Partial Review are delivered on time, helping to ensure that decent, affordable homes are available for Oxford's student population and the services, facilities and industries that support its long term competitiveness. Therefore, a minor positive effect is recorded for this objective.	

Policy PR13 – Ensuring Delivery			SA Score	Justification
SA Objectives	Oxford	Cherwell		
<b>SA objectives with particular spatial relevance to Oxford</b>				
3. To reduce poverty and social exclusion.	+	+	Policy PR13 sets out the broad mechanisms for the efficient and effective delivery of the 4,400 homes by 2031, including the strategic requirements generated cumulatively by growth across the County. The policy sets out a set of clear monitoring requirements designed to identify and cooperatively resolve any barriers to delivery and where possible streamline the process.  This is likely to help to ensure that 4,400 homes planned within the Local Plan Part 1 Partial Review are delivered on time, helping to ensure that decent, affordable homes are available for those that need them most, including the most deprived excluded sections of the District's and the County's communities. Therefore, a minor positive effect is recorded for this objective.	
6. To improve accessibility to all services and facilities.	+	+	Policy PR13 sets out the broad mechanisms for the efficient and effective delivery of the 4,400 homes by 2031, including the strategic requirements generated cumulatively by growth across the County. The policy sets out a set of clear monitoring requirements designed to identify and cooperatively resolve any barriers to delivery and where possible streamline the process.  This is likely to help to ensure that District's transport network, including sustainable transport network, and facilities and services are expanded and improved in line with the strategic growth helping to maintain and improve accessibility to services and facilities across the District. Therefore, a minor positive effect is recorded for this objective.	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	0	0	Policy PR13 is not likely to have a direct effect on this objective.	
<b>Other socio-economic SA objectives (scores only relate to Cherwell District)</b>				
2. To improve the health and well-being of the population & reduce inequalities in health.	0	0	Policy PR13 is not likely to have a direct effect on this objective.	

Policy PR13 – Ensuring Delivery		
SA Objectives	SA Score	Justification
4. To reduce crime and disorder and the fear of crime.	0	Policy PR13 is not likely to have a direct effect on this objective.
5. To create and sustain vibrant communities.	+	<p>Policy PR13 sets out the broad mechanisms for the efficient and effective delivery of the 4,400 homes by 2031, including the strategic requirements generated cumulatively by growth across the County. The policy sets out a set of clear monitoring requirements designed to identify and cooperatively resolve any barriers to delivery and where possible streamline the process.</p> <p>This is likely to help to ensure that 4,400 homes planned within the Local Plan Part 1 Partial Review are delivered on time, helping to ensure that decent, affordable homes are available to all sections of the District's vibrant communities. Therefore, a minor positive effect is recorded for this objective.</p>
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity.	+	<p>Policy PR13 sets out the broad mechanisms for the efficient and effective delivery of the 4,400 homes by 2031, including the strategic requirements generated cumulatively by growth across the County. The policy sets out a set of clear monitoring requirements designed to identify and cooperatively resolve any barriers to delivery and where possible streamline the process.</p> <p>This is likely to help to ensure that District's Green Infrastructure network is expanded and improved in line with the strategic growth helping to conserve and enhance the District ecological assets at an appropriate rate. Therefore, a minor positive effect is recorded for this objective.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	0	Policy PR13 is not likely to have a direct effect on this objective.
9. To protect, enhance and make accessible for enjoyment, the historic environment.	0	Policy PR13 is not likely to have a direct effect on this objective.
11. To maintain and improve	+	Policy PR13 sets out the broad mechanisms for the efficient and effective delivery of the

Policy PR13 – Ensuring Delivery		
SA Objectives	SA Score	Justification
the water quality of rivers and to achieve sustainable water resources management		4,400 homes by 2031, including the strategic requirements generated cumulatively by growth across the County. The policy sets out a set of clear monitoring requirements designed to identify and cooperatively resolve any barriers to delivery and where possible streamline the process.  This is likely to help to ensure that District's water and sewerage network are maintained and improved at the same rate as the strategic growth. Therefore, a minor positive effect is recorded for this objective.
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	+	Policy PR13 sets out the broad mechanisms for the efficient and effective delivery of the 4,400 homes by 2031, including the strategic requirements generated cumulatively by growth across the County. The policy sets out a set of clear monitoring requirements designed to identify and cooperatively resolve any barriers to delivery and where possible streamline the process.  This is likely to help to ensure that the growing risks of flooding generating by significant growth and climate change are managed at the same rate as the strategic growth. Therefore, a minor positive effect is recorded for this objective.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	0	Policy PR13 is not likely to have a direct effect on this objective.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	0	Policy PR13 is not likely to have a direct effect on this objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	0	Policy PR13 is not likely to have a direct effect on this objective.

## Site Allocation Policies

### North Oxford Allocations

Policy PR6a – Land East of Oxford Road		
SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	Policy PR6a sets out that the site is to deliver 650 dwellings (net) with 50% of the homes to be affordable housing. In addition to residential provision, the policy states the site will deliver a primary school, local centre, green space, play space and associated green infrastructure. A significant positive effect is therefore likely on this SA objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford ++	<p>The area identified within Policy PR6a was previously appraised as part of the larger site option 38. Site option 38 was identified as have easy access to jobs as the site option scored 'Green' in both ITP's assessments of 'access to jobs' in Oxford. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have good access to Oxford jobs via a range of sustainable transport modes and the road network.</p> <p>Policy PR6a sets out requirements for future planning applications associated with the site. New schemes will be required to deliver "public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment of Oxford, to Cutteslowe Park to the allocated site to the west of Oxford Road (policy PR6b) enabling connection to Oxford City Council's allocated 'Northern Gateway' site, to Oxford Parkway and Water Eaton Park and Ride, and to existing or new points of connection off-site and to existing or potential public transport services". In addition, planning applications are required to be supported by a Transport Assessment and Travel Plan which outlines "measures for maximising sustainable transport connectivity". Furthermore, an employment, Skills and Training Plan is to be included within the application.</p> <p>A significant positive effect is therefore likely on this SA objective.</p>
17. To sustain and develop economic growth and innovation, an educated/ skilled	Oxford ++	Policy PR6a sets out that the site is to deliver 650 dwellings (net) with 50% of the homes to be affordable housing which will help the County to retain and grow its skilled workforce.



Policy PR6a – Land East of Oxford Road		
SA Objectives	SA Score	Justification
workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.		<p>Policy PR6a sets out that the site is to deliver a primary school and local centre that includes local convenience retailing, a café or restaurant, ancillary business development and/or financial and professional uses and a community building that provides healthcare, social care and childcare. Furthermore, an employment, Skills and Training Plan is to be included within the application.</p> <p>The construction of the new homes and their associated new infrastructure, services and facilities will also contribute to economic growth in the short term and establish a new sustainable community that will contribute to the economic growth of the District and Oxford in the medium and long term.</p> <p>Therefore, a significant positive effect is identified on this SA objective.</p>
<b>SA objectives with particular spatial relevance to Oxford</b>		
3. To reduce poverty and social exclusion.	Oxford	0
	Cherwell	
6. To improve accessibility to all services and facilities.	Oxford	++
	Cherwell	
		<p>The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore the provisions set out within Policy PR6a are not considered to contribute significantly to the reduction of poverty and social exclusion within the District and Oxford. Therefore, a negligible effect is recorded for this objective.</p> <p>The area identified within Policy PR6a was previously appraised as part of the larger site option 38. Site option 38 was recorded as having a significant positive effect on this SA objective due to its close proximity to sustainable transport routes to Oxford and Cherwell. The north west site boundary lies adjacent to Water Eaton Park and Ride, furthermore the southern boundary of the site is within close proximity to Cutteslowe which contains a number of services and facilities including a primary school, a community centre and a doctor's surgery.</p> <p>Policy PR6a sets out that the site is to deliver a primary school and local centre that includes local convenience retailing, a café or restaurant, ancillary business development and/or financial and professional uses and a community building that provides healthcare, social care and childcare.</p> <p>In addition, Policy PR6a requires new development on site to deliver "public vehicular, cycle, pedestrian and wheelchair connectivity to the built environment of Oxford, to Cutteslowe Park to the allocated site to the west of Oxford Road (policy PR6b) enabling connection to Oxford City Council's allocated 'Northern Gateway' site, to Oxford Parkway and Water Eaton Park and Ride, and to existing or new points of connection off-site and to existing or potential public transport services". The policy also requires new applications include a Transport Assessment</p>

Policy PR6a – Land East of Oxford Road		
SA Objectives	SA Score	Justification
		and Travel Plan which outlines “measures for maximising sustainable transport connectivity and minimising the impact of motor vehicles on surrounding communities”. Therefore, a significant positive effect is recorded for this objective.
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	The area identified within Policy PR6a was previously appraised as part of the larger site option 38. Site option 38 was recorded as having a mixed significant positive/significant negative effect on this objective. These effects were identified due to the site’s good access to existing sustainable transport routes into Oxford and Cherwell but also in acknowledgement of the fact that a proportion of road based trips generated by the proposed development were forecasted to load onto roads covered by the Oxford City Air Quality Management Area.  Although the development boundary of the site has been refined, it is considered that the new homes within the site will have good access to sustainable transport links into Oxford and Cherwell and that some road traffic will still load on to roads within the Oxford City Air Quality Management Area. However, Policy PR6a sets out requirements for future planning applications associated with the site. New schemes will be required to deliver essential local services and facilities on site to minimise the need to travel elsewhere. The site must include “public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment of Oxford, to Cutteslowe Park to the allocated site to the west of Oxford Road (policy PR6b) enabling connection to Oxford City Council’s allocated ‘Northern Gateway’ site, to Oxford Parkway and Water Eaton Park and Ride, and to existing or new points of connection off-site and to existing or potential public transport services”. In addition, planning applications are required to be supported by a Transport Assessment and Travel Plan which outlines “measures for maximising sustainable transport connectivity and minimising the impact of motor vehicles on surrounding communities”. These provisions alongside the allocation of ancillary business development and/or financial and professional uses within the Local Centre, will help minimise the use of private vehicles contributing to the reduction in the generation of road traffic air pollution and road congestion, particularly as the policy would provide employment opportunities on site. Significant positive effects are therefore expected against this objective.  Finally Policy PR6a requirements to create a green infrastructure network with connected wildlife corridors, including within the developable area, and the improvement of the existing network including through the protection/enhancement of the existing hedgerow network and the protection of mature trees will help to manage the effects of air pollution generate within
	Cherwell	
	++/--	
	+ +/--	

Policy PR6a – Land East of Oxford Road		
SA Objectives	SA Score	Justification
		and in the immediate vicinity of the site. However, the mitigation from such measures is not likely to be sufficient to reduce the significance of the adverse effect.  Therefore, overall, a mixed (significant positive/significant negative) effect is likely on this SA objective.
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	The development boundary of the site identified within PR6a has good access to a range of sustainable transport modes and the road network and is in close proximity to a number of open spaces and public rights of way.  In addition, Policy PR6a sets out that the site is to deliver a community building to provide the opportunity for healthcare, social care and childcare facilities and services in the development, and formal sports, green space, play areas and allotments. Furthermore, existing Public Rights of Way will be retained and where possible connected via new green pedestrian and cycle access to the surrounding countryside.  These measures will encourage new residents to be physically active and improve the health and well-being of the local population. Therefore, a significant positive effect is recorded for this objective.
4. To reduce crime and disorder and the fear of crime.	0?	The incorporation of green space within developments in combination with appropriate design features and lighting measures could help guard against crime and improve residents' perceptions of personal safety particularly at night.  Policy PR6a sets out that the site is to deliver a range of green and open spaces and requires the design to be high quality and publically accessible. However, the policy does not explicitly state that development should be designed to help reduce crime and anti-social behaviour. Therefore, an uncertain negligible effect is recorded for this SA objective.
5. To create and sustain vibrant communities	+	The development boundary of the site identified within PR6a lies adjacent to existing residential communities, Cutteslowe Park and a sports facility. Therefore, the construction of the site has the potential to generate noise and air pollution which will have an adverse effect on the areas existing communities. Furthermore, the northern boundary of the site borders a Park and Ride facility and the western border of the site follows the A4165 (Banbury / Oxford Road) meaning that longer term, road traffic along this strategic highway could adversely affect the new residents within the site.  However, Policy PR6a sets out that the site's design should adhere to the "adopted

Policy PR6a – Land East of Oxford Road		
SA Objectives	SA Score	Justification
		Development Plan policies for design and the built environment for both Cherwell District and Oxford City Councils, to the Cherwell Design Guide Supplementary Planning Document (SPD) and to Oxford City Council's High Quality Design in Oxford." The place shaping principles of the policy also require that the layout, design and appearance of the site are to be "a contemporary urban extension to Oxford City that responds to the 'gateway' location of the site". Furthermore, the policy also states that a Delivery Plan should be provided that schedules the phasing and key dates of the development's delivery. Finally, the policy requires that all Transport Assessments and Travel Plans submitted alongside applications to include measures for minimising the impact of motor vehicles on new residents and existing communities. It is therefore likely that his policy will help to manage any adverse effects generated during the construction of the development and improve amenity for residents and so a minor positive effect is recorded.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	+/-?	<p>The area identified within Policy PR6a was previously appraised as part of the larger site option 38. Site option 38 was recorded as having an uncertain minor negative effect due to the site's wide variety of habitats on site and their potential for protected species.</p> <p>Although the development boundary of the site has been refined, it is considered that there is still potential for direct and indirect adverse effects on these potential habitats and species. However, Policy PR6a requires that the planning application(s) for this site be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) that includes securing biodiversity net gain, protecting and enhancing of existing wildlife corridors, as well as a Phase 1 habitat survey. Furthermore, the policy states that the site will establish new green infrastructure connecting corridors. Therefore, a minor positive effect is also identified.</p> <p>Despite the range of ecological mitigation and enhancement measures set out within Policy PR6a, an uncertain minor adverse effect has been retained until the BIMP and surveys have been carried prepared.</p> <p>Overall an uncertain mixed (minor positive/minor negative) effect is recorded for this SA objective.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	+/-?	<p>The area identified within Policy PR6a was previously appraised as part of the larger site option 38. Site option 38 was recorded as having an uncertain minor negative effect due to the site's recorded capacity for new residential development being 'medium' in the Council's Landscape Character Sensitivity and Capacity Assessment (2017).</p>

Policy PR6a – Land East of Oxford Road		
SA Objectives	SA Score	Justification
		<p>The development boundary of the site has been refined and confined to the urban edge of Oxford. Furthermore, Policy PR6a requires the eastern half of the site be landscaped to minimise the visual and landscape impact of the development and maintain the distinction between the new development and the Green Belt. The site is to include a landscaped green infrastructure corridor at the eastern settlement edge which links Cutteslowe Park to Oxford Parkway and minimises the visual and landscape impact of the development which will contribute to this. The implementation of an active frontage along Oxford Road that maintains the existing tree belt is also proposed in this policy. Furthermore, the policy requires that the design principles of the development must in accordance with "adopted Development Plan policies for design and the built environment for both Cherwell District and Oxford City Councils, to the Cherwell Design Guide Supplementary Planning Document (SPD) and to Oxford City Council's High Quality Design in Oxford - Respecting Heritage and Achieving Local Distinctiveness SPD." The policy champions the place shaping principle that the layout, design and appearance of the development must represent "a contemporary urban extension to Oxford City that responds to the 'gateway' location of the site, is fully integrated and connected with the existing built environment...and ensures a sensitive relationship with the site's Cherwell Valley setting". These measures have the potential to improve the landscape setting of the existing urban edge of Oxford with minor positive effects on this objective. However, an uncertain minor adverse effect has been retained until the detailed design, landscaping and layout of the development have been finalised.</p> <p>Development of the site would avoid the coalescence of settlements.</p> <p>Overall an uncertain mixed (minor positive/minor negative) effect is recorded for this SA objective.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment	+/-?	<p>The area identified within Policy PR6a was previously appraised as part of the larger site option 38. Site option 38 was recorded as having a significant negative effect due to the High to Medium sensitivity of the historic environment in the area to new development. Furthermore, Cherwell District Council's Green Belt Study (2017) assesses the land within this site as playing some role in the setting of historic Oxford due to its location in the Cherwell valley.</p> <p>The development boundary of the site has been refined and confined to the urban edge of Oxford.</p> <p>Policy PR6a sets out that planning applications for development on the site will be required to be supported by a Heritage Impact Assessment which will include measures to avoid or minimise conflict with the identified heritage assets within the site, particularly St Frideswide</p>



Policy PR6a – Land East of Oxford Road		
SA Objectives	SA Score	Justification
		<p>Farmhouse. The policy proposes the provision of a landscaped green infrastructure corridor at the eastern settlement edge that is sort to provide an appropriate setting to the Listed St. Frideswide Farmhouse and Wall and connect and integrate the urban extension to respond to the historic setting of Oxford..</p> <p>In addition, the policy calls for the location of archaeological features, including the Tumuli to the east of the Oxford Road, should be made evident in the landscape design of the site, which is addition to the policy requiring that the site be subject to a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures.</p> <p>These measures are considered to be sufficient to mitigate the significance of the predicted adverse effects associated with the development from significant to minor. As the policy seeks to protect archaeology features and where possible landscape design enhances the setting of historic assets including historic Oxford, a minor positive effect is identified on this SA objective. However, an uncertain minor negative effect has been retained until the detailed design, landscaping and layout of the development have been finalised.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>Policy PR6a sets out that planning applications for development within the site must demonstrate that there are to be no detrimental impacts down-river in the Cherwell Valley through hydrological, hydro chemical or sedimentation impacts. In addition, the policy requires that the water body adjacent to St. Frideswide Farm be protected. Therefore, a negligible effect is recorded for this objective.</p> <p>The Council's new Water Capacity Study will need to be reviewed to determine whether it should be recommended that additional provisions should be made in relation to waste water treatment, and water capacity.</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	<p>The development boundary of the site has been confined to the urban edge of Oxford. This land is outside of flood zones 2 and 3; however, the land is greenfield.</p> <p>Policy PR6a sets out that planning applications for development within the site must demonstrate that there are to be no detrimental impacts down-river in the Cherwell Valley through hydrological, hydro chemical or sedimentation impacts. Furthermore, the application is to be supported by a Flood Risk Assessment.</p> <p>Therefore, a negligible effect is recorded for this objective.</p>

Policy PR6a – Land East of Oxford Road		
SA Objectives	SA Score	Justification
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	-	The development boundary of the site has been confined to the urban edge of Oxford. However, this land is greenfield recognised as Grade 3 and 4 Agricultural Land.  While Policy PR6a states that an area of land must be retained for agricultural purposes, the development of the site would still result in a net loss of greenfield land in the District, including Grade 3 agricultural land. Therefore, a minor negative effect is recorded against this objective.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The development boundary of the site has been confined to the urban edge of Oxford which falls outside the eastern areas of the site which sit within a Minerals Consultation Area.  Policy PR6a sets out that the site must adhere to specified design proposals; however, the policy makes no reference to the use of sustainably produced resources or local products. Furthermore, the policy does not promote the use of renewable energy. Therefore a minor negative effect is recorded for this objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	The development boundary of the site has been confined to the urban edge of Oxford. However, this land is greenfield land limiting the potential for the re-use of existing buildings and materials present on brownfield sites.  Policy PR6a states that the layout and design of the development should encourage sustainable and safe waste management by individual households and collectively by residents while minimising the visual, air and water pollution risks associated with such infrastructure. . Therefore, a minor positive effect is recorded for this SA objective.

Policy PR6b – Land West of Oxford Road		
SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	Policy PR6b sets out that the site is to deliver 530 dwellings (net) with 50% of the homes to be affordable housing. In addition to residential provision, the policy states the site will deliver formal sports, play areas and allotments. A significant positive effect is therefore likely on this SA objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford ++	The area identified within Policy PR6b was previously appraised as part of the larger site option 38. Site option 38 was identified as have easy access to jobs as the site option scored 'Green' in both ITP's assessments of 'access to jobs' in Oxford. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have good access to Oxford jobs via a range of sustainable transport modes and the road network.  Policy PR6b sets out requirements for future planning applications associated with the site. New schemes will be required to maximise the opportunity for sustainable travel into Oxford. In addition, land is to be reserved within the site boundary to allow for improvements to the existing footbridge over the railway on the western boundary of the site to make it wheelchair and cycle accessible and so improve links to Oxford City's allocated 'Northern Gateway' site.  In addition, planning applications are required to be supported by a Transport Assessment and Travel Plan which outlines "measures for maximising sustainable transport connectivity". Furthermore, an employment, Skills and Training Plan is to be included within the application. A significant positive effect is therefore likely on this SA objective.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford +	Policy PR6b sets out that the site is to deliver 530 dwellings (net) with 50% of the homes to be affordable housing which will help the County to retain and grow its skilled workforce.  Policy PR6b sets out that land is to be set aside on site to allow for improvement works on the existing footbridge over the railway on the western boundary of the site that will enhance connections to Oxford City's allocated 'Northern Gateway' site which contains a range of businesses.  Although Policy PR6b will not deliver businesses or a school on site, through the construction of the new homes and their associated new infrastructure linking the site to Oxford City and to other strategic employment sites, the policy will contribute to economic growth in the short

Policy PR6b – Land West of Oxford Road		
SA Objectives	SA Score	Justification
		term. In addition, the policy will help establish a new sustainable community that will contribute to the economic growth of the District and Oxford in the medium and long term. Furthermore, an employment, Skills and Training Plan is to be included within the application. Therefore, a minor positive effect is identified on this SA objective.
<b>SA objectives with particular spatial relevance to Oxford</b>		
3. To reduce poverty and social exclusion.	Oxford	0
	Cherwell	
6. To improve accessibility to all services and facilities.	Oxford	0
	Cherwell	
	+	
	+	
		<p>The area identified within Policy PR6b was previously appraised as part of the larger site option 38. Site option 38 was recorded as having a significant positive effect on this SA objective due to its close proximity to sustainable transport routes to Oxford and Cherwell. The north east site boundary lies within close proximity to Water Eaton Park and Ride, furthermore the southern boundary of the site is within close proximity to Cutteslowe which contains a number of services and facilities including a primary school, a community centre and a doctor's surgery.</p> <p>Although Policy PR6b will not deliver services and facilities on site, the policy sets out that the site is to allocate a proportion of financial contributions to the delivery of the local centre services and community facilities and school on Land to the East of Oxford Road. Furthermore, Policy PR6b requires land on site to be set aside to allow for improvement works on the existing footbridge over the railway on the western boundary of the site that will enhance connections to Oxford City's allocated 'Northern Gateway' site which contains a range of shops and leisure facilities. The policy also requires new applications include a Transport Assessment and Travel Plan which outlines "measures for maximising sustainable transport connectivity and minimising the impact of motor vehicles on surrounding communities".</p> <p>Therefore, a minor positive effect is recorded for this objective.</p>

**Policy PR6b – Land West of Oxford Road**

SA Objectives	SA Score		Justification
	Oxford	Cherwell	
<p>10. To reduce air pollution (including greenhouse gas emissions) and road congestion</p>	+ / --	+ / --	<p>The area identified within Policy PR6b was previously appraised as part of the larger site option 38. Site option 38 was recorded as having a mixed significant positive/significant negative effect on this objective. These effects were identified due to the site's good access to existing sustainable transport routes into Oxford and Cherwell but also in acknowledgement of the fact that a proportion of road based trips generated by the proposed development were forecasted to load onto roads covered by the Oxford City Air Quality Management Area.</p> <p>Although the development boundary of the site has been refined, it is considered that the new homes within the site will have good access to sustainable transport links into Oxford and Cherwell and that some road traffic will still load on to roads within the Oxford City Air Quality Management Area. However, Policy PR6b sets out requirements for future planning applications associated with the site. New schemes will need to improve sustainable transport connections between Oxford City and other nearby strategic site allocations through setting aside land onsite and the provision of access enhancements to an existing pedestrian footbridge through a proportionate financial contribution.</p> <p>In addition, planning applications are required to be supported by a Transport Assessment and Travel Plan which is to outline measures for maximising sustainable transport connectivity and minimising the impact of motor vehicles on surrounding communities. These provisions will help minimise the use of private vehicles contributing to the reduction in the generation of road traffic air pollution and road congestion. Policy PR6b does not however, provide facilities, services or allocate employment land, so residents will need to travel. Therefore, new residents will have to travel further to access essential services, facilities and employment opportunities. Consequently a minor positive effect has been recorded against this objective.</p> <p>Finally, Policy PR6b requirements to create a green infrastructure network with connected wildlife corridors, including within the developable area, and the improvement of the existing network including through the protection/enhancement of the existing hedgerow network and the protection of mature trees will help to manage the effects of air pollution generate within and in the immediate vicinity of the site. However, the mitigation from such measures is not likely to be sufficient to reduce the significance of the adverse effect.</p> <p>Therefore, overall, a mixed (minor positive/significant negative) effect is likely on this SA objective.</p>



Policy PR6b – Land West of Oxford Road		
SA Objectives	SA Score	Justification
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	<p>The development boundary of the site identified within PR6b has good access to a range of sustainable transport modes and the road network and is in close proximity to a number of open spaces and public rights of way.</p> <p>Policy PR6b sets out that the site is to deliver formal sports, green space, play areas and allotments. Furthermore, existing public rights of way will be retained and where possible connected via new green pedestrian and cycle access to the surrounding countryside.</p> <p>These measures will encourage new residents to be physically active and improve the health and well-being of the local population. However, the Policy PR6b does not include the provision of any healthcare facilities.</p> <p>Therefore, a minor positive effect is recorded for this objective.</p>
4. To reduce crime and disorder and the fear of crime.	0?	<p>The incorporation of green space within developments in combination with appropriate design features and lighting measures could help guard against crime and improve residents' perceptions of personal safety particularly at night.</p> <p>Policy PR6b sets out that the site is to deliver a range of green and open spaces and requires the design to be high quality and publically accessible. However, the policy does not explicitly state that development should be designed to help reduce crime and anti-social behaviour. Therefore, an uncertain negligible effect is recorded for this SA objective.</p>
5. To create and sustain vibrant communities	+	<p>The development boundary of the site identified within PR6b lies within close proximity to existing residential communities, Cutteslowe Park and a sports facility. Therefore, the construction of the site has the potential to generate noise and air pollution which will have an adverse effect on the areas existing communities. Furthermore, the north eastern boundary of the site lies within close proximity to a Park and Ride facility, the north west section of the site lies adjacent to the A34 and a train line, and the eastern border of the site follows the A4165 (Banbury / Oxford Road) meaning that longer term, road traffic along these strategic highways and train line could adversely affect the new residents within the site.</p> <p>However, Policy PR6b sets out that the site's design should adhere to the "adopted Development Plan policies for design and the built environment for both Cherwell District and Oxford City Councils, to the Cherwell Design Guide Supplementary Planning Document (SPD) and to Oxford City Council's High Quality Design in Oxford." The place shaping principles of the policy also require that the layout, design and appearance of the site are to be "a</p>

Policy PR6b – Land West of Oxford Road		
SA Objectives	SA Score	Justification
		contemporary urban extension to Oxford City that responds to the 'gateway' location of the site". Furthermore, the policy also states that a Delivery Plan should be provided that schedules the phasing and key dates of the development's delivery. Alongside this a Transport Assessment and Travel Plan are to outline "measures for maximising sustainable transport connectivity and minimising the impact of motor vehicles on surrounding communities". It is therefore likely that his policy will help to manage any adverse effects generated during the construction of the development and improve amenity for residents and so a minor positive effect is recorded.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	+/-?	<p>The area identified within Policy PR6b was previously appraised as part of the larger site option 38. Site option 38 was recorded as having an uncertain minor negative effect due to the site's wide variety of habitats on site and their potential for protected species.</p> <p>Although the development boundary of the site has been refined, it is considered that there is still potential for direct and indirect adverse effects on these potential habitats and species. However, Policy PR6b requires that the planning application(s) for this site be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) that includes securing biodiversity net gain, protecting and enhancing of existing wildlife corridors, the provision of bird and bat boxes, as well as a Phase 1 habitat survey. In addition, the policy also gives consideration into the potential of providing wildlife corridors over or under the A34 and A4260 to Stratfield Brake District Wildlife Site. These requirements set out in Policy PR6b are ecological mitigation measures that also seek to enhance biodiversity on the site so a minor positive effect is expected.</p> <p>Despite the range of ecological mitigation and enhancement measures set out within Policy PR6b, an uncertain minor adverse effect has been retained until the BIMP and surveys have been carried prepared.</p> <p>Overall, an uncertain mixed (minor positive/minor negative) effect is recorded for this SA objective.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	+/-?	<p>The area identified within Policy PR6b was previously appraised as part of the larger site option 38. Site option 38 was recorded as having an uncertain minor negative effect due to the site's recorded capacity for new residential development being 'medium' in the Council's Landscape Character Sensitivity and Capacity Assessment (2017).</p> <p>The development boundary of the site has been refined and confined to the urban edge of</p>

Policy PR6b – Land West of Oxford Road		
SA Objectives	SA Score	Justification
		<p>Oxford. Policy PR6b requires that the design principles of the development must in accordance with "adopted Development Plan policies for design and the built environment for both Cherwell District and Oxford City Councils, to the Cherwell Design Guide Supplementary Planning Document (SPD) and to Oxford City Council's High Quality Design in Oxford - Respecting Heritage and Achieving Local Distinctiveness SPD." The policy champions the place shaping principle that the layout, design and appearance of the development must represent "a contemporary urban extension and connected with the existing built environment... and location of the site, is fully integrated and connected with the historic use of the site". The implementation maintains a well treed landscape to reflect the historic use of the site". The implementation of an active frontage along Oxford Road while maintaining a tree belt is also proposed in this policy and larger accommodation plots and wider streets are to include mature trees of the former golf course to maintain a "well-treed character for the new development". These measures have the potential to improve the landscape setting of the existing urban edge of Oxford with minor positive effects on this objective. However, an uncertain minor adverse effect has been retained until the detailed design, landscaping and layout of the development have been finalised.</p> <p>Development of the site would avoid the coalescence of settlements.</p> <p>Overall an uncertain mixed (minor positive/minor negative) effect is recorded for this SA objective.</p>
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	<p>+/-?</p>	<p>The area identified within Policy PR6b was previously appraised as part of the larger site option 38. Site option 38 was recorded as having a significant negative effect due to the High to Medium sensitivity of the historic environment in the area to new development. Furthermore, Cherwell District Council's Green Belt Study (2017) assesses the low hilltop location and wooded character as providing a containing edge in views towards Oxford's setting.</p> <p>The development boundary of the site has been refined and confined to the urban edge of Oxford.</p> <p>Policy PR6b sets out that planning applications for development on the site will be required to be supported by a Heritage Impact Assessment which will include measures to avoid or minimise conflict with the identified heritage assets within the site. In addition, the policy requires that the site be subject to a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. These measures are considered to be sufficient to mitigate the significance of the predicted adverse effects associated with the development from significant to minor. Finally, the policy requires that</p>

Policy PR6b – Land West of Oxford Road		
SA Objectives	SA Score	Justification
		the development be designed to deliver a connected and integrated urban extension that responds to the historic setting of Oxford, which has the potential enhance the setting of this historic settlement. Therefore, a mixed, minor positive effect is recorded for this objective. However an uncertain minor negative effect has been retained until the detailed design, landscaping and layout of the development have been finalised.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>Policy PR6b sets out that planning applications for development within the site must demonstrate that there are to be no detrimental impacts down-river in the Cherwell Valley through hydrological, hydro chemical or sedimentation impacts. The inclusion of green infrastructure as specified by the policy will also help maintain and improve water quality. Therefore, a negligible effect is recorded for this objective.</p> <p>The Council's new Water Capacity Study will need to be reviewed to determine whether it should be recommended that additional provisions should be made in relation to waste water treatment, and water capacity.</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	<p>The development boundary of the site has been confined to the urban edge of Oxford. This land is outside of flood zones 2 and 3; however, the land is greenfield.</p> <p>Policy PR6b sets out that planning applications for development within the site must demonstrate that there are to be no detrimental impacts down-river in the Cherwell Valley through hydrological, hydro chemical or sedimentation impacts. The inclusion of green infrastructure as specified by the policy will also help reduce flood risk.</p> <p>Therefore, a negligible effect is recorded for this objective.</p>
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	-	<p>The development boundary of the site has been confined to the urban edge of Oxford. However, this land is greenfield land and is recognised as Grade 3 and 4 Agricultural Land.</p> <p>The development of the site through Policy PR6b would result in a net loss of greenfield land in the District, including Grade 3 agricultural land. Therefore, a minor negative effect is recorded against this objective.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	<p>The development boundary of the site has been confined to the urban edge of Oxford, but falls outside of a Minerals Consultation Area.</p> <p>Policy PR6b sets out that the site must adhere to specified design proposals; however, the policy makes no reference to the use of sustainably produced resources or local products. Furthermore, the policy does not promote the use of renewable energy. Therefore a minor</p>

Policy PR6b – Land West of Oxford Road		
SA Objectives	SA Score	Justification
		negative effect is recorded for this objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	The development boundary of the site has been confined to the urban edge of Oxford. However, this land is greenfield land limiting the potential for the re-use of existing buildings and materials present on brownfield sites.  Policy PR6b states that the layout and design of the development should encourage sustainable and safe waste management by individual households and collectively by residents while minimising the visual, air and water pollution risks associated with such infrastructure.. Therefore, a minor positive effect is recorded for this SA objective.

Policy PR6c – Land at Frieze Farm		
SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford 0	Policy PR6c reserves the site for the potential construction of a golf course, so a negligible effect is likely on this SA objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford 0	Policy PR6c reserves the site for the potential construction of a golf course, so a negligible effect is likely on this SA objective.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and	Oxford 0	Policy PR6c reserves the site for the potential construction of a golf course, so a negligible effect is likely on this SA objective.



Policy PR6c – Land at Frieze Farm		
SA Objectives	SA Score	Justification
Oxfordshire.		
<b>SA objectives with particular spatial relevance to Oxford</b>		
3. To reduce poverty and social exclusion.	Oxford	0
	Cherwell	0
6. To improve accessibility to all services and facilities.	Oxford	+
	Cherwell	++
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	0
	Cherwell	0
<b>Other socio-economic SA objectives (scores only relate to Cherwell District)</b>		
2. To improve the health and well-being of the population & reduce inequalities in health.		0
4. To reduce crime and		0?
<p>The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore the provisions set out within Policy PR6c are not considered to contribute significantly to the reduction of poverty and social exclusion within the District and Oxford. Therefore, a negligible effect is recorded for this objective.</p> <p>The area identified within Policy PR6c was previously appraised as part of the larger site option 39A. Site option 39A was identified as having a minor positive effect on this SA objective due to its relatively close proximity to sustainable transport routes to Oxford and a significant positive effect on this objective due to its relatively close proximity to sustainable transport routes to Cherwell's centre's specifically Kidlington. These scores are retained to reflect the fact that to the golf course will be as accessible to Oxford and Cherwell residents.</p> <p>Policy PR6c reserves the site for the potential construction of a golf course. Although the site has good access to public transport, there is potential for traffic to be generated through the use of private vehicles that would compound the air quality issues highlighted by the Oxford AQMA located approximately 200m south of the site. However, as this site allocation policy replaces an existing golf course located approximately 300m to the south east of the reserved site (site allocation policy PR6a), there is unlikely to be a significant net increase in traffic generation. Therefore a negligible effect is recorded for this SA objective.</p> <p>Policy PR6c reserves the site for the potential construction of a golf course which will provide opportunities for sport. However, as this site allocation policy replaces an existing golf course located approximately 300m to the south east of the reserved site (site allocation policy PR6a), there is unlikely to be a significant net increase in the health and well being of the community as a result of its construction. Therefore a negligible effect is recorded for this SA objective.</p> <p>The effects of new developments on levels of crime and fear of crime will depend on factors</p>		

Policy PR6c – Land at Frieze Farm		
SA Objectives	SA Score	Justification
disorder and the fear of crime.		such as the incorporation of green space within developments which, depending on design and the use of appropriate lighting, could have an effect on perceptions of personal safety, particularly at night. As these are not specified within Policy PR6c, an uncertain negligible effect is likely on this SA objective.
5. To create and sustain vibrant communities.	0	Policy PR6c reserves the site for the potential construction of a golf course. The construction of a new golf course has the potential to contribute positively to local amenity and the public realm. However, as this site allocation policy replaces an existing golf course located approximately 300m to the south east of the reserved site (site allocation policy PR6a), there is unlikely to be a significant net increase in traffic generation. Therefore a negligible effect is recorded for this SA objective.
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity.	++	Policy PR6c reserves the site for the potential construction of a golf course which, in places will help to safeguard the site's ecological assets and promote habitat connectivity. Therefore a significant positive effect is likely on this SA objective. However this effect is recorded as uncertain due to the fact that Policy PR6c provides no design guidance on how this might be achieved.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	+/-?	Policy PR6c reserves the site for the potential construction of a golf course. The Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment (2017) assessed the area identified within Policy PR6c, which was previously appraised as larger site option 39A. The assessment concluded that "due to the topography of the site, formal recreation would require the large scale remodelling of the land and is therefore considered not appropriate". However, Policy 6c states that the planning application for the development of the site will be expected to be supported by, and prepared in accordance with, a Development Brief that incorporates design principles that respond to the landscape and Green Belt setting and historic context of Oxford. The Design Brief is to be jointly prepared and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council and in consultation with Oxfordshire County Council. Therefore a minor positive effect is recorded against this objective. However, an uncertain minor adverse effect has been retained until the detailed design, landscaping and layout of the development have been finalised.  Development of the site would avoid the coalescence of settlements.

Policy PR6c – Land at Frieze Farm		
SA Objectives	SA Score	Justification
9. To protect, enhance and make accessible for enjoyment, the historic environment.	+ /-?	Policy PR6c reserves the site for the potential construction of a golf course. The area contains one Grade II Listed Building, Frieze Farmhouse. While the retention of open green space generally has a positive effect on the setting and character of historic assets, the significant landscaping associated with the construction of a golf course has the potential to adversely affect the rural setting of this historic asset. However, Policy 6c states that the planning application for the development of the site will be expected to be supported by, and prepared in accordance with, a Development Brief that incorporates design principles that respond to the landscape and Green Belt setting and historic context of Oxford. The Design Brief is to be jointly prepared and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council and in consultation with Oxfordshire County Council. Therefore a minor positive effect is recorded against this objective. This effect is recorded as uncertain until the detailed design, landscaping and layout of the site are known.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	Policy PR6c reserves the site for the potential construction of a golf course, so a negligible effect is likely on this SA objective.
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	+	Policy PR6c reserves the site for the potential construction of a golf course and will thereby ensuring that permeable surfaces on site are retained, thereby reducing the risk of flooding. However, the permeability and vegetation density of golf courses is likely to be lower than other open green spaces. Therefore, a minor positive effect is identified against this objective.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--	The development boundary of the site has been confined to the urban edge of Oxford. However, this land is greenfield land and is recognised as Grade 2 and 3 Agricultural Land. The development of the site to a golf course through Policy PR6c would result in a net loss of agricultural land. Therefore, a significant negative effect is recorded against this objective.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably	-	Policy PR6c reserves the site for the potential construction of a golf course and lies within a Minerals Consultation Area so a minor negative effect is expected on this SA objective.

Policy PR6c – Land at Frieze Farm		
SA Objectives	SA Score	Justification
produced and local products.		
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	Policy PR6c reserves the site for the potential construction of a golf course. The construction and landscaping of a new golf course has the potential to accommodate a significant amount of inert waste which would otherwise have to be landfilled within area. Therefore, a minor positive effect is recorded against this objective.

#### Kidlington Allocations

Policy PR7a – Land South East of Kidlington		
SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	Policy PR7a sets out that the site is to deliver 230 dwellings (net) with 50% of the homes to be affordable housing. In addition to residential provision, the policy states the site will deliver a primary school, local centre, green space, play space and associated green infrastructure. A significant positive effect is therefore likely on this SA objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford ++	The area identified within Policy PR7a was previously appraised as part of the smaller site options 178 and 202. Site options 178 and 202 were identified as having easy access to jobs as the site option scored 'Green' in both ITP's assessments of 'access to jobs' in Oxford. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have good access to Oxford jobs via a range of sustainable transport modes and the road network.  Policy PR7a sets out requirements for future planning applications associated with the site. New schemes will be required to deliver "public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environments of Kidlington and Oxford, to Oxford Parkway railway station and Water Eaton Park and Ride, to enable the crossing of Bicester Road, to achieve public accessibility between the residential development and the land for formal sports connection, and to existing or new points of connection off-site and to existing or potential public transport services". In addition, planning applications are required to be supported by a Transport Assessment and Travel Plan which outlines "measures for maximising sustainable transport connectivity". Furthermore, an employment, Skills and Training Plan is to be included within the application. A significant positive effect is therefore

Policy PR7a – Land South East of Kidlington		
SA Objectives	SA Score	Justification
		likely on this SA objective.
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford  +	<p>Policy PR7a sets out that the site is to deliver 230 dwellings (net) with 50% of the homes to be affordable housing which will help the County to retain and grow its skilled workforce.</p> <p>Policy PR7a sets out that the site is to deliver an outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site that also links to Oxford City, Kidlington, Oxford Parkway and Water Eaton Park and Ride and other public transport services.</p> <p>Although Policy PR7a will not deliver businesses or a school on site, through the construction of the new homes and their associated new infrastructure linking the site to Kidlington, Oxford City and to transport hubs, the policy will contribute to economic growth in the short term as an employment, Skills and Training Plan is to be included within the application. In addition, the policy will help establish a new sustainable community that will contribute to the economic growth of the District and Oxford in the medium and long term.</p> <p>Therefore, a minor positive effect is identified on this SA objective.</p>
<b>SA objectives with particular spatial relevance to Oxford</b>		
3. To reduce poverty and social exclusion.	Oxford	The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore the provisions set out within Policy PR7a are not considered to contribute significantly to the reduction of poverty and social exclusion within the District and Oxford. Therefore, a negligible effect is recorded for this objective.
	Cherwell	
6. To improve accessibility to all services and facilities.	Oxford	The area identified within Policy PR7a was previously appraised as part of the smaller site options 178 and 202. Site options 178 and 202 were recorded as having a significant positive effect on this SA objective due to its close proximity to sustainable transport routes to Oxford and Cherwell. The north and west boundaries of the site are located directly adjacent to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools.
	Cherwell	
	+	Although Policy PR7a will not deliver services and facilities on site, the policy sets out that the site is to deliver an outline scheme for public vehicular, cycle, pedestrian and wheelchair



Policy PR7a – Land South East of Kidlington		
SA Objectives	SA Score	Justification
		<p>connectivity within the site that also links to Oxford City, Kidlington, Oxford Parkway and Water Eaton Park and Ride and other public transport services. The policy also requires new applications include a Transport Assessment and Travel Plan which outlines “measures for maximising sustainable transport connectivity and minimising the impact of motor vehicles on surrounding communities”.</p> <p>As this provision will increase accessibility to facilities and services a minor positive effect is recorded for this objective.</p>
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	<p>The area identified within Policy PR7a was previously appraised as part of the smaller site options 178 and 202. Site option 178 was recorded as having a mixed significant positive/significant negative and site option 202 was recorded as having a mixed minor positive/significant negative effect on this objective. These effects were identified due to the site's good access to existing sustainable transport routes into Oxford and Cherwell but also in acknowledgement of the fact that a proportion of road based trips generated by the proposed development were forecasted to load onto roads covered by the Oxford City Air Quality Management Area.</p> <p>Although the development boundary of the site has been refined, it is considered that the new homes within the site will have good access to sustainable transport links into Oxford and Cherwell and that some road traffic will still load on to roads within the Oxford City Air Quality Management Area. However, Policy PR7a sets out requirements for future planning applications associated with the site. New schemes will need to provide for public vehicular, cycle, pedestrian and wheelchair connectivity within the site that also links to Oxford City, Kidlington, Oxford Parkway and Water Eaton Park and Ride and other public transport services.</p> <p>In addition, planning applications are required to be supported by a Transport Assessment and Travel Plan which outlines “measures for maximising sustainable transport connectivity and minimising the impact of motor vehicles on surrounding communities”. These provisions will help minimise the use of private vehicles contributing to the reduction in the generation of road traffic air pollution and road congestion. Policy PR7a does not however, provide facilities, services or allocate employment land, so residents will need to travel. Therefore, new residents will have to travel further to access essential services, facilities and employment opportunities. Consequently a minor positive effect has been recorded against this objective.</p> <p>Finally, Policy PR7a requirements to create a green infrastructure network with connected wildlife corridors, including within the developable area, and the improvement of the existing</p>
	Cherwell	

Policy PR7a – Land South East of Kidlington		
SA Objectives	SA Score	Justification
		network including through the protection/enhancement of the existing hedgerow network and the protection of mature trees will help to manage the effects of air pollution generate within and in the immediate vicinity of the site. However, the mitigation from such measures is not likely to be sufficient to reduce the significance of the adverse effect.  Therefore, overall, a mixed (minor positive/significant negative) effect is likely on this SA objective.
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	The development boundary of the site identified within PR7a has good access to a range of sustainable transport modes and the road network and is in close proximity to a number of open spaces and public rights of way.  Policy PR7a sets out that the site is to deliver formal sports for the wider community, play areas and allotments.  These measures will encourage new residents to be physically active and improve the health and well-being of the local population. However, Policy PR7a does not include the provision of any healthcare facilities.  Therefore, a minor positive effect is recorded for this objective.
4. To reduce crime and disorder and the fear of crime.	0?	The incorporation of green space within developments in combination with appropriate design features and lighting measures could help guard against crime and improve residents' perceptions of personal safety particularly at night.  Policy PR7a sets out that the site is to maintain openness, provide land for an extension to Kidlington Cemetery and green infrastructure. However, the policy does not explicitly state that development should be designed to help reduce crime and anti-social behaviour.  Therefore, an uncertain negligible effect is recorded for this SA objective.
5. To create and sustain vibrant communities	+	The development boundary of the site identified within PR7a lies within close proximity to existing residential communities, Kidlington and a sports facility. Therefore, the construction of the site has the potential to generate noise and air pollution which will have an adverse effect on the areas existing communities. Furthermore, the south east section of the site lies directly adjacent to the A34 and a train line, and the eastern border of the site follows the A4260 (Oxford Road) meaning that longer term, road traffic along these strategic highways and train line could adversely affect the new residents within the site.

Policy PR7a – Land South East of Kidlington		
SA Objectives	SA Score	Justification
		<p>However, Policy PR7a sets out that the site's design should "seek to deliver a connected and integrated extension to Kidlington in accordance with this policy and with the Cherwell Design Guide Supplementary Planning Document (SPD)." The place shaping principles of the policy also require that the layout, design and appearance of the site are to be "A layout, design and appearance for an extension to Kidlington that seeks to improve the appearance of, and is fully integrated and connected with, the existing built environment". Furthermore, the policy also states that a Delivery Plan should be provided that schedules the phasing and key dates of the development's delivery. Finally, the policy requires that all Transport Assessments and Travel Plans submitted alongside applications to include measures for minimising the impact of motor vehicles on new residents and existing communities. It is therefore likely that his policy will help to manage any adverse effects generated during the construction of the development and improve amenity for residents and so a minor positive effect is recorded.</p>
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	+/-?	<p>The area identified within Policy PR7a was previously appraised as part of the smaller site options 178 and 202. Site options 178 and 202 were recorded as having an uncertain minor negative effect due to the site's wide variety of habitats on site and their potential for protected species.</p> <p>Although the development boundary of the site has been refined, it is considered that there is still potential for direct and indirect adverse effects on these potential habitats and species. However, Policy PR7a requires that the planning application(s) for this site be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) that includes securing biodiversity net gain, protecting and enhancing of existing wildlife corridors, the provision of bird and bat boxes, as well as a Phase 1 habitat survey.</p> <p>Furthermore, the policy requires proposals for wildlife management and maintenance are to be bought forward. These requirements set out in Policy PR7a are ecological mitigation measures that also seek to enhance biodiversity on the site so a minor positive effect is expected.</p> <p>Despite the range of ecological mitigation and enhancement measures set out within Policy PR7b, an uncertain minor adverse effect has been retained until the BIMP and surveys have been prepared.</p> <p>Overall an uncertain mixed (minor positive/minor negative) effect is recorded for this SA objective.</p>

Policy PR7a – Land South East of Kidlington		
SA Objectives	SA Score	Justification
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	+/-?	<p>The area identified within Policy PR7a was previously appraised as part of the smaller site options 178 and 202. Site option 178 was recorded as having an uncertain minor negative effect due to the site's recorded capacity for new residential development being 'medium to high' in the Council's Landscape Character Sensitivity and Capacity Assessment (2017). Whereas site option 202 was recorded as having an uncertain negligible effect due to the site's recorded capacity for new residential development being 'high'.</p> <p>The development boundary of the site has been refined and confined to the urban edge of Kidlington. Policy PR7a sets out that the site's design should "seek to deliver a connected and integrated extension to Kidlington in accordance with this policy and with the Cherwell Design Guide Supplementary Planning Document (SPD)." The place shaping principles of the policy also require that the layout, design and appearance of the site are to be "A layout, design and appearance for an extension to Kidlington that seeks to improve the appearance of, and is fully integrated and connected with, the existing built environment...which provides high quality, publicly accessible and well connected green infrastructure and which provides for a well-designed connectivity and interface between the residential development and the sport facilities". Furthermore, the policy also requires "provision and maintenance of enhanced native landscaping to emphasise the green belt location of the outdoor sports facilities, to minimise the urbanising influence of the sports pitches, to maintain openness and to enhance the distinction between the site and land to the south of the A34."</p> <p>Development of the site would avoid the coalescence of settlements.</p> <p>These measures have the potential to improve the landscape setting of the existing urban edge of Kidlington with minor positive effects on this objective. However, an uncertain minor adverse effect has been retained until the detailed design, landscaping and layout of the development have been finalised.</p> <p>Overall an uncertain mixed (minor positive/minor negative) effect is recorded for this SA objective.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	+/-?	<p>The area identified within Policy PR7a was previously appraised as part of the smaller site options 178 and 202. The development boundary of the site for Policy PR7a has been refined and merged to combine both site options. Site option 178 was recorded as having a negligible effect due to the Low sensitivity of the historic environment in the area to new development. Site option 202 however, was recorded as having a minor negative effect due to the Medium to Low sensitivity to the of the historic environment in the area to new development. In addition, Cherwell District Council's Green Belt Study (2017) assessed the land within sites</p>

Policy PR7a – Land South East of Kidlington		
SA Objectives	SA Score	Justification
		<p>178 and 202 as making a contribution to the rural setting of historic Oxford as perceived from the A34, one of the major approaches to the City and due to its location in the Cherwell Valley.</p> <p>Policy PR7a sets out that planning applications for development on the site should adhere to Oxford City Council's High Quality Design in Oxford - Respecting Heritage and Achieving Local Distinctiveness SPD. In addition, the policy requires that the site be subject to a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. More specifically, the policy requires "The protection and enhancement of the part of the site within the Lower Cherwell Conservation Target Area. There shall be no building in the CTA other than for a fenced footpath/cycle/wheelchair path and for the construction of the canal bridge".</p> <p>These measures are considered to be sufficient to mitigate the significance of the predicted adverse effects associated with the development from significant to minor. In addition, a minor positive effect has also been identified as the policy seeks to enhance a historic feature. Therefore the uncertain minor negative effect has been retained until the detailed design, landscaping and layout of the development have been finalised.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>Policy PR7a sets out that planning applications for development within the site must demonstrate that there are to be no detrimental impacts down-river in the Cherwell Valley through hydrological, hydro chemical or sedimentation impacts and the protection of water bodies. Furthermore, the policy requires an assessment of water bodies to be included in the Habitat Phase 1 Survey. The inclusion of green infrastructure as specified by the policy will also help maintain and improve water quality. Therefore, a negligible effect is recorded for this objective.</p> <p>The Council's new Water Capacity Study will need to be reviewed to determine whether it should be recommended that additional provisions should be made in relation to waste water treatment, and water capacity.</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	<p>The area identified within Policy PR7a was previously appraised as part of the smaller site options 178 and 202, both of which lie on greenfield land. Aside from a small section (less than 10%) of site option 202 that lies partially within flood zone 3, the remaining areas of the refined area lie outside of flood zone 2 and 3.</p> <p>Policy PR7a sets out that a Flood Risk Assessment is required and that planning applications</p>



Policy PR7a – Land South East of Kidlington		
SA Objectives	SA Score	Justification
		<p>for development within the site must demonstrate that there are to be no detrimental impacts down-river in the Cherwell Valley through hydrological, hydro chemical or sedimentation impacts. The inclusion of green infrastructure as specified by the policy will also help reduce flood risk. Finally, the policy states that the portions of the site designated as flood zone 2 and 3 will not be developed.</p> <p>While it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents, a negligible effect has been recorded against this objective.</p>
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	-	<p>The development boundary of the site has been confined to the urban edge of Kidlington. However, this land is greenfield land recognised as Grade 3 and 4 Agricultural Land.</p> <p>The development of the site through Policy PR7a would result in a net loss of greenfield land in the District, including Grade 3 agricultural land. Therefore, a minor negative effect is recorded against this objective.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	<p>The development boundary of the site has been confined to the urban edge of Kidlington and falls within a Minerals Consultation Area.</p> <p>Policy PR7a sets out that the site must adhere to specified design proposals; however, the policy makes no reference to the use of sustainably produced resources or local products. Furthermore, the policy does not promote the use of renewable energy. Therefore a minor negative effect is recorded for this objective.</p>
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	<p>The development boundary of the site has been confined to the urban edge of Kidlington. However, this land is greenfield land limiting the potential for the re-use of existing buildings and materials present on brownfield sites.</p> <p>Policy PR7a does not promote sustainable waste management practices or require the site to provide waste management facilities. Therefore, a minor negative effect is recorded for this SA objective.</p>

**Policy PR7b – Land at Stratfield Farm**

SA Objectives	SA Score	Justification
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	Policy PR7b sets out that the site is to deliver 100 dwellings (net) with 50% of the homes to be affordable housing. In addition to residential provision, the policy states the site will deliver facilities for play areas and allotments, extension and protection of the existing orchard, the creation of a nature conservation area and a new public bridleway/green link suitable for all-weather cycling. A significant positive effect is therefore likely on this SA objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford +	<p>The area identified within Policy PR7b was previously appraised as part of the site option 49. Site option 49 was identified as having more limited access to jobs as the site option scored 'Amber' in ITP's assessment of 'access to jobs' in relation to access to Oxford jobs by walking and public transport, yet the site option scored 'Green' in relation to access to Oxford jobs by road. Although the development boundary of the site has been refined, it is considered that the new homes within the site will continue to have more limited access to Oxford jobs via a range of sustainable transport modes and the road network.</p> <p>Policy PR7b however, sets out requirements for future planning applications associated with the site. New schemes will be required to deliver an outline scheme for "public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment of Kidlington to the allocated site to the east of the A44 enabling accessibility over the Oxford Canal and to existing or new points of connection off-site and to existing or potential public transport services". In addition, planning applications are required to be supported by a Transport Assessment and Travel Plan.</p> <p>A minor positive effect is therefore likely on this SA objective as the Policy does not specifically state that links will be made to Oxford.</p>
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford +	<p>Policy PR7b sets out that the site is to deliver 100 dwellings (net) with 50% of the homes to be affordable housing which will help the County to retain and grow its skilled workforce.</p> <p>Policy PR7b sets out that the site is to deliver an outline scheme for "public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment of Kidlington to the allocated site to the east of the A44 enabling accessibility over the Oxford Canal and to existing or new points of connection off-site and to existing or potential public transport services".</p> <p>Although Policy PR7b will not deliver businesses or a school on site, through the construction of the new homes and their associated new infrastructure linking the site to Kidlington, Oxford City and to transport hubs, the policy will contribute to economic growth in the short</p>

Policy PR7b – Land at Stratfield Farm		
SA Objectives	SA Score	Justification
		term. In addition, the policy will help establish a new sustainable community that will contribute to the economic growth of the District and Oxford in the medium and long term. Therefore, a minor positive effect is identified on this SA objective.
<b>SA objectives with particular spatial relevance to Oxford</b>		
3. To reduce poverty and social exclusion.	Oxford	0
	Cherwell	0
6. To improve accessibility to all services and facilities.	Oxford	+
	Cherwell	+
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	+ / --
	Cherwell	+ / --

Policy PR7b – Land at Stratfield Farm		
SA Objectives	SA Score	Justification
		<p>built environment of Kidlington to the allocated site to the east of the A44 enabling accessibility over the Oxford Canal and to existing or new points of connection off-site and to existing or potential public transport services.”</p> <p>In addition, planning applications are required to be supported by a Transport Assessment and Travel Plan. These provisions will help minimise the use of private vehicles contributing to the reduction in the generation of road traffic air pollution and road congestion. Policy PR7b does not however, provide facilities, services or allocate employment land, so residents will need to travel. Therefore, new residents will have to travel further to access essential services, facilities and employment opportunities. Consequently a minor positive effect has been recorded against this objective. Finally, Policy PR7b requirements to create a green infrastructure network with connected wildlife corridors, including within the developable area, and the improvement of the existing network including through the protection/enhancement of the existing hedgerow network and the protection of tree line will help to manage the effects of air pollution generate within and in the immediate vicinity of the site. However, the mitigation from such measures is not likely to be sufficient to reduce the significance of the adverse effect.</p> <p>Therefore, overall, a mixed (minor positive/significant negative) effect is likely on this SA objective.</p>
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	<p>The development boundary of the site identified within PR7b has good access to a range of sustainable transport modes and the road network and is in close proximity to a number of open spaces and public rights of way.</p> <p>Policy PR7b sets out that the site is to deliver play areas, allotments, an extension of the existing orchard and a new public bridleway/green link suitable for all-weather cycling.</p> <p>These measures will encourage new residents to be physically active and improve the health and well-being of the local population. However, the Policy PR7b does not include the provision of any healthcare facilities.</p> <p>Therefore, a minor positive effect is recorded for this objective.</p>
4. To reduce crime and disorder and the fear of crime.	0?	<p>The incorporation of green space within developments in combination with appropriate design features and lighting measures could help guard against crime and improve residents’ perceptions of personal safety particularly at night.</p>

Policy PR7b – Land at Stratfield Farm		
SA Objectives	SA Score	Justification
5. To create and sustain vibrant communities	+	<p>Policy PR7a sets out that the site is to provide green infrastructure, play areas, allotments and create a nature conservation area. However, the policy does not explicitly state that development should be designed to help reduce crime and anti-social behaviour. Therefore, an uncertain negligible effect is recorded for this SA objective.</p> <p>The development boundary of the site identified within PR7a lies within close proximity to existing residential communities at Kidlington. Therefore, the construction of the site has the potential to generate noise and air pollution which will have an adverse effect on the areas existing communities. Furthermore, the west section of the site lies directly adjacent to the roundabout connecting the A4260 (Frieze Way), A4165 (Banbury Road) and A4260 (Oxford Road) meaning that longer term, road traffic along these strategic highways and train line could adversely affect the new residents within the site.</p> <p>However, Policy PR7b sets out that the site's design should "seek to deliver a connected and integrated extension to Kidlington in accordance with this policy and with the Cherwell Design Guide Supplementary Planning Document (SPD)." The place shaping principles of the policy also require that the layout, design and appearance of the site seek "to improve the appearance of, and is fully integrated and connected with, the existing built environment". Furthermore, the policy also states that a Delivery Plan should be provided that schedules the phasing and key dates of the development's delivery. Finally, the policy requires that all Transport Assessments and Travel Plans submitted alongside applications to include measures for minimising the impact of motor vehicles on new residents and existing communities. It is therefore likely that this policy will help to manage any adverse effects generated during the construction of the development and improve amenity for residents and so a minor positive effect is recorded.</p>
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	+/-?	<p>The area identified within Policy PR7b was previously appraised as part of site option 49. Site option 49 was recorded as having an uncertain minor negative effect due to the site's wide variety of habitats on site and their potential for protected species.</p> <p>It is considered that there is still potential for direct and indirect adverse effects on these potential habitats and species. However, Policy PR7b requires that the planning application(s) for this site be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) that includes securing biodiversity net gain, the maintenance and enhancement of the protected trees, existing tree lines and hedgerows, the protection and enhancement of wildlife corridors and existing water habitats and the provision of bird and bat boxes, as well as a</p>



Policy PR7b – Land at Stratfield Farm		
SA Objectives	SA Score	Justification
		<p>Phase 1 habitat survey. In addition, policy PR7b also calls for the creation of a green infrastructure network that provides connections to the Lower Cherwell Conservation Target Area and the Meadows West of the Oxford Canal Local Wildlife Site.</p> <p>Furthermore, the policy requires proposals for wildlife management and maintenance are to be brought forward. These requirements set out in Policy PR7b are ecological mitigation measures that also seek to enhance biodiversity on the site so a minor positive effect is expected.</p> <p>Despite the range of ecological mitigation and enhancement measures set out within Policy PR7b, an uncertain minor adverse effect has been retained until the BIMP and surveys have been carried prepared.</p> <p>Overall an uncertain mixed (minor positive/minor negative) effect is recorded for this SA objective</p>
<p>8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.</p>	<p>+/-?</p>	<p>The area identified within Policy PR7b was previously appraised as part of site option 49. Site option 49 was recorded as having an uncertain minor negative effect due to the site's recorded capacity for new residential development being 'medium to high' in the Council's Landscape Character Sensitivity and Capacity Assessment (2017).</p> <p>The development is located on the urban edge of Kidlington. Policy PR7b sets out that the site's design should "seek to deliver a connected and integrated extension to Kidlington in accordance with this policy and with the Cherwell Design Guide Supplementary Planning Document (SPD)." The place shaping principles of the policy also require that the layout, design and appearance of the site seek "to improve the appearance of, and is fully integrated and connected with, the existing built environment" and ensure the "maintenance and enhancement of native landscaping help to emphasise the green belt location of the land outside of the developable area". Furthermore, the policy also calls for a "transitional interface" between with Strafield Brake Sports Ground and Strafield Brake District Wildlife Site. These measures have the potential to improve the landscape setting of the existing urban edge of Kidlington with minor positive effects on this objective. However, an uncertain minor adverse effect has been retained until the detailed design, landscaping and layout of the development have been finalised.</p> <p>Development of the site would avoid the coalescence of settlements.</p> <p>Overall an uncertain mixed (minor positive/minor negative) effect is recorded for this SA objective.</p>

Policy PR7b – Land at Stratfield Farm		
SA Objectives	SA Score	Justification
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	+/-?	<p>The area identified within Policy PR7b was previously appraised as part of site option 49. Site option 49 was recorded as having a minor negative effect due to the Medium sensitivity of the historic environment in the area to new development. In addition, the Cherwell District Council's Green Belt Study (2017) assessed the land within this site having a strong relationship with the Oxford Canal, an important historic route into the City; however, its proximity to the urban edge of Kidlington limits this role.</p> <p>Policy PR7b sets out planning applications for development on the site should be supported by a Heritage Impact Assessment. In addition, as part of the Biodiversity Improvement and Management Plan, the policy requires the re-creation and restoration of hedgerows reflecting the historic field pattern. Furthermore policy PR7b requires the site be subject to a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. These measures are considered to be sufficient to mitigate the significance of the predicted adverse effects associated with the development from significant to minor. Therefore the uncertain minor negative effect has been retained until the detailed design, landscaping and layout of the development have been finalised. In addition, policy PR7b also states that "the character and appearance of the Grade II Listed Stratfield Farmhouse and its setting is to be enhanced through appropriate building restoration and landscaping". As this measure is likely to protect and enhance an historic asset, a positive effect is also identified.</p> <p>Overall an uncertain mixed (minor positive/minor negative) effect is identified on this SA objective.</p>
<p>11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management</p>	0	<p>Policy PR7b sets out that planning applications for development within the site must demonstrate that there are to be no detrimental impacts down-river on the canal SSSI and LWS through hydrological, hydro chemical or sedimentation impacts. Furthermore the policy requires an assessment of water bodies through the Phase 1 Habitat Survey and all water habitats are to be protected and enhanced. The inclusion of green infrastructure as specified by the policy will also help maintain and improve water quality. Therefore, a negligible effect is recorded for this objective.</p> <p>The Council's new Water Capacity Study will need to be reviewed to determine whether it should be recommended that additional provisions should be made in relation to waste water treatment, and water capacity.</p>

Policy PR7b – Land at Stratfield Farm		
SA Objectives	SA Score	Justification
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	The development boundary of the site has been confined to the urban edge of Kidlington. This land lies outside of flood zones 2 and 3; however, the land is greenfield. Policy PR7b sets out that planning applications for development within the site must demonstrate that there are to be no detrimental impacts down-river on the canal SSSI and LWS through hydrological, hydro chemical or sedimentation impacts. The inclusion of green infrastructure as specified by the policy will also help reduce flood risk. Therefore, a negligible effect is recorded for this objective.
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	-	The development boundary of the site has been confined to the urban edge of Kidlington. However, this land is greenfield land and while the majority of the developed area lies on urban land with a small portion recognised as Grade 3 Agricultural Land. The development of the site through Policy PR7b would result in a net loss of greenfield land in the District, including Grade 3 agricultural land. Therefore, a minor negative effect is recorded against this objective.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The development boundary of the site has been confined to the urban edge of Kidlington and falls within a Minerals Consultation Area. Policy PR7b sets out that the site must adhere to specified design proposals; however, the policy makes no reference to the use of sustainably produced resources or local products. Furthermore, the policy does not promote the use of renewable energy. Therefore a minor negative effect is recorded for this objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	-	The development boundary of the site has been confined to the urban edge of Kidlington. However, this land is greenfield land limiting the potential for the re-use of existing buildings and materials present on brownfield sites. Policy PR7b does not promote sustainable waste management practices or require the site to provide waste management facilities. Therefore, a minor negative effect is recorded for this SA objective.

**Begbroke Allocations**

<b>Policy PR8 – Land East of the A44</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford  ++	Policy PR8 sets out that the site is to deliver 1,950 dwellings (net) with 50% of the homes to be affordable housing. The policy also includes the provision of new homes for students and those working for the University at the Science Park. In addition to residential provision, the policy states the site will deliver a primary school, a secondary school which is to include a sports hall for community use, local centre, an accessible bridge over the Oxford Canal to enable the site and public bridleways to be connected to the allocated site at Stratfield Farm, formal sports and play areas, a publically accessible nature reserve, informal open space green space and associated green infrastructure. A significant positive effect is therefore likely on this SA objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford  ++	<p>The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having limited access to jobs as both site options scored 'Amber' in ITP's assessment of 'access to jobs' in relation to access to Oxford jobs by walking and public transport, yet the site options scored 'Green' in relation to access to Oxford jobs by road. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have limited access to Oxford jobs via a range of sustainable transport modes and the road network.</p> <p>Policy PR8 however sets out requirements for future planning applications associated with the site. New schemes will be required to deliver a "public vehicular, cycle, pedestrian and wheelchair connectivity within the site (including for public transport services), to the built environments of Begbroke, Kidlington, Yarnton and to existing or new points of connection off-site and to existing or potential public transport services". The place shaping principle with Policy PR8 also states that the urban neighbourhood will include a "primary transport route to Oxford". In addition, planning applications are required to be supported by a Transport Assessment and Travel Plan which outlines "measures for maximising sustainable transport connectivity". The policy also includes the provision of new homes for students and those working for the University at the Science Park. Furthermore, Policy PR8 also sets out that land should be set aside for the future railway halt/station. Policy PR8 also sets to deliver employment opportunities on site within the local centre and an employment, Skills</p>

Policy PR8 – Land East of the A44						
SA Objectives	SA Score	Justification				
		and Training Plan is to be included within the application. A significant positive effect is therefore likely on this SA objective.				
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford ++	<p>Policy PR8 sets out that the site is to deliver 1,950 dwellings (net) with 50% of the homes to be affordable housing which will help the County to retain and grow its skilled workforce. The policy also includes the provision of new homes for students and those working for the University at the Science Park. Furthermore, an employment, Skills and Training Plan is to be included within the application.</p> <p>Policy PR8 sets out that the site is to deliver a primary school, secondary school and local centre that includes local convenience retailing, a café or restaurant, ancillary business development and/or financial and professional uses and a community building that provides healthcare, social care and childcare.</p> <p>The construction of the new homes and their associated new infrastructure, services and facilities will also contribute to economic growth in the short term and establish a new sustainable community that will contribute to the economic growth of the District and Oxford in the medium and long term.</p> <p>Therefore, a significant positive effect is identified on this SA objective.</p>				
<b>SA objectives with particular spatial relevance to Oxford</b>						
3. To reduce poverty and social exclusion.	<table border="1"> <thead> <tr> <th>Oxford</th> <th>Cherwell</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>0</td> </tr> </tbody> </table>	Oxford	Cherwell	0	0	<p>The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore the provisions set out within Policy PR8 are not considered to contribute significantly to the reduction of poverty and social exclusion within the District and Oxford. Therefore, a negligible effect is recorded for this objective.</p>
Oxford	Cherwell					
0	0					
6. To improve accessibility to all services and facilities.	<table border="1"> <thead> <tr> <th>Oxford</th> <th>Cherwell</th> </tr> </thead> <tbody> <tr> <td>++</td> <td>++</td> </tr> </tbody> </table>	Oxford	Cherwell	++	++	<p>The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having a significant positive effect on this SA objective due to its close proximity to sustainable transport routes to Oxford and Cherwell. This site's east boundary is located directly adjacent to Kidlington which contains a number of services and facilities including shops, banks, restaurants, a public library, one secondary school and several primary schools. In addition, the site's north west boundary lies directly adjacent to Begbroke which contains a village hall and one public house. Furthermore, the east boundary of the site lies directly adjacent to</p>
Oxford	Cherwell					
++	++					



Policy PR8 – Land East of the A44		
SA Objectives	SA Score	Justification
		<p>Yarnton, which includes one primary school, a shop and a village hall.</p> <p>Policy PR8 sets out that the site is to deliver a primary school, secondary school which is to include a sports hall for community use and local centre that includes local convenience retailing, a café or restaurant, ancillary business development and/or financial and professional uses and a community building that provides healthcare, social care and childcare. Furthermore, the policy also includes the provision of new homes for students and those working for the University at the Science Park.</p> <p>The policy also aims to deliver an accessible bridge over the Oxford Canal to enable the site and public bridleways to be connected to the allocated site at Stratfield Farm.</p> <p>In addition, Policy PR8 requires new development on site to deliver “public vehicular, cycle, pedestrian and wheelchair connectivity within the site (including for public transport services), to the built environments of Begbroke, Kidlington, Yarnton and to existing or new points of connection off-site and to existing or potential public transport services”. The policy also requires new applications include a Transport Assessment and Travel Plan which outlines “measures for maximising sustainable transport connectivity and minimising the impact of motor vehicles on surrounding communities”. Furthermore, Policy PR8 also sets out that land should be set aside for the future railway halt/station.</p> <p>Therefore, a significant positive effect is recorded for this objective.</p>
10. To reduce air pollution (including greenhouse gas emissions) and road congestion.	Oxford	++/--
	Cherwell	+ +/--
		<p>The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having a mixed significant positive/significant negative effect on this objective. These effects were identified due to the site’s good access to existing sustainable transport routes into Oxford and Cherwell but also in acknowledgement of the fact that a proportion of road based trips generated by the proposed development were forecasted to load onto roads covered by the Oxford City Air Quality Management Area.</p> <p>Although the development boundary of the site has been refined, it is considered that the new homes within the site will have good access to sustainable transport links into Oxford and Cherwell and that some road traffic will still load on to roads within the Oxford City Air Quality Management Area. However, Policy PR8 sets out requirements for future planning applications associated with the site. New schemes will be required to deliver essential local services and facilities on site to minimise the need to travel elsewhere. The site must include “public vehicular, cycle, pedestrian and wheelchair connectivity within the site (including for public transport services), to the built environments of Begbroke, Kidlington, Yarnton and to</p>

Policy PR8 – Land East of the A44		
SA Objectives	SA Score	Justification
		<p>existing or new points of connection off-site and to existing or potential public transport services". In addition, planning applications are required to be supported by a Transport Assessment and Travel Plan which outlines "measures for maximising sustainable transport connectivity and minimising the impact of motor vehicles on surrounding communities". Furthermore, Policy PR8 also sets out that land should be set aside for the future railway halt/station. The policy also includes the provision of new homes for students and those working for the University at the Science Park.</p> <p>These provisions alongside the allocation of ancillary business development and/or financial and professional uses within the Local Centre, will help minimise the use of private vehicles contributing to the reduction in the generation of road traffic air pollution and road congestion particularly as the policy would provide employment opportunities on site. Significant positive effects are therefore expected against this objective.</p> <p>Finally Policy PR8 requirements to create a green infrastructure network with connected wildlife corridors, including within the developable area, and the improvement of the existing network including within the Lower Cherwell Conservation Target Area and to both the Rushy Meadows Site of Special Scientific Interest and the Meadows West of the Oxford Canal Local Wildlife Site. This provision will help to manage the effects of air pollution generate within and in the immediate vicinity of the site. However, the mitigation from such measures is not likely to be sufficient to reduce the significance of the adverse effect.</p> <p>Therefore, overall, a mixed (significant positive/significant negative) effect is likely on this SA objective.</p>
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	++	<p>The development boundary of the site identified within PR8 has good access to a range of sustainable transport modes and the road network, is in close proximity to a number of open spaces, public rights of way and a GP Surgery.</p> <p>In addition, Policy PR8 sets out that the site is to deliver a community building to provide the opportunity for healthcare, social care and childcare facilities and services in the development, and formal sports, green space, play areas and allotments. Furthermore, new public bridleways suitable for pedestrians, all-weather cycling, wheelchair use, the provision of public open green space as informal canal-side parkland will be provided through Policy PR8. There are also plans for an informal publically accessible open space to the east of the railway line the provision of a sports hall within the secondary school that will be for</p>

Policy PR8 – Land East of the A44		
SA Objectives	SA Score	Justification
		community use. These measures will encourage new residents to be physically active and improve the health and well-being of the local population. Therefore, a significant positive effect is recorded for this objective.
4. To reduce crime and disorder and the fear of crime.	0?	The incorporation of green space within developments in combination with appropriate design features and lighting measures could help guard against crime and improve residents' perceptions of personal safety particularly at night. Policy PR8 sets out that the site is to provide green infrastructure, play areas, allotments and create a nature conservation area. However, the policy does not explicitly state that development should be designed to help reduce crime and anti-social behaviour. Therefore, an uncertain negligible effect is recorded for this SA objective.
5. To create and sustain vibrant communities	+	The development boundary of the site identified within PR8 lies within close proximity to existing residential communities, Kidlington, Yarnton and Begbroke. Therefore, the construction of the site has the potential to generate noise and air pollution which will have an adverse effect on the areas existing communities. Furthermore, the west section of the site lies directly adjacent to the roundabout connecting the A44 (Woodstock Road) and a train line bisects the site from north to south. Meaning that longer term, road traffic along these strategic highways and train line could adversely affect the new residents within the site. However, Policy PR8 sets out the site's design principles which "seek to deliver an urban neighbourhood in accordance with this policy and the Cherwell Design Guide SPD." The place shaping principles of the policy also require that the layout, design and appearance of the site seek "A layout, design and appearance for a contemporary urban neighbourhood in a high quality, publicly accessible and well connected green infrastructure and canal side setting". Furthermore, the policy also states that a Delivery Plan should be provided that schedules the Transport Assessments and Travel Plans submitted alongside applications to include measures for minimising the impact of motor vehicles on new residents and existing communities. It is therefore likely that his policy will help to manage any adverse effects generated during the construction of the development and improve amenity for residents and so a minor positive effect is recorded.

Policy PR8 – Land East of the A44		
SA Objectives	SA Score	Justification
Environmental SA objectives (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	+/-?	<p>The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site option 20a was identified as having negligible effects due to the site's limited habitats consisting of mostly artificial habitats. Site option 126 was identified as having a minor negative effect due to the presence of linear features and potential to support roosting/nesting and foraging protected species in the trees and hedgerows around the site boundary.</p> <p>Policy PR8 requires that the planning application(s) for this site be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) that includes securing biodiversity net gain, the creation of a green infrastructure network including the improvement of the existing network including within the Lower Cherwell Conservation Target Area and to Rushy Meadows Site of Special Scientific Interest, the Meadows West of the Oxford Canal Local Wildlife Site and to Stratfield Farm.</p> <p>Furthermore, the policy requires measures to protect and enhance Sandy Lane and Yarnton Lane as green links and wildlife corridors. These requirements set out in Policy PR8 are ecological mitigation measures that also seek to enhance biodiversity on the site so a minor positive effect is expected.</p> <p>Despite the range of ecological mitigation and enhancement measures set out within Policy PR8, an uncertain minor adverse effect has been retained until the BIMP and surveys have been carried prepared.</p> <p>Overall an uncertain mixed (minor positive/minor negative) effect is recorded for this SA objective.</p>
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	+/-?	<p>The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having an uncertain minor negative effect due to the site's recorded capacity for new residential development being 'Medium' in the Council's Landscape Character Sensitivity and Capacity Assessment (2017).</p> <p>The development is located on the urban edge of Kidlington, Yarnton and Begbroke. Policy PR8 sets out that the site's design principles which "seek to deliver an urban neighbourhood in accordance with this policy and the Cherwell Design Guide SPD." The place shaping principles of the policy also requires that the layout, design and appearance of the site seek "a layout, design and appearance for a contemporary urban neighbourhood in a high quality,</p>

Policy PR8 – Land East of the A44		
SA Objectives	SA Score	Justification
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>publicly accessible and well connected green infrastructure and canal side setting and for a location associated with a University Science Park and a primary transport corridor to Oxford.” Policy PR8 requires that a gap is maintained between the development and Begbroke village (east), a contrast between the dense urban development and canalised parkland setting should be used as a positive design feature and development should provide an attractive frontage to the A44, to support a change in character away from a highways dominated environment. Development of the site would avoid the coalescence of settlements.</p> <p>These measures have the potential to improve and enhance the landscape setting of the existing urban edge of Yarnton and Begbroke with minor positive effects on this objective. However, an uncertain minor adverse effect has been retained until the detailed design, landscaping and layout of the development have been finalised.</p> <p>Overall an uncertain mixed (minor positive/minor negative) effect is recorded for this SA objective.</p> <p>The area identified within Policy PR8 was previously appraised as part of the smaller site options 20a and 126 and new areas. Site options 20a and 126 were identified as having a minor negative effect due to the ‘Medium’ sensitivity of the historic environment in the area to new development. In addition, Cherwell District Council’s Green Belt Study (2017) assesses the land within the site as making a contribution to the setting of historic Oxford due to its strong connection to the Oxford Canal, which marks a clear distinction between settlement and countryside.</p> <p>Policy PR8 sets out planning applications for development on the site should be supported by a Heritage Impact Assessment which “will include measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Oxford Canal Conservation Area and the listed structures along its length.” In addition, the policy calls for no harm to occur on Begbroke Farm House, a Grade II Listed Building. Furthermore policy PR8 requires the site be subject to a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures.</p> <p>These measures are considered to be sufficient to mitigate the significance of the predicted adverse effects associated with the development from significant to minor. However, there are no measures outlined within the policy to enhance the historic environment within the residential area of the site. Therefore the uncertain minor negative effect has been retained until the detailed design, landscaping and layout of the development have been finalised.</p>



Policy PR8 – Land East of the A44		
SA Objectives	SA Score	Justification
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>Policy PR8 sets out that planning applications for development within the site must demonstrate that there will be no detrimental impacts on down-canal Sites of Special Scientific Interest and Local Wildlife Sites through hydrological, hydro chemical or sedimentation impact. The inclusion of green infrastructure as specified by the policy will also help maintain and improve water quality. Therefore, a negligible effect is recorded for this objective.</p> <p>The Council's new Water Capacity Study will need to be reviewed to determine whether it should be recommended that additional provisions should be made in relation to waste water treatment, and water capacity.</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	<p>The development boundary of the site has been confined to the urban edge of Kidlington, Yarnton and Begbroke. The land to the north, north east, east and south east lies within flood zones 2 and 3; and land is greenfield. However the land within these flood zones has been set aside for a local nature reserve, informal publically accessible open space and land set aside for agricultural use.</p> <p>Policy PR8 sets out that a Flood Risk Assessment must be undertaken and planning applications for development within the site must demonstrate that there are to be no detrimental impacts to watercourses through hydrological, hydro chemical or sedimentation impacts. The inclusion of green infrastructure as specified by the policy will also help reduce flood risk.</p> <p>Therefore, a negligible effect is recorded for this objective.</p>
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--	<p>The development boundary of the site has been confined to the urban edge of Kidlington, Yarnton and Begbroke. However, this land is greenfield land and the majority of it lies on Grade 2 and Grade 3 Agricultural Land.</p> <p>The development of the site through Policy PR8 would result in a net loss of greenfield land in the District, including Grade 2 and Grade 3 agricultural land. Therefore, a significant negative effect is recorded against this objective.</p>
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	<p>The development boundary of the site has been confined to the urban edge of Kidlington, Yarnton and Begbroke and falls within a Minerals Consultation Area.</p> <p>Policy PR8 sets out that the site must adhere to specified design proposals; however, the policy makes no reference to the use of sustainably produced resources or local products. Furthermore, the policy does not promote the use of renewable energy. Therefore a minor</p>

<b>Policy PR8 – Land East of the A44</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
		negative effect is recorded for this objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	The development boundary of the site has been confined to the urban edge of Kidlington, Yarnton and Begbroke. However, this land is greenfield land limiting the potential for the re-use of existing buildings and materials present on brownfield sites.  Policy PR8 states that the layout and design of the development should encourage sustainable and safe waste management by individual households and collectively by residents while minimising the visual, air and water pollution risks associated with such infrastructure... Therefore, a minor positive effect is recorded for this SA objective.

#### **Yarnton Allocations**

<b>Policy PR9 – Land West of Yarnton</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	Oxford ++	Policy PR9 sets out that the site is to deliver 530 dwellings (net) with 50% of the homes to be affordable housing. In addition to residential provision, the policy states the site will deliver formal sports, play areas, allotments and a community woodland. A significant positive effect is therefore likely on this SA objective.
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	Oxford +	The area identified within Policy PR9 was previously appraised as part of the larger site option 51. Site option 51 was identified as having very limited access to jobs as the site option scored 'Red' in both ITP's assessments of 'access to jobs' in Oxford. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have limited access to Oxford jobs via a range of sustainable transport modes and the road network.  Policy PR9 however, sets out requirements for future planning applications associated with the site. New schemes will be required to maximise the opportunity for sustainable travel into Yarnton, to the allocated site to the east of the A44 (Policy PR8) and to existing or new points of connection off-site and to existing or potential public transport services. Furthermore the place shaping principles identify the opportunity for sustainable travel into

Policy PR9 – Land West of Yarnton		
SA Objectives	SA Score	Justification
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	Oxford	<p>Oxford to be delivered. In addition, planning applications are required to be supported by a Transport Assessment and Travel Plan which outlines “measures for maximising sustainable transport connectivity”. Furthermore, an employment, Skills and Training Plan is to be included within the application. The policy however does not provide any employment opportunities on site so a minor positive effect is therefore likely on this SA objective.</p> <p>Policy PR9 sets out that the site is to deliver 530 dwellings (net) with 50% of the homes to be affordable housing which will help the County to retain and grow its skilled workforce.</p> <p>Policy PR9 sets out requirements for future planning applications associated with the site. New schemes will be required to maximise the opportunity for sustainable travel into Yarnton, to the allocated site to the east of the A44 (Policy PR8) and to existing or new points of connection off-site and to existing or potential public transport services. Furthermore the place shaping principles identify the opportunity for sustainable travel into Oxford to be delivered. In addition, Policy PR9 also seeks to set aside land for the extension of the existing Yarnton Primary School and an employment, Skills and Training Plan is to be included within the application.</p> <p>Although Policy PR9 will not deliver businesses, through the construction of the new homes and their associated new infrastructure linking the site to Yarnton and Oxford City and to other strategic site allocations containing employment sites (the allocated site to the east of the A44 (Policy PR8), the policy will contribute to economic growth in the short term. In addition, the policy will help establish a new sustainable community that will contribute to the economic growth of the District and Oxford in the medium and long term.</p> <p>Therefore, a minor positive effect is identified on this SA objective.</p>
	+	
<b>SA objectives with particular spatial relevance to Oxford</b>		
3. To reduce poverty and social exclusion.	Oxford	<p>The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore the provisions set out within Policy PR9 are not considered to contribute significantly to the reduction of poverty and social exclusion within the District and Oxford. Therefore, a negligible effect is recorded for this objective.</p>
	Cherwell	
	Oxford	0
	Cherwell	0

Policy PR9 – Land West of Yarnton			Justification	
SA Objectives	SA Score			
		Oxford	Cherwell	
6. To improve accessibility to all services and facilities.				<p>The area identified within Policy PR9 was previously appraised as part of the larger site option 51. Site option 51 was identified as having recorded as having a minor positive effect on this SA objective due to its relatively close proximity to sustainable transport routes to Oxford and a significant positive effect against this objective due to its relatively good access to sustainable transport links to Cherwell centres, specifically Begbroke and Yarnton. This site's north boundary is located directly adjacent to Begbroke which contains a village hall and one public house. Furthermore, the south eastern boundary of the site lies directly adjacent to Yarnton which includes one primary school, a shop and a village hall.</p> <p>Although Policy PR9 will not deliver services and facilities on site, the policy sets requirements for future planning applications associated with the site. New schemes will be required to maximise the opportunity for sustainable travel into Yarnton, to the allocated site to the east of the A44 (Policy PR8) and to existing or new points of connection off-site and to existing or potential public transport services. Furthermore the place shaping principles identify the opportunity for sustainable travel into Oxford to be delivered. Therefore, a minor positive effect is recorded for this objective.</p>
		+	++	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion				<p>The area identified within Policy PR9 was previously appraised as part of the larger site option 51. Site option 51 was identified as having a mixed minor positive/minor negative effect on this objective. These effects were identified due to the site's good access to existing sustainable transport routes into Oxford and Cherwell but also in acknowledgement of the fact that a proportion of road based trips generated by the proposed development were forecasted to load onto roads covered by the Oxford City Air Quality Management Area.</p> <p>Although the development boundary of the site has been refined, it is considered that the new homes within the site will have good access to sustainable transport links into Oxford, Begbroke and Yarnton and that some road traffic will still load on to roads within the Oxford City Air Quality Management Area. However, Policy PR9 sets out requirements for future planning applications associated with the site. New schemes will be required to maximise the opportunity for sustainable travel into Yarnton, to the allocated site to the east of the A44 (Policy PR8) and to existing or new points of connection off-site and to existing or potential public transport services. Furthermore the place shaping principles identify the opportunity for sustainable travel into Oxford to be delivered.</p> <p>In addition, planning applications are required to be supported by a Transport Assessment and Travel Plan. These provisions will help minimise the use of private vehicles contributing to the reduction in the generation of road traffic air pollution and road congestion. Policy PR9 does not however, provide facilities, services or allocate employment land, so residents will</p>
		+/-	+/-	

Policy PR9 – Land West of Yarnton		
SA Objectives	SA Score	Justification
		<p>need to travel. Therefore, new residents will have to travel further to access essential services, facilities and employment opportunities. Consequently a minor positive effect has been recorded against this objective.</p> <p>Finally, Policy PR9 requirements to create a green infrastructure network with connected wildlife corridors, including within the developable area, and the improvement of the existing network including through the protection/enhancement of the existing hedgerow network and the protection of mature trees will help to manage the effects of air pollution generate within and in the immediate vicinity of the site. However, the mitigation from such measures is not likely to be sufficient to reduce the significance of the adverse effect.</p> <p>Therefore, overall, a mixed (minor positive/minor negative) effect is retained on this SA objective.</p>
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	<p>Policy PR9 is to maximise the opportunity for sustainable travel into Yarnton, to the allocated site to the east of the A44 (Policy PR8) and to existing or new points of connection off-site and to existing or potential public transport services. Furthermore the place shaping principles identify the opportunity for sustainable travel into Oxford to be delivered.</p> <p>The site is to deliver facilities for formal sports, play areas and allotments, a publicly accessible Local Nature Reserve located to the west of the developable area and create a community woodland.</p> <p>These measures will encourage new residents to be physically active and improve the health and well-being of the local population. However, the Policy PR9 does not include the provision of any healthcare facilities.</p> <p>Therefore, a minor positive effect is recorded for this objective.</p>
4. To reduce crime and disorder and the fear of crime.	0?	<p>The incorporation of green space within developments in combination with appropriate design features and lighting measures could help guard against crime and improve residents' perceptions of personal safety particularly at night.</p> <p>Policy PR9 sets out that the site is to deliver a publically accessible community woodland and create a local nature reserve. However, the policy does not explicitly state that development should be designed to help reduce crime and anti-social behaviour. Therefore, an uncertain negligible effect is recorded for this SA objective.</p>



Policy PR9 – Land West of Yarnnton		
SA Objectives	SA Score	Justification
5. To create and sustain vibrant communities	+	<p>The development boundary of the site identified within PR9 lies within close proximity to existing residential communities of Begbroke and Yarnnton. Therefore, the construction of the site has the potential to generate noise and air pollution which will have an adverse effect on the areas existing communities. Furthermore, east boundary of the site lies directly adjacent to the A44 (Woodstock Road), road traffic along this strategic highway could adversely affect the new residents within the site.</p> <p>However, Policy PR9 sets out through its place shaping principles that the layout, design and appearance of the site are to achieve “an extension to Yarnnton village that responds to the site’s prominent position on the A44 corridor”. Furthermore, the policy also states that a Delivery Plan should be provided that schedules the phasing and key dates of the development’s delivery. Finally, the policy requires that all Transport Assessments and Travel Plans submitted alongside applications to include measures for minimising the impact of motor vehicles on new residents and existing communities. It is therefore likely that his policy will help to manage any adverse effects generated during the construction of the development and improve amenity for residents and so a minor positive effect is recorded.</p>
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	+/-?	<p>The area identified within Policy PR9 was previously appraised as part of the larger site option 51. Site option 51 was identified as having an uncertain minor negative effect due to the site containing several local wildlife sites and a network of hedgerows.</p> <p>Although the development boundary of the site has been refined, it is considered that there is still potential for direct and indirect adverse effects on these potential habitats and species, as even though these local biodiversity designations lie outside the refined boundary, the lie directly adjacent to the boundary of the site. Policy PR9 requires that the planning application(s) for this site be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) that includes securing biodiversity net gain, the creation of green infrastructure, proposals for wildlife management for the Local Nature Reserve and community woodland, as well as a Phase 1 habitat survey. These requirements set out in Policy PR9 are ecological mitigation measures that also seek to enhance biodiversity on the site so a minor positive effect is expected.</p> <p>Despite the range of ecological mitigation and enhancement measures set out within Policy PR9, an uncertain minor adverse effect has been retained until the BIMP and surveys have been carried prepared.</p> <p>Overall, an uncertain mixed (minor positive/minor negative) effect is recorded for this SA</p>

Policy PR9 – Land West of Yarnton		
SA Objectives	SA Score	Justification
		objective.
8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.	+/-?	<p>The area identified within Policy PR9 was previously appraised as part of the larger site option 51. Site option 51 was identified as having an uncertain significant negative effect due to most of the site having a 'medium to low' capacity for development as the land rises to a localised plateau making it highly visible within the surrounding area.</p> <p>The development boundary of the site has been refined and confined to the urban edge of Yarnton and Begbroke. Policy PR9 sets out through its place shaping principles that the layout, design and appearance of the site are to achieve "an extension to Yarnton village that responds to the site's prominent position on the A44 corridor" and they are to "respond sensitively to the topography and landscape character of Frogswell Down Lane". Furthermore the policy requires the community woodland to be landscaped which helps retain the distinction between Yarnton and Begbroke (west) and whilst also ensuring it protects Begbroke Wood Local Wildlife Site.</p> <p>Development of the site would avoid the coalescence of settlements.</p> <p>These measures have the potential to improve the landscape setting of the existing urban edge of Kidlington with minor positive effects on this objective. However, an uncertain adverse effect has been retained until the detailed design, landscaping and layout of the development have been finalised. The negative effect has reduced from significant to minor negative.</p> <p>Overall an uncertain mixed (minor positive/minor negative) effect is recorded for this SA objective.</p>
9. To protect, enhance and make accessible for enjoyment, the historic environment.	-?	<p>The area identified within Policy PR9 was previously appraised as part of the larger site option 51. Site option 51 was identified as having a minor negative effect due to the 'Medium' sensitivity of the historic environment in the area to new development.</p> <p>The development boundary of the site has been refined and confined to the urban edge of Yarnton and Begbroke. However, the areas earmarked for development were assessed within the Cherwell District Council's Green Belt Study (2017) as including arable farmland on high ground that contributes to the ring of hills around historic Oxford and form a key aspect of its</p>

Policy PR9 – Land West of Yarnton		
SA Objectives	SA Score	Justification
		<p>distinctive setting.</p> <p>Policy PR9 requires that the site be subject to a Heritage Impact Assessment and a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. These measures are considered to be sufficient to mitigate the significance of the predicted adverse effects associated with the development from significant to minor. However, there are no measures outlined within the policy to enhance the historic environment. Therefore the uncertain minor negative effect has been retained until the detailed design, landscaping and layout of the development have been finalised.</p>
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	<p>Policy PR9 sets out that planning applications for development within the site must demonstrate that there are to be no detrimental impacts through hydrological, hydro chemical or sedimentation impacts to watercourses. The inclusion of green infrastructure as specified by the policy will also help maintain and improve water quality. Therefore, a negligible effect is recorded for this objective.</p> <p>The Council's new Water Capacity Study will need to be reviewed to determine whether it should be recommended that additional provisions should be made in relation to waste water treatment, and water capacity.</p>
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	<p>The area identified within Policy PR9 was previously appraised as part of the larger site option 51 which lies on greenfield land which lies outside of flood zone 2 and 3.</p> <p>Policy PR9 sets out that any planning applications for development within the site must demonstrate that there are to be no there are to be no detrimental impacts through hydrological, hydro chemical or sedimentation impacts to watercourses. The inclusion of green infrastructure as specified by the policy will also help reduce flood risk. A negligible effect is recorded.</p> <p>However, it should be noted that the Cherwell Level 1 Strategic Flood Risk Assessment Update identifies that the site contains areas susceptible to surface water, groundwater and sewer flooding incidents.</p>
13. To improve efficiency in land use through the re-use of previously developed land and existing buildings and encouraging urban renaissance.	--	<p>The development boundary of the site has been confined to the urban edge of Yarnton and Begbroke. However, this land is greenfield land recognised as Grade 2 and 3 Agricultural Land.</p> <p>The development of the site through Policy PR9 would result in a net loss of greenfield land in the District, including Grade 3 agricultural land. Therefore, a significant negative effect is</p>

Policy PR9 – Land West of Yarnton		
SA Objectives	SA Score	Justification
		recorded against this objective.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The development boundary of the site has been confined to the urban edge of Yarnton and Begbroke and falls partially within a Minerals Consultation Area. Policy PR9 sets out that the site must adhere to specified design proposals; however, the policy makes no reference to the use of sustainably produced resources or local products. Furthermore, the policy does not promote the use of renewable energy. Therefore a minor negative effect is recorded for this objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	The development boundary of the site has been confined to the urban edge of Yarnton and Begbroke. However, this land is greenfield land limiting the potential for the re-use of existing buildings and materials present on brownfield sites. Policy PR9 states that the layout and design of the development should encourage sustainable and safe waste management by individual households and collectively by residents while minimising the visual, air and water pollution risks associated with such infrastructure.. Therefore, a minor positive effect is recorded for this SA objective.

**Woodstock Allocations**

<b>Policy PR10 – Land South East of Woodstock</b>		
<b>SA Objectives</b>	<b>SA Score</b>	<b>Justification</b>
<b>SA objectives which relate to meeting Oxford's needs</b>		
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	<p>Oxford</p> <p style="font-size: 2em;">++</p>	<p>Policy PR10 sets out that the site is to deliver 410 dwellings (net) with 50% of the homes to be affordable housing. In addition to residential provision, the policy states the site will deliver formal sports facilities, play areas, allotments, a community woodland and a nature conservation area.</p> <p>A significant positive effect is therefore likely on this SA objective.</p>
16. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="font-size: 2em;">+</p>	<p>The area identified within Policy PR10 was previously appraised as site option 22. Site option 22 was identified as having very limited access to jobs as the site option scored 'Red' in both ITP's assessments of 'access to jobs' in Oxford. Although the development boundary of the site has been refined, it is considered that the new homes within the site will have limited access to Oxford jobs via a range of sustainable transport modes and the road network. Policy PR10 however, sets out requirements for future planning applications associated with the site. New schemes will be required to deliver a "public vehicular, cycle and pedestrian connectivity within the site, to the built environment of Woodstock including the approved development immediately to the west of the site, to existing or new points of connection off-site and to existing or potential public transport services." In addition, planning applications are required to be supported by a Transport Assessment and Travel Plan which outlines "measures for maximising sustainable transport connectivity". Furthermore, an employment, Skills and Training Plan is to be included within the application.</p> <p>The policy however does not provide any employment opportunities on site so a minor positive effect is therefore likely on this SA objective.</p>
17. To sustain and develop economic growth and innovation, an educated/ skilled workforce and support the long term competitiveness of the District and Oxford and Oxfordshire.	<p>Oxford</p> <p style="font-size: 2em;">+</p>	<p>Policy PR10 sets out that the site is to deliver 410 dwellings (net) with 50% of the homes to be affordable housing which will help the County to retain and grow its skilled workforce. Policy PR10 sets out requirements for future planning applications associated with the site. New schemes will be required to deliver a "public vehicular, cycle and pedestrian connectivity within the site, to the built environment of Woodstock including the approved development immediately to the west of the site, to existing or new points of connection off-site and to existing or potential public transport services."</p> <p>Furthermore, an employment, Skills and Training Plan is to be included within the application. Although the Policy itself is not set to deliver any schools on site, it requires land financial</p>



Policy PR10 – Land South East of Woodstock		
SA Objectives	SA Score	Justification
		contributions for a new primary school. A minor positive effect is therefore likely on this SA objective.
<b>SA objectives with particular spatial relevance to Oxford</b>		
3. To reduce poverty and social exclusion.	Oxford	0
	Cherwell	0
6. To improve accessibility to all services and facilities.	Oxford	
	Cherwell	
10. To reduce air pollution (including greenhouse gas emissions) and road congestion	Oxford	+
	Cherwell	++

The site is not within or adjacent to a neighbourhood that is among the most deprived in Oxford or Cherwell. Therefore the provisions set out within Policy PR10 are not considered to contribute significantly to the reduction of poverty and social exclusion within the District and Oxford. Therefore, a negligible effect is recorded for this objective

The area identified within Policy PR10 was previously appraised as part of the larger site option 22. Site option 22 was identified as having recorded as having a minor positive effect on this SA objective due to its relatively close proximity to sustainable transport routes to Oxford and a significant positive effect against this objective for Cherwell due to its close proximity to Woodstock which contains a number of services and facilities including a primary school, secondary school, a doctor's surgery, shops and places to eat.

Although Policy PR10 will not deliver services and facilities on site, the policy sets requirements for future planning applications associated with the site. New schemes will be required to provide "public vehicular, cycle and pedestrian connectivity within the site, to the built environment of Woodstock including the approved development immediately to the west of the site, to existing or new points of connection off-site and to existing or potential public transport services." The policy also requires new applications include a Transport Assessment and Travel Plan which outlines "measures for maximising sustainable transport connectivity and minimising the impact of motor vehicles on surrounding communities".

Furthermore the place shaping principles state that measures to improve accessibility by non-car transport modes are to be provided. Therefore, a minor positive effect is recorded for this objective for Oxford and a significant positive effect is recorded for this objective for Cherwell.

The area identified within Policy PR10 was previously appraised as part of the larger site option 22 which was identified as having a mixed minor positive on this objective due to the good sustainable transport links to both Oxford and Cherwell. It was not expected that the site is not considered to have any effect on AQMAs in Oxford or Cherwell due to its peripheral rural location. The south west boundary of the site follows the A44 (Woodstock Road) and the south east boundary of the site however, lies directly adjacent to the A4095 (Grove

Policy PR10 – Land South East of Woodstock		
SA Objectives	SA Score	Justification
		<p>Road).</p> <p>It is considered through Policy 10 that the new homes within the site will have good access to sustainable transport links, particularly into Woodstock. In addition, planning applications are required to be supported by a Transport Assessment and Travel Plan which outlines “measures for maximising sustainable transport connectivity and minimising the impact of motor vehicles on surrounding communities”.</p> <p>These provisions will help minimise the use of private vehicles contributing to the reduction in the generation of road traffic air pollution and road congestion. Policy PR10 does not however, provide facilities, services or allocate employment land, so residents will need to travel.</p> <p>Finally, Policy PR10 requirements to create a green infrastructure network with connected wildlife corridors, including within the developable area, and the improvement of the existing network including through the protection/enhancement of the existing hedgerow network and the protection of mature trees will help to manage the effects of air pollution generate within and in the immediate vicinity of the site.</p> <p>Therefore a minor positive effect is retained on this SA objective.</p>
<b>Other socio-economic SA objectives</b> (scores only relate to Cherwell District)		
2. To improve the health and well-being of the population & reduce inequalities in health.	+	<p>It is considered through Policy PR10 that the new homes within the site will have good access to sustainable transport links, particularly into Woodstock and to other public transport connections. In addition, formal sports facilities, play areas, allotments a community woodland and a nature conservation area that is accessible to local community are to be provided by Policy PR10. These measures will encourage new residents to be physically active and improve the health and well-being of the local population. However, the Policy PR10 does not include the provision of any healthcare facilities.</p> <p>Therefore, a minor positive effect is recorded for this objective.</p>
4. To reduce crime and disorder and the fear of crime.	0?	<p>The incorporation of green space within developments in combination with appropriate design features and lighting measures could help guard against crime and improve residents’ perceptions of personal safety particularly at night.</p> <p>Policy PR10 sets out that the site is to deliver a publically accessible community woodland and create a local nature reserve. However, the policy does not explicitly state that development should be designed to help reduce crime and anti-social behaviour. Therefore, an uncertain</p>

Policy PR10 – Land South East of Woodstock		
SA Objectives	SA Score	Justification
5. To create and sustain vibrant communities	+	<p>negligible effect is recorded for this SA objective.</p> <p>The development boundary of the site identified within PR10 lies within close proximity to existing residential communities of Woodstock and Hesington. Therefore, the construction of the site has the potential to generate noise and air pollution which will have an adverse effect on the areas existing communities. Furthermore, the east boundary of the site lies directly adjacent to the A44 (Woodstock Road), road traffic along this strategic highway could adversely affect the new residents within the site meaning that longer term, road traffic along these strategic highways and train line could adversely affect the new residents within the site.</p> <p>However, Policy PR10 sets out that there should be provision of sustainable transport modes connecting the site to Woodstock and other public transport connections. Furthermore, the policy also states that a Delivery Plan should be provided that schedules the phasing and key dates of the development's delivery. Finally, the policy requires that all Transport Assessments and Travel Plans submitted alongside applications to include measures for minimising the impact of motor vehicles on new residents and existing communities. It is therefore likely that his policy will help to manage any adverse effects generated during the construction of the development and improve amenity for residents and so a minor positive effect is recorded.</p>
<b>Environmental SA objectives</b> (scores only relate to Cherwell District)		
7. To conserve and enhance and create resources for biodiversity	+/-?	<p>The area identified within Policy PR10 was previously appraised as site option 22. Site option 22 was identified as having an uncertain minor negative effect due to the site's wide variety of habitats on site and their potential for protected species.</p> <p>It is considered that there is still potential for direct and indirect adverse effects on these potential habitats and species. However, Policy PR10 requires that the planning application(s) for this site be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) that includes securing biodiversity net gain, the maintenance and enhancement of the protected trees, existing tree lines and hedgerows, the protection and enhancement of wildlife corridors and existing water habitats and the provision of bird and bat boxes, to maintain and enhance existing tree lines and hedgerows as well as undertaking a Phase 1 habitat survey. In addition, policy PR10 also calls for the creation of a green infrastructure network.</p> <p>These requirements set out in Policy PR10 are ecological mitigation measures that also seek to enhance biodiversity on the site so a minor positive effect is expected.</p>

Policy PR10 – Land South East of Woodstock		
SA Objectives	SA Score	Justification
		<p>Despite the range of ecological mitigation and enhancement measures set out within Policy PR10, an uncertain minor adverse effect has been retained until the BIMP and surveys have been carried prepared.</p> <p>Overall an uncertain mixed (minor positive/minor negative) effect is recorded for this SA objective</p>
<p>8. To protect and enhance landscape character and quality and make accessible for enjoyment, the countryside.</p>	+/-?	<p>The area identified within Policy PR10 was previously appraised as site option 22. Site option 22 was identified as having an uncertain minor negative effect as it is considered by the Landscape Character Sensitivity and Capacity Assessment (2017) that development within the whole site area is not considered to be appropriate due to the Scheduled Ancient Monument located in the southwest of the site.</p> <p>Policy PR10 sets out that the site's design should provide "for a development that is integrated with a high quality green infrastructure and sensitive landscape setting, that fully protects the setting of the WHS and the Blenheim Villa Scheduled Ancient Monument and which greatly enhances the eastern built up edge of Woodstock." Furthermore, additional woodland planting is to occur that reflects the characteristics of woodland to the west of the A44 which will provide a landscape buffer between the World Heritage Site and the Park and Ride.</p> <p>Development of the site would avoid the coalescence of settlements. These measures have the potential to improve the landscape setting leading to a minor positive effect being recorded on this objective. However, an uncertain minor adverse effect has been retained until the detailed design, landscaping and layout of the development have been finalised.</p> <p>Overall an uncertain mixed (minor positive/minor negative) effect is recorded for this SA objective.</p>
<p>9. To protect, enhance and make accessible for enjoyment, the historic environment.</p>	+/-?	<p>The area identified within Policy PR10 was previously appraised as site option 22. Site option 22 was identified as having an uncertain significant negative effect due to the site's to have High/Medium sensitivity as it contains one Scheduled Monument. In addition, the site is in close proximity to the Blenheim Palace World Heritage Site located in the District of West Oxfordshire to the west.</p> <p>The site is not located in the Oxfordshire Green Belt and therefore the contribution of the land within the site to the setting and special character of historic Oxford has not been assessed within the Cherwell Green Belt Study (2017).</p> <p>Policy PR10 sets out that development should not cause harm to Blenheim Palace World</p>

Policy PR10 – Land South East of Woodstock		
SA Objectives	SA Score	Justification
		Heritage Site and the Grade 1 Registered Park and Garden and their settings. It also calls for enhancements to the built environment and the reinforcement of the Scheduled Ancient Monument's cultural value through "the design of public open space around the SAM appropriate to its setting and the setting of Blenheim Park and the provision of interpretation material should be accommodated". In addition, an attractive built frontage to the north of the open space surrounding the Scheduled Ancient Monument should be implemented. As there are measures within Policy PR10 to both protect and enhance the historic environment, a minor positive effect is identified. The uncertain minor negative effect has been retained until the detailed design, landscaping and layout of the development have been finalised. Overall, an uncertain mixed (minor negative/minor positive effect) is expected on this SA objective.
11. To maintain and improve the water quality of rivers and to achieve sustainable water resources management	0	Policy PR10 sets out that planning applications for development within the site must demonstrate that there are to be no detrimental impacts through hydrological, hydro chemical or sedimentation impacts. Furthermore the policy requires an assessment of water bodies through the Phase 1 Habitat Survey and all water habitats are to be protected and enhanced. The inclusion of green infrastructure as specified by the policy will also help maintain and improve water quality. Therefore, a negligible effect is recorded for this objective.  The Council's new Water Capacity Study will need to be reviewed to determine whether it should be recommended that additional provisions should be made in relation to waste water treatment, and water capacity
12. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	0	The development boundary of the site is located to the east of Woodstock. This land lies outside of flood zones 2 and 3; however, the land is greenfield.  Policy PR10 sets out that a Flood Risk Assessment must be undertaken and that planning applications for development within the site must demonstrate that there are to be no detrimental impacts through hydrological, hydro chemical or sedimentation impacts.  The inclusion of green infrastructure as specified by the policy will also help reduce flood risk. Therefore, a negligible effect is recorded for this objective.
13. To improve efficiency in land use through the re-use of	--?	The development boundary of the site located to the east of Woodstock. However, this land



Policy PR10 – Land South East of Woodstock		
SA Objectives	SA Score	Justification
previously developed land and existing buildings and encouraging urban renaissance.		is greenfield land which lies entirely on Grade 3 Agricultural Land. The development of the site through Policy PR10 would result in a net loss of greenfield land in the District, including Grade 3 agricultural land. Therefore, a significant negative effect is recorded against this objective. An uncertain effect is also attached as it is unknown whether this is Grade 3a, which is classified as best and most versatile, or Grade 3b which has a lower agricultural value.
14. To reduce the global, social and environmental impact of consumption of resource by using sustainably produced and local products.	-	The development boundary of the site is located to the east of Woodstock and does not fall within a Minerals Consultation Area. Policy PR10 sets out that the site must adhere to specified design proposals; however, the policy makes no reference to the use of sustainably produced resources or local products. Furthermore, the policy does not promote the use of renewable energy. Therefore a minor negative effect is recorded for this objective.
15. To reduce waste generation and disposal, and achieve the sustainable management of waste	+	The development boundary of the site is located to the east of Woodstock. However, this land is greenfield land limiting the potential for the re-use of existing buildings and materials present on brownfield sites. Policy PR10 states that the layout and design of the development should encourage sustainable and safe waste management by individual households and collectively by residents while minimising the visual, air and water pollution risks associated with such infrastructure.. Therefore, a minor positive effect is recorded for this SA objective.



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## Cherwell Local Plan Part 1 Partial Review

### Sustainability Appraisal Addendum – Proposed Changes to the Proposed Submission Cherwell Local Plan Part 1 Partial Review

Prepared by LUC  
February 2018

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# Sustainability Appraisal Addendum

## Introduction

- 1.1 Cherwell District Council commissioned LUC in October 2015 to carry out a Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of the Cherwell District Local Plan Part 1 Partial Review. There have been three key stages in the Sustainability Appraisal of the Local Plan Part 1 Partial Review to date:
- A SA Scoping Report was prepared and consulted upon with an Issues Paper in January 2016.
  - An initial SA Report was prepared and consulted upon with an Options Paper in November 2016.
  - A full SA Report was then prepared and consulted upon with the Local Plan Part 1 Partial Review Proposed Submission document in June 2017.
- 1.2 This addendum provides a summary of the relevant plan-making developments since the publication the Local Plan Part 1 Partial Review Proposed Submission document in June 2017 and considers their potential implications in SA terms. A separate Non-technical summary has also been produced. These documents sit alongside the SA Report and associated non-technical summary published in June 2017.

## Consultation Update

- 1.3 Following each stage of consultation, all representations related to the SA process have been reviewed. Appendix 3 of the SA Report, consulted upon alongside the Proposed Submission document in June 2017, contains a summary of the representations received during the consultations on the Scoping Report and initial SA Report. A response was provided for each representation, including a summary of any updates made to the SA Report as a result of the consultation comments.
- 1.4 A similar schedule of SA-related representations received during the consultation on the Local Plan Part 1 Partial Review Proposed Submission document has been prepared and is available at **Appendix 1**. This schedule includes responses to representations received; however, **no updates to the SA Report were considered necessary following this consultation**.

## Evidence Update

- 1.5 Since the publication of the Local Plan Part 1 Partial Review Proposed Submission document in June 2017, the following additional evidence documents of relevance to the SA have been prepared:
- Cherwell Water Cycle Study (November 2017).
  - Hydrological and Hydrogeological Study for site PR8 (February 2018).
  - Housing and Economic Land Availability Assessment (HELAA) (February 2018).

### ***Cherwell Water Cycle Study***

- 1.6 Paragraph 3.42 of the 2017 SA Report sets out the baseline with regards to wastewater treatment capacity in the District. The November 2017 Water Cycle Study (WCS) identifies that four (rather than six, as stated in the SA) Wastewater treatment works (WwTWs) (Banbury, Bloxham, Former RAF Upper Heyford and Woodstock) have potential to contribute to significant water quality impacts on the receiving watercourse, if capacity is utilised in line with currently proposed growth.

However, as the WCS still concludes that feasible solutions are available to ensure legislative objectives are met, therefore the November 2017 WCS does not affect the conclusions of the 2017 SA Report.

#### **Hydrological and Hydrogeological Study**

- 1.7 Natural England's representation advised that further information regarding potential hydrological impacts on the Rushy Meadows SSSI was needed to ensure that the quantum of development allocated was deliverable without a significant impact. A Hydrological and Hydrogeological Study was therefore commissioned which concluded:
- 1.8 *"Although a potential hydrogeological connection via superficial sands and gravels is assumed to be present between Rushy Meadows SSSI and the proposed PR8 development land to the south, significant hydrological and hydrogeological linkages were not identified. As a consequence, adverse impacts to Rushy Meadows SSSI as a consequence of the proposed development are considered Negligible."*
- 1.9 The study indicates that whilst it is possible that groundwater abstraction could lower groundwater levels within the SSSI, the extent of the impact would be dependent upon the nature of the abstraction or dewatering activity. The consideration of mitigation measures to control dewatering operations during construction was therefore recommended and reflects in change FC56 in **Table 1.1**.

#### **Housing and Economic Land Availability Assessment (HELAA)**

- 1.10 The Council has updated its HELAA following representations received.
- 1.11 These new evidence bases inform the Local Plan Part 1 Partial Review; however, **it is not considered that the information they contain materially affects the baseline of the SA.**

### Effects of Proposed Changes to the Local Plan Part 1 Partial Review Proposed Submission Document

- 1.12 Following consultation on the Local Plan Part 1 Partial Review Proposed Submission document, Cherwell District Council have prepared a schedule of proposed changes and the reasoning behind each proposed change.
- 1.13 LUC have reviewed changes to the previously appraised elements of Local Plan Part 1 Partial Review Proposed Submission document to consider their effects, individually and as part of the Local Plan as a whole, if adopted. **Table 1.1** sets out the proposed changes to the previously appraised elements (policies and related policy maps) of the Plan and their potential effects if adopted. Directly after the table, consideration is given to the in-combination effects of adopting all of the proposed changes.

Table 1.1: Proposed changes to previously appraised elements of the Local Plan Part 1 Partial Review and their effects<sup>1</sup>

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
FC09	Policy PR1 - Achieving Sustainable Development for Oxford's Needs	Point (a)	Amend to read '4,400 homes to help meet Oxford's unmet housing needs <b>and necessary supporting infrastructure</b> by 2031.	Clarification / Representation (PR-C-1400) on behalf of Kidlington Parish Council and PR-C-1521 from Alaric Rose	This change would further contribute to positive effects identified, particularly with regards to SA objectives 1 (Building Sustainable and Affordable Homes), 6 (accessibility to services and facilities), 2 (Improving Health and Well Being) and 5 (vibrant communities). However, there would be no changes in the significance of these effects.
MM21	Policy PR3: The Oxford Green Belt	Point (b)	Amend to read: '0.7 hectares of land adjoining and to the west of the railway (to the east of the strategic development site allocated under policy PR8 as shown on <del>inset Policies Map PR8</del> <b>the map at Appendix 2)</b>	Presentational updating reflecting the effect of removing land from the Green Belt that is not safeguarded beyond the Plan period	No effect.
MM22	Policy PR3: The Oxford Green Belt	Point (c)	Amend to read: '11.8 hectares of land south of the A34 and west of the railway line (to the west of the strategic development site allocated under policy PR6b as shown on <del>inset Policies Map PR6b</del> <b>the map at Appendix 2)</b> '	Presentational updating reflecting the effect of removing land from the Green Belt that is not safeguarded beyond the Plan period	No effect.
MM23	Policy PR3: The Oxford Green Belt	Point (d)	Amend to read: '9.9 hectares of land comprising the existing Oxford Parkway Railway Station and the	Presentational updating reflecting the effect of	No effect.

<sup>1</sup> Where the proposed change(s) would lead to a change in SA scoring, this has been highlighted in the 'SA Effect' column by use of **bold** text.

<sup>2</sup> This reference corresponds to that given in the Council's schedule of Proposed Focused Changes and Minor Modifications (February 2018)



Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
			Water Eaton Park and Ride (as shown on <del>inset Policies Map 6a</del> <b>the map at Appendix 2</b> )'	removing land from the Green Belt that is not safeguarded beyond the Plan period	
MM24	Policy PR3: The Oxford Green Belt	Point (e)	Amend to read: '14.7 hectares of land to <del>the</del> <b>the</b> north, east and west of Begbroke Science Park (as shown on <del>inset Policies Map PR3</del> <b>the map at Appendix 2</b> )'	Typo and presentational updating reflecting the effect of removing land from the Green Belt that is not safeguarded beyond the Plan period	No effect.
FC13	Policy PR5: Green Infrastructure	Point (1)	Amend to read, 'Applications will be expected to: (1) Identify existing GI and its connectivity and demonstrate how this will, <del>as far as possible,</del> <b>as possible,</b> be protected and incorporated into the layout, design and appearance of the proposed development'.	Plan improvement / BBOWT Representation (PR-C-0766)	This change would further contribute to positive effects identified by adding more certainty as to the provision of GI. However, there would be no changes in the significance of these effects.
FC14	Policy PR5: Green Infrastructure	Point (8)	Amend to read 'Demonstrate where multi-functioning GI can be achieved, <b><u>including helping to address climate change impacts and taking into account best practice guidance.</u></b> '	Plan improvement / Informed by representations (PR-C-0832) from Oxfordshire County Council / and Sport England (PR-C-1403)	This change would further contribute to positive effects identified. However, there would be no changes in the significance of these effects.
FC15	Policy PR5: Green Infrastructure	Point (9)	Amend to read: 'Provide details of how GI will be maintained and managed <b><u>in the long term.</u></b> '	Plan improvement / Representation (PR-C-0766) from BBOWT	This change would further contribute to positive effects identified. However, there would be

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
					no changes in the significance of these effects.
FC17	Policy PR6a – Policies Map	Land East of Oxford Road	Reduce land allocation for primary school use from 3 hectares to 2.2 hectares. Allocate 0.8 hectares to residential use.	Plan improvement / Update from / discussion with OCC PR-C- 0832	No change to SA, as the same number of homes will be delivered and a primary school will still be delivered. The area of the site that is developed will remain the same, but the use of space will be different. However, this will not affect the conclusions of the SA.
MM27	Policy PR6a – Policies Map	Policy PR6a	<ul style="list-style-type: none"> <li>- Remove constraint falling within Oxford City Council’s administrative boundary</li> <li>- Reduce the primary school land allocation by 0.8ha and increase the residential area allocation by 0.8ha</li> </ul>	<p>In response to a request from Oxford City Council</p> <p>In response to representation from / discussion with Oxfordshire County Council</p>	No effect (see row above).
FC18	Policy PR6a	Point 1	Amend to read ‘Construction of 650 dwellings (net) on approximately 245 hectares of land (the residential area as shown). <del>The dwellings are to be constructed at an approximate average net density of 40 dwellings per hectare</del>	Plan improvement	No effect. This reflects the change of land discussed with regards to FC17 and MM27 above.
FC19	Policy PR6a	Point 3	The provision of a primary school with <del>at least three two</del> forms of entry on <del>32.2</del> hectares of land in the location shown.	Plan improvement / Update from / discussion with OCC PR-C- 0832	No change to SA as a primary school will still be provided. The SA process is not fine grained enough to account for how many forms a

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
					school will provide.
FC20	Policy PR6a	Point 7	Amend first sentence to read, '...pedestrian, wheelchair and all-weather cycle route along the site's eastern boundary <b><u>within the area of green space</u></b> <del>as shown</del> <b><u>on the policies map.</u></b> '	Consistency	No effect.
FC21	Policy PR6a	Point 10. (b)	<b><u>Two p</u></b> Points of vehicular access and egress from and to existing highways, primarily from Oxford Road.	Plan improvement Requested by OCC PR-C- 0832	No effect.
FC22	Policy PR6a	Point 10 (c)	Amend to read 'An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment of Oxford, to Cutteslowe Park, to the allocated site to the west of Oxford Road (policy PR6b) enabling connection to Oxford City Council's allocated 'Northern Gateway' site, to Oxford Parkway and Water Eaton Park and Ride, and to existing or new points of connection off-site and to existing or potential public transport services. <b><u>Required access to existing property via the site should be maintained.</u></b> '	Representation PR-C-0574	No effect.
FC23	Policy PR6a	Point 13	Amend to read 'The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, <b><u>and protected and notable species</u></b>	Clarification / BBOWT Representation PR-C-0766	This change would further contribute to positive effects identified for SA objective 7 (Conserving and Enhancing Biodiversity) by adding more clarity

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
			<b><u>surveys as appropriate, including for</u></b> great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of the watercourse that forms the south-eastern boundary of the site and Hedgerow Regulations Assessment".		that a range of protected and notable species surveys may be appropriate. However, there would be no changes in the significance of these effects.
FC24	Policy PR6a	Point 15	Amend to read 'The application shall be supported by a Heritage Impact Assessment which will <b><u>include identify</u></b> measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Grade 2* Listed St Frideswide Farmhouse. <b><u>These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.'</u></b>	As requested by Heritage England.	This change would further contribute to the positive effect identified (as part of a mixed effect) against SA objective 9 (Protecting and Enhancing the Historic Environment), as it adds more certainty that appropriate mitigation measures would be implemented. However, there would be no changes in the significance of these effects.
FC25	Policy PR6a	Point 17	Amend to read 'The application should demonstrate <b>that Thames Water and the Environment Agency have been consulted regarding wastewater treatment capacity, and that <del>Thames Water has agreed</del> <u>agreement has been reached</u></b> in principle that foul drainage from the site will be accepted into <b><u>the drainage its</u></b> network.'	Representations from Natural England & recommendation from Water Cycle Study	No effect.
FC26	Policy PR6a	Point 18	Amend to read'...mitigation measures. <b><u>The outcomes of the investigation and mitigation</u></b>	As requested by Heritage England.	This change would further contribute to the positive effect

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
			<b><u>measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u></b>		identified (as part of a mixed effect) against SA objective 9 (Protecting and Enhancing the Historic Environment), as it adds more certainty that appropriate mitigation measures would be implemented. However, there would be no changes in the significance of these effects.
FC27	Policy PR6a	New Point	Add new point 20 to read ' <b><u>The application shall include a management plan for the appropriate re-use and improvement of soils.</u></b> '  Re-number subsequent points.	Plan Improvement / Representation from Daniel Scharf / SEA mitigation	Whilst it is acknowledged that this change may help to mitigate/compensate for loss of agricultural land, there would be no change to the effects recorded against SA objective 13 (Efficient Use of Land).
FC28	Policy PR6a	Point 28	Amend to read 'The location of archaeological features, including the tumuli to the east of the Oxford Road, should be <b><u>incorporated and</u></b> made evident in the landscape design of the site.'	As requested by Heritage England.	This change would further contribute to the positive effect identified (as part of a mixed effect) against SA objective 9 (Protecting and Enhancing the Historic Environment), as it adds more certainty that sensitive landscape design would be implemented. However, there would be no changes in the significance of these effects.
FC29	Policy PR6b	Point 1	Amend to read: 'Construction of 530 dwellings (net) on 32 hectares of land (the residential area as shown). <del>The dwellings are to be constructed at an approximate average net density of 25 dwellings per hectare.</del>	Plan improvement	No effect.



Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
FC30	Policy PR6b	Point 8(b)	Amend to read ' <b>Two p</b> Points of vehicular access and egress from and to existing highways, <b>primarily from Oxford Road, and connecting within the site.</b>	Request from OCC.	No effect.
FC31	Policy PR6b	10 (j)	Amend to read: ' examination of the opportunity to provide wildlife corridors over or under the A34 and A4260 (Frieze Way) to Stratfield Brake <b>proposed</b> District Wildlife Site."	Stratfield Brake District Wildlife Site has yet to be assessed against the list of criteria for District Wildlife Site designation by a site selection panel.	No effect on assessment, but it is acknowledged that Stratfield Brake District Wildlife Site is not currently designated and proposed only.
FC32	Policy PR6b	Point 11	Amend to: 11. The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, <b>and protected and notable species surveys as appropriate, including</b> great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of water bodies.	Representation from BBOWT PR-C-0766.	This change would further contribute to the positive effect identified (as part of a mixed effect) for SA objective 7 (Conserving and Enhancing Biodiversity) by adding more clarity that a range of protected and notable species surveys may be appropriate. However, there would be no changes in the significance of this effect.
FC33	PR6b	Point 13	Amend to read 'The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. <b>The outcomes of the investigation and mitigation measures shall</b>	Request from Heritage England.	This change would further contribute to the positive effect identified (as part of a mixed effect) against SA objective 9 (Protecting and Enhancing the Historic Environment), as it adds more certainty that appropriate mitigation

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
			<b><u>be incorporated or reflected, as appropriate, in any proposed development scheme.'</u></b>		would be implemented. However, there would be no changes in the significance of these effects.
FC34	Policy PR6b	Point 15	Amend to read 'The application should demonstrate <b>that Thames Water and the Environment Agency have been consulted regarding wastewater treatment capacity, and that <del>Thames Water has agreed</del> <u>agreement has been reached</u></b> in principle that foul drainage from the site will be accepted into <b>the drainage its</b> network.'	Representations from Natural England & recommendation from Water Cycle Study.	No effect.
FC35	Policy PR6b	New Point	Add new point 16 to read ' <b><u>The application shall include a management plan for the appropriate re-use and improvement of soils.</u></b> ' Re-number subsequent points.	Plan Improvement / Representation from Daniel Scharf / SEA mitigation.	Whilst it is acknowledged that this change may help to mitigate/compensate for loss of agricultural land, there would be no change to the effects recorded against SA objective 13 (Efficient Use of Land).
MM28	Policy PR6b –Policies Map	Policy PR6b –Policies Map	Remove constraint falling within Oxford City Council's administrative boundary	In response to a request from Oxford City Council	No effect.
FC36	Policy PR6c	Whole Policy	Amend to read: 'Land at Frieze Farm will be reserved for the potential construction of a golf course should this be required as a result of the development of Land to the West of Oxford Road under Policy PR6b. <b><u>Planning Application Requirements</u></b>	Consistency / Plan improvement  Representation PR-C-0305 from Historic England  Representation PR-	This change is expected to lead to <b>minor positive</b> effects for SA objective 10 (Reducing Road Pollution and Congestion), as points 1 (c), 1 (d) and 7 promote sustainable modes of transport as a means of travelling to and from the site.  This change would further

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
			<p><b>1.</b> The application will be expected to be supported by, and prepared in accordance with, a Development Brief for the entire site to be jointly prepared and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council and in consultation with Oxfordshire County Council.</p> <p>The Development Brief shall <b>include:</b></p> <p><b><u>(a) A scheme and outline layout for delivery of the required land uses and associated infrastructure</u></b></p> <p><b><u>(b) Points of vehicular access and egress from and to existing highways</u></b></p> <p><b><u>(c) An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment, and to existing or new points of connection off-site and to existing or potential public transport services.</u></b></p> <p><b><u>(d) Protection and connection of existing public rights of way</u></b></p> <p><b><u>(e) incorporate d</u></b>Design principles that respond to the landscape, <b><u>canal-side and</u></b> Green Belt setting and the historic context of Oxford</p> <p><b><u>(f) Outline measures for</u></b></p>	<p>C-0766 from BBOWT Representation PR-C-0808 from Canal &amp; River Trust</p> <p>OCC Rep PR-C-0832 Representation (PR-C-1402) from the Environment Agency and subsequent discussion</p>	<p>contribute to the positive effects recorded against SA objective 7 (Conserving and Enhancing Biodiversity) and would <b>remove the uncertainty</b> associated with this, as points 1(f), 2 and 3 outline how development of a golf course would be required to maintain and enhance biodiversity.</p> <p>The <b>negative score against SA objective 9 would be removed</b>, as points 4, 5 and 6 will contribute to ensuring that adverse effects on the historic environment are avoided, minimised and/or mitigated. However, the uncertainty will remain as effects on the setting of this feature depend on the detailed design, landscaping and layout of the site.</p> <p>Point 8 would further contribute to the positive effect recorded against SA objective 12 (Flood Risk). However, there would be no change in the significance of this effect.</p> <p>Whilst it is acknowledged that point 9 may help to mitigate/compensate for loss of agricultural land, there would be no change to the effects recorded against SA objective 13 (Efficient Use of Land). In addition, the landscaping scheme required by point 9 would further contribute to the minor positive effect identified against SA objective 8. Like the</p>

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
			<p><u>securing net biodiversity gains informed by a Biodiversity Impact Assessment in accordance with (2) below</u></p> <p><u>(g) An outline scheme for vehicular access by the emergency services</u></p> <p><u>2. The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology), to be agreed with Cherwell District Council</u></p> <p><u>3. The application(s) shall be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) informed by the findings of the BIA and habitat surveys and to be agreed before development commences. The BIMP shall include:</u></p> <p><u>(a) measures for securing net biodiversity gain within the site and for the protection of wildlife during construction</u></p> <p><u>(b) measures for retaining and conserving protected/notable species (identified within baseline surveys) within the development</u></p> <p><u>(c) demonstration that designated environmental assets will not be harmed.</u></p>		<p>required development brief, it is expected to contribute to ensuring appropriate landscaping for this site. However, this remains uncertain until the details of the landscaping and land modelling are known, therefore there would be no change in the SA score recorded.</p> <p>The other additional text in this policy would have no effect in terms of SA.</p>

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
			<p><u>including no detrimental impacts through hydrological, hydro chemical or sedimentation impacts</u></p> <p><u>(d) measures for the protection and enhancement of existing wildlife corridors and the protection of existing hedgerows and trees</u></p> <p><u>(e) the creation of a green infrastructure network with connected wildlife corridors</u></p> <p><u>(f) measures to minimise light spillage and noise levels on habitats especially along wildlife corridors</u></p> <p><u>(g) a scheme for the provision for bird and bat boxes and for the viable provision of designated green walls and roofs</u></p> <p><u>(h) farmland bird compensation</u></p> <p><u>(i) proposals for long-term wildlife management and maintenance</u></p> <p><u>4. Measures for the retention of the Grade II listed Frieze Farmhouse and an appropriate sensitive setting</u></p> <p><u>5. The application shall be supported by a Heritage Impact Assessment which will identify measures to avoid or minimise conflict with identified heritage assets within and adjacent to the site, particularly the Grade</u></p>		



Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
			<p><b><u>II Listed Frieze Farmhouse. These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme'</u></b></p> <p><b><u>6. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme</u></b></p> <p><b><u>7. The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on existing communities and actions for updating the Travel Plan during the construction of the development</u></b></p> <p><b><u>8. The application will be supported by a Flood Risk Assessment, informed by a suitable ground investigation and having regard to guidance contained within the Council's Level 1 Strategic Flood Risk Assessment. The Flood Risk Assessment should include</u></b></p>		

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
			<p><u>detailed modelling of watercourses taking into account allowance for climate change. There should be no ground raising or built development within the modelled flood zone.</u></p> <p><u>9. The application shall be supported by a landscaping scheme including details of materials for land modelling (to be agreed with the Environment Agency), together with a management plan for the appropriate re-use and improvement of soils.</u></p> <p><u>10. The application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network.</u></p> <p><u>11. A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement. The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be</u></p>		

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
			<u>secured comprehensively and how the provision of supporting infrastructure will be delivered. The Delivery Plan shall include a start date for development and a programme showing how and when the golf course would be constructed to meet any identified need as a result of the development of Land to the West of Oxford Road (Policy PR6b).</u>		
MM29	Policy PR6c – Policies Map	Policy PR6c- Policies Map	Remove constraint falling within Oxford City Council's administrative boundary	In response to a request from Oxford City Council	No effect.
FC38	Policy PR7a	Point 1	Amend to read: 'Construction of 230 dwellings (net) on 11 hectares of land (the residential area as shown). <del>The dwellings to be constructed at an approximate average net density of 35 dwellings per hectare.</del> '	Plan improvement	No effect.
FC39	Policy PR7a	Point 12	Amend to: ' The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, <u>and protected and notable species surveys as appropriate, including</u> great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey	Representation PR-C-0766 from BBOWT	This change would further contribute to the positive effect identified (as part of a mixed effect) for SA objective 7 (Conserving and Enhancing Biodiversity) by adding more clarity that a range of protected and notable species surveys may be appropriate. However, there would be no changes in the significance of this effect.

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
			and an assessment of water bodies.'		
FC40	Policy PR7a	Point 14	Amend to read 'The application should demonstrate <b>that Thames Water, the Environment Agency and Natural England have been consulted regarding wastewater treatment capacity, and that <del>Thames Water has agreed</del> agreement has been reached</b> in principle that foul drainage from the site will be accepted into <b>the drainage its</b> network.'	Representations from Natural England & recommendation from Water Cycle Study	No effect.
FC41	Policy PR7a	Point 16	Amend to read 'a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. <b><u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme</u></b> .'	Plan improvement / Representation PR-C-0305 from Historic England	This change would further contribute to the positive effect identified (as part of a mixed effect) against SA objective 9 (Protecting and Enhancing the Historic Environment), as it adds more certainty that appropriate mitigation would be implemented. However, there would be no changes in the significance of these effects.
FC42	Policy PR7a	New Point	Add new point 17 to read ' <b><u>The application shall include a management plan for the appropriate re-use and improvement of soils</u></b> '. Re-number subsequent points.	Plan Improvement / Representation from Daniel Scharf / SEA mitigation	Whilst it is acknowledged that this change may help to mitigate/compensate for loss of agricultural land, there would be no change to the effects recorded against SA objective 13 (Efficient Use of Land).
MM33	Policy PR7b – Policies Map	Land at Stratfield Farm	Indicate location of orchard referred to in Policy PR7b, point 6.	Presentational correction	No effect.

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
FC43	Policy PR7b	Point 1	Amend to read: 'Construction of 100 homes (net) on 4 hectares of land (the residential area). <del>The dwellings to be constructed at an approximate average net density of 25 dwellings per hectare.</del> '	Plan improvement	No effect.
MM34	Policy PR7b	Point 7	Amend to read, 'Creation of a nature conservation area on 6.3 hectares of land as shown on the inset Policies Map, incorporating the community orchard and with the opportunity to connect to and extend Stratfield Brake <b>proposed</b> District Wildlife Site'.	Stratfield Brake District Wildlife Site has yet to be assessed against the list of criteria for District Wildlife Site designation by a site selection panel.	No effect on assessment, but it is acknowledged that Stratfield Brake District Wildlife Site is not currently designated and proposed only.
MM35	Policy PR7b	Point 8	Amend to read '...Land East of the A44 <del>(PR9)</del> <del>(PR8)</del> across the Oxford Canal,....'	Typo	No effect.
FC44	Policy PR7b	Point 9	Amend last sentence to read 'The Development Brief shall be prepared in consultation with Oxfordshire County Council, <del>and</del> Oxford City Council <b>and the Canal and River Trust</b> '.	Representation PR-C-0808 from the Canal and River Trust	No effect.
FC45	Policy PR7b	Point 13	Amend to read: ' The application(s) shall be supported by a phase 1 habitat survey including an habitat suitability index (HSI) survey for great crested newts, <del>and</del> <b>protected and notable species surveys as appropriate, including</b> great crested newt presence/absence surveys (dependent on HSI survey), hedgerow and tree survey, surveys for badgers, water vole, otter,	Representation PR-C-0766 from BBOWT	This change would further contribute to the positive effect identified (as part of a mixed effect) for SA objective 7 (Conserving and Enhancing Biodiversity) by adding more clarity that a range of protected and notable species surveys may be appropriate. However, there would be no changes in the significance of this effect.



Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
			invertebrate, dormouse, breeding birds and reptiles, an internal building assessment for roosting barn owl, and an assessment of water bodies'.		
FC46	Policy PR7b	Point 16	Amend to read 'The application should demonstrate <b>that Thames Water, the Environment Agency and Natural England have been consulted regarding wastewater treatment capacity, and that <del>Thames Water has agreed</del> <u>agreement has been reached</u></b> in principle that foul drainage from the site will be accepted into <b><u>the drainage its</u></b> network.'	Representations from Natural England & recommendation from Water Cycle Study	No effect.
FC47	Policy PR7b	Point 17	Amend to read 'a Heritage Impact Assessment which will <b><u>identify</u></b> <del>include</del> measures to avoid or minimise conflict with identified heritage assets within <b><u>and adjacent to</u></b> the site, particularly Stratfield Farmhouse. <b><u>These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme</u></b> .'	Plan improvement / Representation PR-C-0305 from Historic England	This change would further contribute to the positive effect identified (as part of a mixed effect) against SA objective 9 (Protecting and Enhancing the Historic Environment), as it adds more certainty that appropriate mitigation would be implemented. However, there would be no changes in the significance of these effects.
FC48	Policy PR7b	Point 18	Amend to read 'a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. <b><u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme</u></b> .'	Plan improvement / Representation PR-C-0305 from Historic England	This change would further contribute to the positive effect identified (as part of a mixed effect) against SA objective 9 (Protecting and Enhancing the Historic Environment), as it adds more certainty that appropriate mitigation would be implemented. However, there would be no changes in the

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
					significance of these effects.
FC49	Policy PR7b	New Point	Add new point 19 to read ' <b><u>The application shall include a management plan for the appropriate re-use and improvement of soils</u></b> '. Re-number subsequent points.	Plan Improvement / Representation from Daniel Scharf / SEA mitigation	Whilst it is acknowledged that this change may help to mitigate/compensate for loss of agricultural land, there would be no change to the effects recorded against SA objective 13 (Efficient Use of Land).
MM36	Policy PR7b	Point 13	Amend to read '...phase 1 habitat survey including <b>an a</b> habitat suitability index...'	Typo	No effect.
MM37	Policy PR7b	Point 24	Amend to read: "...publicly accessible and well connected green infrastructure and which provides a transitional interface with Stratfield Brake Sports Ground and Stratfield Brake <b>proposed</b> District Wildlife Site and protects and enhances the Oxford Canal Conservation Area".	Stratfield Brake District Wildlife Site has yet to be assessed against the list of criteria for District Wildlife Site designation by a site selection panel.	No effect on assessment, but it is acknowledged that Stratfield Brake District Wildlife Site is not currently designated and proposed only.
MM38	Policy PR7b	Point 26	Amend to read: "The maintenance and enhancement of native landscaping to emphasise the Green Belt location of the land outside of the residential area and to provide for the potential accommodation of that land within the Stratfield Brake <b>proposed</b> District Wildlife Site.	Stratfield Brake District Wildlife Site has yet to be assessed against the list of criteria for District Wildlife Site designation by a site selection panel.	No effect on assessment, but it is acknowledged that Stratfield Brake District Wildlife Site is not currently designated and proposed only.
FC50	Policy PR8	Point 1	Amend to read: 'Construction of 1,950 dwellings (net) on approximately 66 hectares of land (the residential area as shown). <del>The dwellings are to be</del>	Plan improvement	No effect.

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
			<del>constructed at an approximate average net density of 45 dwellings per hectare'</del>		
FC51	Policy PR8	Point 4	Amend to read 'The provision of a primary school with <del>at least</del> three forms of entry on 3.2 hectares of land in the location shown'.	Clarification Representation PR-C-0832 / discussions with OCC	No effect.
FC52	Policy PR8	Point 5	Amend to read 'The provision of a primary school with <del>at least</del> two forms of entry on 2.2 hectares of land in the location shown if required in consultation with the Education Authority and unless otherwise agreed with Cherwell District Council.'	Clarification Representation PR-C-0832 / discussions with OCC	No effect.
FC53	Policy PR8	Point 17	Amend last sentence to read 'The Development Brief shall be prepared in consultation with Oxfordshire County Council, <del>and</del> Oxford City Council, <b>Network Rail and the Canal and River Trust</b> '.	Representation PR-C-0808 from the Canal and River Trust	No effect.
FC54	Policy PR8	Point 18 b	Amend to read 'Points of vehicular access and egress from and to existing highways with at least two separate, <b>connecting</b> points from and to the A44 <del>and</del> including the use of the existing Science Park access road.'	Plan improvement Requested by OCC PR-C- 0832	No effect.
FC55	Policy PR8	Point 18(f)	Amend to read: 'In consultation with Oxfordshire County Council <b>and Network Rail</b> , proposals for the closure/unadoption of Sandy Lane, the closure of Sandy Lane to motor vehicles...'	Plan improvement further to representation (PR-C-0230) from Network Rail and subsequent discussions	No effect.
FC56	Policy PR8	Point 19	Amend to read, 'The application(s) shall be supported by the	Representation PR-C-0764 from Natural	This change would further

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
			Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology), prepared in consultation and agreed with Cherwell District Council. The BIA shall <del>include</del> <b><u>be informed by a hydrogeological risk assessment to determine whether there would be any material change in ground water levels as a result of the development and any associated adverse impact, particularly on Rushy Meadows SSSI, requiring mitigation. It shall also be informed by</u></b> investigation of any above- <del>or</del> <b><u>below</u></b> ground hydrological connectivity <b><u>with the SSSI and between</u></b> Rowel Brook- <del>Rushy Meadows SSSI</del>	England and related Rushy Meadows Hydrological and Hydrogeological Desk Study	contribute to the positive effect identified (as part of a mixed effect) against SA objective 7 (Conserving and Enhancing Biodiversity). However, neither the significance of this effect nor the overall score would change.
FC57	Policy PR8	Point 21	Amend to read: 'The application(s) shall be supported by a phase 1 habitat survey <b><u>and protected and notable species surveys as appropriate, including</u></b> <del>and</del> surveys for badgers, nesting birds, amphibians (in particular Great Crested Newts), reptiles and for bats including associated tree assessment, hedgerow regulations assessment.'	Representation PR-C-0766 from BBOWT	This change would further contribute to the positive effect identified (as part of a mixed effect) for SA objective 7 (Conserving and Enhancing Biodiversity) by adding more clarity that a range of protected and notable species surveys may be appropriate. However, there would be no changes in the significance of this effect.
FC58	Policy PR8	Point 22	Amend to read: 'The application(s) shall be supported by a Transport Assessment and Travel Plan	Plan improvement further to representation (PR-	No effect.

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
			including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on new residents and existing communities, and actions for updating the Travel Plan during construction of the development. <b><u>The Transport Assessment shall include consideration of the effect of vehicular and non-vehicular traffic on use of the railway level crossings at Sandy Lane, Yarnton Lane and Roundham.</u></b>	C-0230) from Network Rail and subsequent discussions	
FC59	Policy PR8	Point 23	Amend to read '23. The application shall be supported by a Flood Risk Assessment informed by a suitable ground investigation, and having regard to guidance contained within the Council's Level 2 Strategic Flood Risk Assessment. A surface water management framework shall be prepared to maintain run off rates to greenfield run off rates and volumes, with use of Sustainable Drainage Systems in accordance with adopted Policy ESD7, taking into account recommendations contained in the Council's Level 1 and Level 2 SFRAs. <b><u>Residential development must be located outside the modelled Flood Zone 2 and 3 envelope.</u></b>	Plan improvement further to representation (PR-C-1402) from the Environment Agency and subsequent discussion	No effect, as the SA acknowledges that the land within Flood Zones 2 and 3 has been set aside for a local nature reserve, informal publically accessible open space and land for agricultural use. As such, the SA already assumes that residential development will not occur within Flood Zones 2 and 3.
FC60	Policy PR8	Point 24	Amend to read 'The application should demonstrate <b><u>that Thames Water, the Environment Agency and Natural England have been consulted regarding</u></b>	Representations from Natural England & recommendation from Water Cycle Study	No effect.



Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
			<u>wastewater treatment capacity, and</u> that <del>Thames Water has agreed</del> <u>agreement has been reached</u> in principle that foul drainage from the site will be accepted into <u>the drainage its</u> network.'		
FC61	Policy PR8	Point 25	25. The application shall be supported by a Heritage Impact Assessment which will <del>include</del> <u>identify</u> measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Oxford Canal Conservation Area and the listed structures along its length. <u>These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u>	Rep PR-C-0305 from Historic England	This change would add more certainty that appropriate mitigation would be implemented, which is consistent with the minor negative effect identified against SA objective 9 (Protecting and Enhancing the Historic Environment). There would be no changes in the SA scoring or significance of this effect.
FC62	Policy PR8	Point 26	'...mitigation measures. <u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u> '	Rep PR-C-0305 from Historic England	This change would add more certainty that appropriate mitigation would be implemented, which is consistent with the minor negative effect identified against SA objective 9 (Protecting and Enhancing the Historic Environment). There would be no changes in the SA scoring or significance of this effect.
FC63	Policy PR8	New Point	Add new point 28 to read <u>'The application shall include a</u>	Plan Improvement / Representation from	Whilst it is acknowledged that this change may help to

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
			<b><u>management plan for the appropriate re-use and improvement of soils'</u></b> Re-number subsequent points.	Daniel Scharf / SEA mitigation	mitigate/compensate for loss of agricultural land, there would be no change to the effects recorded against SA objective 13 (Efficient Use of Land).
FC64	Policy PR9	Point 1	Amend to read, 'Construction of <del>530440</del> dwellings (net) on approximately 16 hectares of land (the residential area as shown). <del>The dwellings are to be constructed at an approximate average net density of 35 dwellings per hectare'</del>	Plan Improvement informed by representation PR-C-1397 from Merton College	The decrease in number of dwellings to be provided would lessen the positive effect identified against SA objective 1 (Building Sustainable and Affordable Homes). However, due to the scale of the change, there would be no changes in the significance of this effect.
FC65	Policy PR9	Point 8 (b)	Amend to read: ' <b><u>At least two separate p</u></b> Points of vehicular access and egress to and from the A44 <b><u>with a connecting road between.</u></b>	Plan improvement Requested by OCC PR-C- 0832	No effect.
MM40	Policy PR9	Point 10 (d)	Amend to read: "(d) measures for the protection and enhancement of existing wildlife corridors, including along Frogwelldown Lane <b><u>proposed</u></b> District Wildlife Site and Dolton Lane, and the protection of existing hedgerows and trees".	Frogwelldown Lane District Wildlife Site has yet to be assessed against the list of criteria for District Wildlife Site designation by a site selection panel.	No effect on assessment, but it is acknowledged that Stratfield Brake District Wildlife Site is not currently designated and proposed only.
FC66	Policy PR9	Point 11	Amend to: "11. The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index survey for great crested newts, <b><u>and protected and notable species surveys as appropriate, including</u></b> great crested newt presence/absence surveys (dependent on HSI	In response to BBOWT PR-C-0766	This change would further contribute to the positive effect identified (as part of a mixed effect) for SA objective 7 (Conserving and Enhancing Biodiversity) by adding more clarity that a range of protected and notable species surveys may be appropriate.

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
			survey), for badgers, breeding birds, internal building assessment for roosting barn owl, dormouse, reptile, tree and building assessment for bats, bat activity, hedgerow regulations assessment and assessment of water courses".		However, there would be no changes in the significance of this effect.
FC67	Policy PR9	Point 14	Amend to read 'The application should demonstrate <b><u>that Thames Water and the Environment Agency have been consulted regarding wastewater treatment capacity, and that Thames Water has agreed agreement has been reached</u></b> in principle that foul drainage from the site will be accepted into <b><u>the drainage its</u></b> network.'	Representations from Natural England & recommendation from Water Cycle Study	No effect.
FC68	Policy PR9	Point 15	Amend to read, 'The application shall be supported by a Heritage Impact Assessment which will <b><u>include identify</u></b> measures to avoid or minimise conflict with the identified heritage assets within the site, <b><u>particularly the Oxford Canal Conservation Area and the listed structures along its length. These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u></b>	Rep PR-C-0305 from Historic England	This change would add more certainty that appropriate mitigation would be implemented, which is consistent with the minor negative effect identified against SA objective 9 (Protecting and Enhancing the Historic Environment). There would be no changes in the SA scoring or significance of this effect.
FC69	Policy PR9	Point 16	'...mitigation measures. <b><u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.</u></b>	Rep PR-C-0305 from Historic England	This change would add more certainty that appropriate mitigation would be implemented, which is consistent with the minor negative effect identified against SA

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
					objective 9 (Protecting and Enhancing the Historic Environment). There would be no changes in the SA scoring or significance of this effect.
FC70	Policy PR9	New Point	<p>Add new point 17 to read '<b><u>The application shall include a management plan for the appropriate re-use and improvement of soils</u></b>'.</p> <p>Re-number subsequent points.</p>	Plan Improvement / Representation from Daniel Scharf / SEA mitigation	Whilst it is acknowledged that this change may help to mitigate/compensate for loss of agricultural land, there would be no change to the effects recorded against SA objective 13 (Efficient Use of Land).
FC72	PR10 Policies Map	Land South East of Woodstock	<p>Replace Policies Map (see Proposed Map Changes) reflecting changes to Policy PR10 showing:</p> <ul style="list-style-type: none"> <li>- Reconfigured residential area</li> <li>- Archaeological Constraint Area</li> <li>- Removal of reference to retained agricultural land</li> <li>- Amendment to reflect primary school or outdoor sports use of land north of Shipton Road</li> <li>- Slightly adjust the position of the Nature Conservation Area and Community Woodland</li> <li>- Show Proposed Development within the West Oxfordshire District Council's administrative boundary which borders the PR10 site (<i>note: paragraph 5.132 of the Plan refers</i>)</li> </ul>	Improvement / Updating of policy PR10	<p>The implications of the change to potential uses of the land north of Shipton road are discussed in relation to changes to PR10 below.</p> <p>There would be no changes with regards to the assessments of other SA objectives.</p> <p>A Historic Impact Assessment agreed with Historic England has been used to redefine the Archaeological Constraint Area outside the development area, which would further contribute to the positive effect identified (as part of a mixed effect) against SA objective 9 (Protecting and Enhancing the Historic Environment).</p>

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
			<p><u>Key changes:</u></p> <ul style="list-style-type: none"> <li>- Amend to read: <b><u>'Primary School Use Safeguarded Area for Primary School Use or Outdoor Sports Provision'</u></b></li> <li>- Add <b><u>'West Oxfordshire District Council Proposed Development'</u></b></li> </ul>		
FC73	PR10	Point 1	<p>Amend to read 'Construction of <del>410</del><b>500</b> dwellings (net) on 16.<del>3</del> hectares of land (the residential area as shown). <del>The dwellings to be constructed at an approximate average net density of 30 dwellings per hectare.</del></p>	<p>Plan improvement and reconfiguration of residential area to respond to archaeological issues.</p> <p>Plan Improvement</p>	<p>The increase in number of dwellings to be provided would further contribute to the positive effect identified against SA objective 1 (Building Sustainable and Affordable Homes). However, there would be no changes in the significance of this effect.</p>
FC74	PR10	Point 3	<p>Delete and replace as follows:</p> <p><del>'3.1 hectares of land and financial contributions for a new primary school with at least 2.2 forms of entry. The school buildings should be provided on site unless provision is made elsewhere and required education/sports facilities are instead provided in agreement between the Council, West Oxfordshire District Council and Oxfordshire County Council.'</del></p> <p><b><u>'Financial contributions for primary education and the safeguarding of 3.1 hectares of land north of Shipton Road for</u></b></p>	<p>Updating / Clarification from Oxfordshire County Council</p> <p>Representation PR-C-0305 from Historic England and associated discussion</p>	<p>Whilst this change introduces flexibility regarding the use of land north of Shipton Road, the policy still requires financial contributions for primary education and still requires the provision of formal sports facilities. As such, the overall effects recorded against SA objective 17 (Creating Economic Growth) and SA objective 2 (Improving Health and Well Being) would not change.</p> <p>The requirement to consider the Historic Impact Assessment agreed with Historic England would further contribute to the positive effect identified (as part of a mixed effect)</p>

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
			<b><u>the potential development of a new primary school (2 forms of entry), or sports pitches, serving the wider community. Development of that land shall not take place until agreed with Historic England following consideration of a Heritage Impact Assessment'</u></b>		against SA objective 9 (Protecting and Enhancing the Historic Environment).
FC75	Policy PR10	Point 5	Amend to read 'The provision of formal sports facilities, play areas and allotments to adopted standards. <del>within the developable area'</del>	Plan Improvement	No effect.
FC76	Policy PR10	Point 6	Amend to read 'Creation of <b><u>green space including</u></b> a community woodland. <del>and the retention of land in agricultural use'</del>	Plan Improvement  Representation PR-C-0305 from Historic England	This change would further contribute to the positive effects recorded against SA objectives 2 (health) and 7 (biodiversity). However, there would be no changes in the significance of this effect.  The deletion of references to the retention of land in agricultural use would not lead to changes in the assessment of SA objective 13 (Efficient Use of Land) as there would still be a net loss of agricultural land.  The removal of this text is a precautionary approach aimed at protecting the integrity of potential archaeological deposits on site. Consequently this has the potential to further contribute to the positive effect identified (as part of a mixed effect) against SA objective 9



Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
					(Protecting and Enhancing the Historic Environment).
FC77	Policy PR10	Point 10 a	Amend to read, 'A scheme and outline layout for delivery of the required land uses and associated infrastructure which unambiguously responds to, <b><u>and conserves or enhances, the significance of the</u></b> internationally and nationally significant heritage of the Blenheim Palace World Heritage Site, the Grade 1 Registered Park and Garden and the Blenheim Villa Scheduled Ancient Monument, their settings and influences on the historic, built and natural environments'.	Plan Improvement  Representation PR-C-0305 from Historic England	This change further contributes to the positive effect identified (as part of a mixed effect) with regards to SA objective 9 (Protecting and Enhancing the Historic Environment). However, there would be no changes in the significance of this effect.
FC78	Policy PR10	Point 10 b	'Amend to read: <b><u>At least two separate</u></b> points of vehicular access and egress from and to existing highways.'	Updating  Requested by OCC PR-C- 0832	No effect.
FC79	Policy PR10	Point 13	Amend to read: "The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, <b><u>and protected and notable species surveys as appropriate, including</u></b> great crested newt presence/absence surveys (dependent on HSI survey), hedgerow and tree survey, surveys for badgers, breeding birds and reptiles".	In response to BBOWT PR-C-0766	This change would further contribute to the positive effect identified (as part of a mixed effect) for SA objective 7 (Conserving and Enhancing Biodiversity) by adding more clarity that a range of protected and notable species surveys may be appropriate. However, there would be no changes in the significance of this effect.
FC80	Policy PR10	Point 14	Amend to read: 'The green infrastructure, woodland and	Plan Improvement	This change would further

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
			<p><del>agricultural land green space</del> outside of the developable area to be kept free from <del>other uses development unless otherwise agreed through the Development Brief.</del> and the application for planning permission shall include proposals for securing <del>the green infrastructure, woodland and green space</del> <del>these</del> uses in perpetuity.</p>	Representation PR-C-0305 from Historic England	<p>contribute to the positive effects recorded against SA objectives 2 (health) and 7 (biodiversity). However, there would be no changes in the significance of this effect.</p> <p>The deletion of references to the retention of land in agricultural use would not lead to changes in the assessment of SA objective 13 (Efficient Use of Land) as there would still be a net loss of agricultural land.</p> <p>A Historic Impact Assessment agreed with Historic England has been used to redefine the Archaeological Constraint Area outside the development area, which would further contribute to the positive effect identified (as part of a mixed effect) against SA objective 9 (Protecting and Enhancing the Historic Environment).</p>
FC81	Policy PR10	Point 17	Amend to read 'a Heritage Impact Assessment which will <b>identify</b> <del>include</del> measures to avoid or minimise conflict with identified heritage assets within and adjacent to the site. <b><u>These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme</u></b> '.	Plan improvement / Representation PR-C-0305 from Historic England	This change would further contribute to the positive effect identified (as part of a mixed effect) against SA objective 9 (Protecting and Enhancing the Historic Environment), as it would add more certainty that appropriate mitigation would be implemented. However, there would be no changes in the SA scoring or significance of this

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
					effect.
FC82	Policy PR10	Point 18	Amend to read 'a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures in particular around the Scheduled Ancient Monument. <b><u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme</u></b> '.	Plan improvement / Representation PR-C-0305 from Historic England	This change would further contribute to the positive effect identified (as part of a mixed effect) against SA objective 9 (Protecting and Enhancing the Historic Environment), as it would add more certainty that appropriate mitigation would be implemented. However, there would be no changes in the SA scoring or significance of this effect.
FC83	Policy PR10	New Point	Add new point 18 to read ' <b><u>The application shall include a management plan for the appropriate re-use and improvement of soils.</u></b> '  Re-number subsequent points.	Plan Improvement / Representation from Daniel Scharf / SEA mitigation	Whilst it is acknowledged that this change may help to mitigate/compensate for loss of agricultural land, there would be no change to the effects recorded against SA objective 13 (Efficient Use of Land).
FC84	Policy PR10	Point 24	Amend to read, 'Development that causes no harm to <b><u>the significance of</u></b> Blenheim Palace World Heritage Site and the Grade 1 Registered Park and Garden and their settings'.	Plan improvement / Representation PR-C-0305 from Historic England	This change would further contribute to the positive effect identified (as part of a mixed effect) against SA objective 9 (Protecting and Enhancing the Historic Environment). However, there would be no changes in the SA scoring or significance of this effect.
FC86	Policy PR11	Point 1(a)	Amend to read 'provide <b><u>and maintain</u></b> physical, community and green infrastructure'.	Representation PR-C-0348 from Scottish and Southern Electric Networks	No effect.

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
				PR-C-1441 from Thames Water	
MM43	Policy PR11 – Infrastructure Delivery	Point 2	Amend to read: 'Completing and keeping up-to-date a <del>Development</del> Contributions Supplementary Planning Document...'	Typo	No effect
FC87	Policy PR11 – Infrastructure Delivery	Point 3	Amend to read ' <b><u>Ensure that</u></b> <del>Development proposals will be required to</del> demonstrate that infrastructure requirements can be met including the provision of transport, education, health, social, <b><u>sport</u></b> , leisure and community facilities, wastewater treatment and sewerage, and with necessary developer contributions in accordance with adopted requirements <b><u>including those of the Council's Developer Contributions SPD.</u></b>	Grammatical correction / Sport England representation PR-C-1403 / Thames Valley Police Representation PR-C-0302	This change will further contribute to the positive effects identified in relation to SA objective 2 (Improving Health and Well Being). However, there would be no changes in the significance of this effect.
FC88	Policy PR12a - Delivering Sites and Maintaining Housing Supply	3 <sup>rd</sup> Paragraph	Amend to read 'Land South East of Kidlington (Policy PR7a – 230 homes) and Land South East of Woodstock (Policy PR10 – <del>410 500</del> homes) will only be permitted to commence development before...'	Plan improvement and reconfiguration of residential area to respond to archaeological issues.	No effect.
FC89	Policy PR12a	5 <sup>th</sup> Paragraph	Amend to read: 'Permission will only be granted for any of the allocated sites if it can be demonstrated at application stage that they will <b><u>contribute in</u></b> delivering a continuous five year housing land supply <del>on a site specific basis</del> (i.e. measured against the <b><u>local plan housing</u></b>	Clarification / Representation PR-C-0775 on behalf of Christ Church, Exeter & Merton Colleges & Oxford University / Representation PR-C-0842 on behalf of University of Oxford,	No effect.

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
			<del>trajectory allocation for the site</del> ). <u>This will be achieved via the Delivery Plans required for each strategic development site.</u>	Merton College and a private landowner	
FC90	Policy PR12b - Sites Not Allocated in the Partial Review	Point (3)	Amend as follows: 'the site has been identified in the Council's Housing and Economic Land Availability Assessment as a <del>potentially</del> Developable site'.	Clarification / Representation PR-C-842 on behalf of University of Oxford, Merton College and a private landowner	No effect.
FC91	Policy PR12b - Sites Not Allocated in the Partial Review	Point (5) (a)	Amend to read 'A comprehensive Development Brief <u>and place shaping principles for the entire site</u> to be agreed <u>in advance</u> by the Council in consultation with Oxfordshire County Council and Oxford City Council.	Clarification / Representation PR-C-842 on behalf of University of Oxford, Merton College and a private landowner	No effect.
FC92	Policy PR12b - Sites Not Allocated in the Partial Review	Point 5(h)	Amend to read 'a Heritage Impact Assessment which will <u>identify include</u> measures to avoid or minimise conflict with identified heritage assets within and adjacent to the site. <u>These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme</u> '.	Plan improvement / Representation PR-C-0305 from Historic England	This change would further contribute to the positive effect identified against SA objective 9 (Protecting and Enhancing the Historic Environment), as it would add more certainty that appropriate mitigation would be implemented. However, there would be no changes in the SA scoring or significance of this effect.
FC93	Policy PR12b - Sites Not Allocated in the	Point 5(i)	Amend to read 'a desk-based archaeological investigation which	Plan improvement / Representation PR-C-	This change would further

Ref. No. <sup>2</sup>	Part 1 Review Policy	Reference	Proposed Change	Reason	SA Effect
	Partial Review		may then require predetermination evaluations and appropriate mitigation measures. <b><u>The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme</u></b> .	0305 from Historic England	contribute to the positive effect identified against SA objective 9 (Protecting and Enhancing the Historic Environment), as it would add more certainty that appropriate mitigation would be implemented. However, there would be no changes in the SA scoring or significance of this effect.
FC94	Policy PR12b – Sites Not Allocated in the Partial Review	New point	Add as new point (3) <b><u>'50% of the homes are provided as affordable housing as defined by the National Planning Policy Framework.'</u></b> Renumber Existing points 3 to 5 as 4 to 6.	Consistency / Representation PR-C-1521 from Alaric Rose	The addition of the national policy requirement for 50% of delivered homes to be affordable would further add to the positive effects identified against SA objective 1 (Building Sustainable and Affordable Homes). However, there would be no changes in the SA scoring or significance of this effect.
FC95	Policy PR13 – Monitoring and Securing Delivery	3 <sup>rd</sup> paragraph	Amend last sentence to read, 'This will include the implementation of Local Plans and County wide strategies such as the Local Transport Plan and the Oxfordshire Infrastructure Strategy <b><u>and associated monitoring</u></b> .'	Plan improvement	No effect.
MM45	Policy PR13 – Monitoring and Securing Delivery	Final para	Amend text to read: 'If monitoring indicates that the vision and objectives cannot be met, the Council will consider whether it wishes to ask the Secretary of State for <b><u>Housing</u></b> , Communities and Local Government to....'	Change to Secretary of State's title.	No effect.



### **In-combination effects of the proposed changes to the Local Plan Part 1 Partial Review Proposed Submission document**

- 1.14 The proposed changes would have **minor positive** effects on SA objective 7 (Conserving and Enhancing Biodiversity) as many of the policies would emphasise the need for the protection of notable species, as appropriate.
- 1.15 The proposed changes would have **minor positive** effects on SA objective 9 (Protecting and Enhancing the Historic Environment), as many policies have been strengthened to require that any mitigation recommendations from Heritage Impact Assessments and archaeological investigations be included in the proposed development scheme. This will bring more certainty that appropriate mitigation and enhancement measures will be implemented.
- 1.16 The proposed changes would only lead to changes in the assessment scoring of Policy PR6c. Whilst many of the changes would contribute to existing scores, the likely effect or significance of effects would not change overall. As such, **the proposed changes would contribute positively to, but not change, the overall cumulative effects of the Local Plan Part 1 Partial Review as recorded in the June 2017 SA Report.**

### **Habitats Regulations Assessment**

- 1.17 The June 2017 HRA of the Cherwell Local Plan 2011-2031 (Part 1): Partial Review - Oxford's Unmet Housing Needs Proposed Submission Plan concluded that there would be 'no likely significant effects' on any Natura 2000 Sites as a result of the proposals within the Plan.
- 1.18 The Council has produced an HRA Addendum which considers the focused changes and minor modifications proposed to the Partial review to assess whether the findings of the HRA are still pertinent. Following a review of the February 2018 amendments to the Plan, it is concluded that the HRA and its conclusions still apply.
- 1.19 Following its representation submitted in response to the Cherwell Local Plan 2011-2031 (Part 1): Partial Review - Oxford's Unmet Housing Need Proposed Submission Plan, Natural England has requested that consideration be given to the in combination outputs of Cherwell's HRA and Vale of White Horse District Council's HRA of its emerging Local Plan Part 2. Discussion between the two Councils and Natural England was ongoing at the time of writing this Addendum.

# Appendix 1

## Consultation representations on Part 1 Partial Review Proposed Submission SA Report

**Table A1: Representations on Part 1 Partial review Proposed Submission SA Report (2017)**

Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
<p>Gladman Developments Ltd.</p>	<p>States that the Cherwell Local Plan Partial Review should ensure that the results of the SA process clearly justify its policy choices. It should be clear from the results of the assessment why some policy options have been progressed, and others have been rejected. Assessment of reasonable alternatives should be comparative and equal and decision making and scoring should be robust, justified and transparent.</p> <p>State that it is not necessary that allocations to meet the needs of Oxford City are located in close proximity to the city, as Cherwell is closely linked to Oxford in terms of transport connections and travel to work patterns – the whole of Oxfordshire HMA would be suitable.</p> <p>Suggest allocation of land south east of Woodstock is inappropriate, particularly when in-combination effects with West Oxfordshire Council's proposed allocations on the Blenheim Palace World Heritage Site are considered.</p> <p>Concerned that reliance on large, strategic sites may lead to delay in meeting Oxford's unmet need due to long lead-in times. Suggest allocation of a portfolio of larger and smaller sites over a wider geographic area would be more appropriate and would help reduce the amount of land to be removed from the Green Belt.</p>	<p>A strategic and proportionate approach has been taken to forming and assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need. Evidence has been used to assess the suitability and sustainability of each Area of Search as a potential Growth Option.</p> <p>Site options for accommodating a proportion of Oxford's unmet housing need have been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of Search and other objective evidence.</p> <p>SA objective 9 considers effects on the historic environment. Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The scores and judgements associated with the appraisal of site options against SA objective 9 (historic environment) reflect the findings of site-based 'Cultural Sensitivity Assessments' undertaken for each site as part of Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment.</p>

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		<p>The assessment of effects the historic environment includes the potential for adverse effect and the enhancement of Cherwell’s cultural and heritage assets (e.g. World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Historic Parks and Gardens and Conservation Areas) and the setting of historic Oxford.</p> <p>In-combination effects with West Oxfordshire’s emerging Local Plan are discussed in Chapter 10 (paragraph 10.370 onwards).</p> <p>This is a strategic plan. The plan-making process has considered strategic sites and the threshold for the consideration of strategic sites is consistent with the Local Plan Part 1. Part 2 of the Local Plan will identify smaller, non-strategic development sites.</p>
Church Commissioners for England	<p>Concerned that concentrating development at PR7, 8, 9 and 10, may exacerbate congestion and that sustainable transport being proposed will still be road-based (i.e. park and ride, bus and RTP) and therefore the SA overstates the sustainability benefits of these options.</p> <p>Suggests that the impact of congestion has not been adequately considered in terms of alternative options, particularly locating development on the rail network, e.g. at Islip, which would remove some traffic from the road entirely.</p> <p>States the Council has not considered all reasonable alternatives to the overarching spatial strategy and promote growth at Islip. Describes benefits of proposed development in terms of suitability for release from Green Belt and ability to provide new infrastructure.</p> <p>Concerned that development of sites late in the plan period and at a high rate of delivery is too ambitious and that delivery would be assisted by including development at other sustainable settlements, such as Islip.</p> <p>The representation also appended the representation that was submitted on behalf of the Church Commissioners for England in January 2017.</p>	<p>Congestion has been assessed via SA objective 10: to reduce air pollution (including greenhouse gas emissions) and road congestion. The Council has produced transport evidence which has directly informed the Plan making process.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The way in which the Council identified reasonable alternative Areas of Search is explained in Chapter 7 of the SA report (para 7.12 onwards). The Council’s reasons for selecting Areas of Search A and B and not selecting other Areas are detailed in Chapter 7 of the SA Report (paragraph 7.69 onwards).</p>

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	Responses to this representation are included in Appendix Table A3.2.	
David Lock Associates on behalf of Gallagher Estates	Concerned that the strategy concentrates growth across a small number of strategic sites, all closely related geographically, as this could affect deliverability of homes.	<p>Site options for accommodating a proportion of Oxford's unmet housing need have been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of Search and other objective evidence.</p> <p>This is a strategic plan. The plan-making process has considered strategic sites and the threshold for the consideration of strategic sites is consistent with the Local Plan Part 1. Part 2 of the Local Plan will identify smaller, non-strategic development sites.</p>
Berks, Bucks and Oxon Wildlife Trust	<p>Concerned that overall proposed quantum of development in Oxfordshire as a whole will impact on wildlife.</p> <p>States that they have not reviewed the SA or HRA in detail but assume they consider impacts on Port Meadow SAC and other designated sites downstream. They expect Natural England will provide more detailed comments on this.</p> <p>Find it difficult to judge whether the calculated unmet housing need for Oxford is appropriate but believe that if additional housing in Oxford is required it should be met close to Oxford if possible. Agree that areas A and B are probably best suited to address Cherwell's contribution on meeting Oxford's housing needs due to their proximity to Oxford.</p>	<p>Noted.</p> <p>The SA considers the impacts of proposals on biodiversity through objective 7 (to conserve and enhance and create resources for biodiversity).</p> <p>The SA has taken into account the conclusions of the HRA where relevant.</p>
RPS Group on behalf of Mr Richard Davies	<p>Raises concerns regarding the potential impact of 'Land South East of Woodstock' on a historic town and Blenheim Palace World Heritage Site, particularly in combination with housing proposed nearby in West Oxfordshire's emerging Local Plan (Policy EW1c).</p> <p>Also states that development at this site would be a disproportionate and inappropriate addition to the town and points out that this was the reasoning for refusing a previous application on this site (14/02063/OUT).</p> <p>Proposes Land at Number 40 and to the rear of 30-40 Woodstock Road</p>	<p>Effects on the historic environment have been considered via SA objective 9. Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The scores and judgements associated with the</p>

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	<p>East as a suitable alternative site.</p>	<p>appraisal of site options against SA objective 9 (historic environment) reflect the findings of site-based 'Cultural Sensitivity Assessments' undertaken for each site as part of Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment.</p> <p>The assessment of effects the historic environment includes the potential for adverse effect and the enhancement of Cherwell's cultural and heritage assets (e.g. World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Historic Parks and Gardens and Conservation Areas) and the setting of historic Oxford.</p> <p>In combination effects have been considered as part of the cumulative effects section in Chapter 10 of the SA. This has considered the cumulative effects of the Local Plan Part 1 review as a whole and the effects of the plan in combination with the adopted Local Plan Part 1. In-combination effects with West Oxfordshire's emerging Local Plan are discussed in Chapter 10 (paragraph 10.370 onwards).</p>
<p>Framptons on behalf of Lone Star Land Ltd.</p>	<p>Promotes site adjacent to area of land identified for housing within the Adopted Local Plan – Policy Villages 5.</p> <p>Raises concerns that the Green Belt has not been considered through the SA, outside of Table A1.1.</p> <p>Concerned that SA objectives do not include all the purposes of including land within the Green Belt and fail to address the significance of the fact the land is within the Green Belt. Disagree with the statement at page 14, which states that the purposes of Green Belt set out in the NPPF are not all relevant to sustainability appraisal.</p> <p>States that the consideration of all reasonable alternatives is not restricted to large scale tracts of land to deliver new housing at a substantial scale. States that alternative sites release would be consistent with the development strategy for Part 1 of the plan should be allocated in</p>	<p>A strategic Green Belt Study was been prepared jointly by Oxfordshire Growth Board, including Oxfordshire County Council and the constituent Districts.</p> <p>While Green Belt is a 'policy' designation. The appraisal of options has sought to address effects on the openness of the countryside and the wider landscape through the consideration of effects on the landscape (SA objective 8), address effects on the special character and setting of historic towns though the consideration of effects on the historic environment (SA objective 9) and consider the efficient use of land through the consideration of effects on SA objective 13..</p>

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	preference to release from the Green Belt.	<p>It is recognised that exceptional circumstances will need to be demonstrated (in compliance with the NPPF) in order to release any land from the Green Belt. The Council has produced a Green Belt Study which has informed the Plan making process.</p> <p>Site options for accommodating a proportion of Oxford's unmet housing need have been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of Search and other objective evidence.</p> <p>This is a strategic plan. The plan-making process has considered strategic sites and the threshold for the consideration of strategic sites is consistent with the Local Plan Part 1. Part 2 of the Local Plan will identify smaller, non-strategic development sites.</p>
Land and Partners Ltd.	States that the sustainability of the release of 111.8ha Green Belt land (Policy PR8) relies on a new railway station between Kidlington and Begbroke. States that it would be better to disperse growth around existing settlements unless the new railway station can be shown to be deliverable.	<p>Access to public transport is considered with regards to both accessibility (SA objective 6) and air pollution (SA Objective 10). This includes an assessment of the policy as a whole, which sets out that land should be set aside for the future railway halt/station, but would not directly result in a new, operational station. Therefore the SA is based on access to existing sustainable transport links and the conclusions are not dependent on a new station being provided. The Council's reasons for selecting Areas of Search A and B and not selecting other Areas are detailed in Chapter 7 of the SA Report (paragraph 7.69 onwards).</p>
Framptons on Behalf of EP Barrus	Promotes site adjacent to area of land identified for housing within the Adopted Local Plan – Policy Villages 5. Comments are the same as on behalf of Lone Star Land Ltd. (Promoted site is adjacent to Lone Star's site).	See response to Framptons representations on behalf of Lone Start Land Ltd. above.
Carter Jonas LLP	Supports SA in stating that the site is close to sustainable transport routes	Noted.



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on behalf of W Lucy & Co Limited (promoting Land South of Sandy Lane, Site 34)	<p>with good accessibility to employment.</p> <p>Disagrees with Council's reasons for rejecting the site given in paragraph 10.128 of the SA, regarding damage to the integrity of the Green Belt between the railway and Kidlington. Notes that land to the east of the 'subject land' is earmarked as parkland/retained agricultural land, which would maintain separation between Kidlington and the Urban Neighbourhood.</p> <p>States that the site should be allocated as an extension to Policy PR8 and because it does not fulfil any of the purposes of the Green Belt and is surrounded on three sides by the Policy PR8 allocation.</p>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p>
WYG on behalf of Barwood Development Securities Ltd. (and interests at South East Kidlington, PR7a – promotes an extension to this site)	<p>Objects to this policy in that the boundary amendment to the Green Belt is not the most sustainable option at South East Kidlington.</p> <p>States that the site at South East Kidlington is highly sustainable due to close geographical and functional relationship with Oxford and transport links.</p> <p>Highlights that SA concluded a combination of Option A (Kidlington and Surrounding Area) and Option B (North and East Kidlington) performed best in sustainability terms. In addition, the Transport Assessment identified that the most sustainable transport solution was one which located new residential development in close proximity to Oxford city. Also references the Landscape Statement, which deems the promoted site to be 'relatively unconstrained in landscape and visual terms'.</p>	<p>The way in which the Council identified reasonable alternative Areas of Search is explained in Chapter 7 of the SA report (para 7.12 onwards). The Council's reasons for selecting Areas of Search A and B and not selecting other Areas are detailed in Chapter 7 of the SA Report (paragraph 7.69 onwards).</p> <p>The Council has produced a Green Belt Study which has informed the Plan making process.</p>
West Oxfordshire District Council	<p>Concerned that the cumulative impact of the proposed Woodstock urban extension with proposals in the proposed West Oxfordshire Local Plan have not been considered. In particular, loss of openness may affect the setting of the Blenheim Palace World Heritage Site.</p> <p>Raises concerns regarding lack of parking in Woodstock and that development would create a satellite village, with high car use to commute to and from Kidlington.</p> <p>Concerned that development may have significant adverse effects on the</p>	<p>In combination effects have been considered as part of the cumulative effects section in Chapter 10 of the SA. This has considered the cumulative effects of the Local Plan Part 1 review as a whole and the effects of the plan in combination with the adopted Local Plan Part 1. In-combination effects with West Oxfordshire's emerging Local Plan are discussed in Chapter 10 (paragraph 10.370 onwards).</p>

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	<p>setting of Blenheim Villa Scheduled Monument.</p> <p>States that development would not relate well to the existing form of Woodstock as it would breach the natural boundary of a hedgerow feature on the western boundary, which follows the alignment of an historic track.</p>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The scores and judgements associated with the appraisal of site options against SA objective 9 (historic environment) reflect the findings of site-based 'Cultural Sensitivity Assessments' undertaken for each site as part of Cherwell District Council's Landscape Character Sensitivity and Capacity Assessment.</p> <p>The assessment of effects the historic environment includes the potential for adverse effect and the enhancement of Cherwell's cultural and heritage assets (e.g. World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Historic Parks and Gardens and Conservation Areas) and the setting of historic Oxford.</p> <p>Car use has been assessed in terms of air pollution and congestion, through SA objective 10. As this is dependent on behaviour, proximity to public transport links has been used as a proxy.</p> <p>The assessment of landscape impacts (SA objective 8), including how sites relate to existing development, the SA has drawn on the Landscape Character Sensitivity and Capacity Assessment (2017).</p>
David Lock Associates on behalf of 'Tripartite' (University of Oxford, Merton	Supports Council's spatial strategy for North Oxford, Kidlington and the A44 Corridor and overall approach of plan. Supports Council's conclusions that there are exceptional circumstances for removal of sites from the Green Belt.	<p>Noted.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are</p>

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College and a private landowner)	<p><b>Sustainability Appraisal of PR8</b></p> <p>Disagree with significant negative effect identified in relation to SA objective 13, as Yarnton Nurseries Garden &amp; Shopping Village represents approximately 5 ha developed land. Also includes Begbroke Science Park, which consists of around 9.6 ha developed land.</p> <p>States that the site is well located with regards to the Begbroke Science Park, Oxford, Kidlington, Oxford Airport and potential new transport infrastructure, as well as having potential to provide a range of infrastructure.</p> <p>Suggests that use of the Natural England agricultural land classification is not proportionate, due to the age of the data and its broad scale. Refer to Natural England's Technical Guidance Note (TIN 049), which states these maps should not be relied upon for individual sites. Tripartite is undertaking an agricultural land assessment. Suggest that effects against SA objective 13 should be negligible or uncertain.</p> <p>Suggests minor negative effect recorded against SA objective 9 should be revised to negligible, due to Policy PR8's requirement for planning applications to be supported by a Heritage Impact Assessment and desk-based archaeological investigations.</p> <p>Suggests minor negative effect against SA objective 14 should be revised to minor positive as, whilst Policy PR does not make reference to the use of sustainably produced resources and energy, these are set out in Policy ESD3 and ESD5 of the adopted Cherwell Local Plan 2011-2031.</p>	<p>based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>Whilst the site contains some previously developed land, the SA states that development 'would result in a net loss of greenfield land', as the site consists mainly of Grades 2 and 3 agricultural land.</p> <p>The PPG requires all sites to be assessed in the same way. It is considered appropriate to use the Natural England classification as this provides consistent data across the district. As SA is a strategic process, the Natural England classification is a useful tool for flagging-up potential issues, which can then be further investigated at the planning application stage if necessary.</p> <p>The requirement for planning applications to be supported by a Heritage Impact Assessment is noted in the PR8 assessment matrix. Scoring is consistent with the SA framework and assumptions.</p> <p>The assessment matrices do not consider policies of the adopted Cherwell Local Plan. Cumulative effects of the Local Plan Review as a whole and in combination with the adopted Local Plan are included in Chapter 10.</p>
Oxfordshire Green Party & North Oxfordshire Green Party	Suggests alternatives to reviewing the Green Belt have not been properly considered as proposals are justified by virtue of them not undermining the original local plan. Expresses concern that none of the original proposals in the local plan have been revisited.	<p>Noted.</p> <p>A strategic and proportionate approach has been taken to forming and assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need. Evidence has been used to assess the suitability and sustainability of each Area of Search as</p>

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		<p>a potential Growth Option.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p>
<p>Nexus Planning on behalf of Hollins Strategic Land LLP</p>	<p>States that Cherwell is required to accommodate more than 4,400 dwellings through the Partial Review, as South Oxfordshire has not agreed to its apportionment of meeting Oxford's unmet housing need.</p> <p>States that the whole of Cherwell has a close relationship with Oxford and providing the additional housing within the HMA is more important than focusing on sites close to Oxford city.</p> <p>States that reasonable alternatives have not been properly considered as each of the areas of search are so focussed that none individually represent realistic or reasonable alternatives. Suggests the combinations of areas of search should have been systematically assessed against SA objectives. Also suggests that the Council has over-simplified the 'other options' and therefore has not undertaken a meaningful assessment of these, particularly the inclusion of all of the 'rural area' in Area of Search I. States that such an approach ignores vast differences in sustainability of various rural settlements e.g. by assuming reliance on private car when settlements in close proximity to Banbury benefit from good public transport links to Oxford. Stresses that reducing dependence on private car can be achieved through proximity to sustainable transport links as well as proximity to Oxford.</p> <p>Argues that Council could progress alternatives that would minimise the need for Green Belt release, therefore there are not exceptional circumstances for Green Belt release.</p>	<p>Noted.</p> <p>A strategic and proportionate approach has been taken to forming and assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p> <p>Chapter 7 of the SA report includes reasons for selecting the Areas of Search for more detailed site assessments. The Council's reasons for not taking forward any of the other Area of Search options inherently mean that none of these options are considered to be appropriate individually and in combination with other Areas of Search. The way in which the Council identified reasonable alternative Areas of Search is explained in Chapter 7 of the SA report (para 7.12 onwards).</p> <p>Evidence has been used to assess the suitability and sustainability of each Area of Search as a potential Growth Option. The results of assessments for each Area of Search informed consideration of options that could be carried forward in combination. Areas A and B were taken forward.</p> <p>The appraisal of Area of Search I is proportionate for a</p>

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		<p>strategic scale assessment of potential growth options. Area of Search I is rural in nature, containing the remaining areas of the District not covered by the other Areas of Search A-H. The area has been appraised as a whole, and is shown to be remote from existing local and regional centres, with Area of Search I scoring 'Red' in ITP's assessment of 'proximity to current sustainable transport'. The Council has considered options which are within the rural area as separate options including 'new settlements' at Arncoth and at the Motorway junctions.</p> <p>This is a strategic plan. The plan-making process has considered strategic sites and the threshold for the consideration of strategic sites is consistent with the Local Plan Part 1. Part 2 of the Local Plan will identify smaller, non-strategic development sites.</p>
Carter Jonas LLP on behalf of Oxford Centre for Hebrew & Jewish Studies and Benesco (own Land adjacent to The Old School House, Church Lane, Yarnton)	States the SA should have considered development on at least part of client's land as well as proposed allocation in Policy PR9. In particular, the option to develop only the northern portion of the site, rather than the whole site, has not been considered.	<p>The way in which the Council identified reasonable alternative site options is explained in Chapter 9 (paragraph 9.4 onwards).</p> <p>Part 2 of the Local Plan will identify smaller, non-strategic development sites.</p>
Carter Jonas LLP on behalf of Mr M Smith and Mr G Smith (own part of PR6)	Supports delivery of homes in close proximity to Oxford and villages of Kidlington, Begbroke, Islip and Yarnton. States that development of land at PR8 is logical extension to the settlement and well located. Supports strategic allocation as it can provide infrastructure that is unviable on smaller sites.	Noted.
Turnberry on behalf of Exeter College	States that allocation of site PR6c for construction of a golf course is not justified and is an inefficient use of land. Suggests that the SA demonstrates development of site PR6c performs equally with sites PR6b and PR7a and better than sites PR9 and PR10 in terms of impacts on	<p>The site was assessed as a site option in Chapter 9 (appendix 6) like all relevant promoted sites.</p> <p>Paragraph 10.131 of the SA Report explains that the</p>

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	<p>Oxford City and equal to PR6a, PR9 and PR10 in terms of impacts on Cherwell District, despite being stated by Cherwell District Council as unsuitable for housing. Suggests that allocation of PR6c for housing should have been assessed as a reasonable alternative and raises concerns that the SA does not explain why this was not considered. Concerned that this means the SA does not provide a direct comparison compared to other allocations and does not permit a third party to understand the conclusions of the SA, nor the rationale behind them.</p> <p>Section 2 promotes a Development Plan for the Frieze Farm area, including land identified in PR6c.</p> <p>Raises concerns that key conclusions from the Oxford Spatial Options Assessment (OSOA) do not appear to have been included in the Sustainability Appraisal, which contradicts this Assessment in concluding remote sites have a greater potential to affect a modal shift towards more sustainable choices.</p> <p>States that the SA does not accurately represent the likely traffic and air quality implications of development as it is not based on justified and consistent evidence.</p>	<p>Council consider PR6c to be unsuitable for housing as <i>"residential development would be segregated from Oxford and separated from Kidlington and Yarnton. Development would breach the A34 and be perceived as a freestanding development and a new highly urbanising influence between Oxford and Cherwell. The relatively exposed and elevated nature of the site to the south would result in residential development being highly visible from the north"</i>.</p> <p>Impacts on traffic and air quality have been assessed via SA objective 10: to reduce air pollution (including greenhouse gas emissions) and road congestion.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p>
Highways England	<p>Highlights that if Green Belt development is not permitted it may need to be allocated elsewhere, which could have a greater impact on the highway network. However, delivery of an additional 4,400 more dwellings could have a significant impact on the strategic road network, therefore such impacts need to be accurately assessed.</p> <p>Notes that development sites away from urban centres may not benefit from some of the existing sustainable transport options available in urban areas – sufficient sustainable transport solutions need to be provided to/from development in these areas.</p> <p>Welcomes location of development in relatively close proximity to Oxford along key radial routes, due to potential for high quality sustainable transport connections. However, notes these need to be in place then traffic impacts on the A34/A44 Peartree Interchange would be 'intolerable'. States that residual impacts of development are yet to be</p>	<p>Noted.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>Impacts on traffic and air quality have been assessed via SA objective 10: to reduce air pollution (including greenhouse gas emissions) and road congestion. SA objectives 6 (accessibility) and 16 (access to employment) are also relevant to transport. These draw on ITP's Transport Assessment and proximity to</p>



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	<p>fully understood and therefore appropriate mitigation cannot yet be identified. Additional key areas that could be impacted by development include other links on the A34 and M40 Junction 9. State the impacts on these are unclear and should be assessed. States it should also be clarified whether developer funding is intended to fully cover infrastructure schemes. Also recommends an assessment of the cumulative impact on the strategic road network from all site proposals.</p>	<p>existing public transport links.</p> <p>The Council has produced transport evidence which has directly informed the Plan making process.</p>
Bloombridge LLP	<p>Proposes inclusion of The Moors, Kidlington.</p> <p>States that SA underplays the role played by strategic components of the Green Belt, particularly the Kidlington Gap and Begbroke Gap and the rural setting of Oxford as viewed from the A44. Expects an appraisal of the costs and benefits of development of these areas in social, economic and environmental terms, which should be consistent with the landscape character inputs to the draft plan. States that The Moors performs well, relative to PR6, PR8 and PR9 (and part of PR7a) in terms of its impact on the Green Belt. States it is not clear why The Moors was omitted from the plan.</p> <p>Suggest that SA objective 16 should be scored as minor positive, rather than mixed, as The Moors could accommodate some employment for SMAs as part of the development mix.</p> <p>Agrees with SA assessment for sustainable transport, landscape assessment (SA objective 8) and historic environment objective (SA objective 9).</p> <p>With regards to biodiversity, states The Moors had medium/low sensitivity, which proposed 10 ha of country park and green space can fully offset or mitigate.</p> <p>States 'there is no flood risk'.</p> <p>States the Grade 3 agricultural land has deteriorated.</p>	<p>Noted.</p> <p>Green Belt is a policy designation. However, as highlighted in the assumptions for SA objective 8 (landscape), limiting urban sprawl, coalescence of settlements and encroachment of the countryside are relevant to this objective. The assessment of SA objective 8 draws on potential to affect the AONB and the Landscape Character Sensitivity and Capacity Assessment. The Council has produced a Green Belt Study which has informed the Plan making process.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>This site has been identified by the Council as a potential site for residential development. Potential inclusion of other uses or mitigation is not provided in detail for all sites at this stage, therefore the options have only been assessed for what the Council has identified as their potential use.</p> <p>The assessment against SA objective 12 in the site assessment matrix recognises that the site lies outside</p>

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		<p>of flood zone 3, but that development would occur of greenfield land partially within flood zone 2 and susceptible to surface water, groundwater and sewer flooding incidents, as identified in the Level 1 SFRA Update.</p> <p>In order to ensure consistency across site assessments, national datasets have been used to identify agricultural land classification of land within site options.</p>
Pegasus Group on behalf of Richborough Estates	<p>Suggests that Cherwell may be required to provide additional housing due to South Oxfordshire Council only agreeing to meet part of their apportionment of Oxford's unmet need, leaving a shortfall of 1,200 dwellings.</p> <p>Suggests that Council have not considered all reasonable alternatives, as only sites within Areas of Search A and B were subject to SA.</p>	<p>Noted.</p> <p>A strategic and proportionate approach has been taken to forming and assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p> <p>Site options for accommodating a proportion of Oxford's unmet housing need have been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of Search and other objective evidence.</p>
Bloor Homes	<p>Suggests that the level of Oxford's unmet need to be accommodated should be a minimum of 4,400. Suggests this needs to be reflected in SA Chapter 8: Appraisal of Quantum of Additional Development Findings.</p> <p>The Local Plan Partial Review is not legally or procedurally compliant as a result of the approach undertaken to identifying first, broad Areas of Search Options and secondly, specific sites within those options that were taken forward (Options A and B).</p> <p>Promotes further allocations within Area of Search H. Suggests site PR45 would provide a logical extension to Banbury 3: West of Bretch Hill. Outlines the features and advantages of this site. Notes that the SA of this site had largely positive results.</p>	<p>Noted.</p> <p>A strategic and proportionate approach has been taken to forming and assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p> <p>Site options for accommodating a proportion of Oxford's unmet housing need have been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of</p>

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		Search and other objective evidence.
Gerald Eve LLP on behalf of Merton College	Supports village extension to Yarnton. Welcomes SA findings of significant positive effects with regards to health and wellbeing and access to services and facilities.	Noted.
Edgars Limited on behalf of Mr & Mrs Tomes	<p>Support vision, objectives and general approach to meeting Oxford's unmet needs.</p> <p>Objects and states that 4,400 homes should be a minimum figure.</p> <p>Support removal of land at 14-16 Woodstock Road from Green Belt in PR3. Object to safeguarding of this land and state it should be allocated within proposals for a new sustainable urban neighbourhood under PR8.</p> <p>Highlight 'strategic advantages' of this site, including proximity to A44 corridor and potential for sustainable transport, lack of contribution to the Green Belt and opportunity to integrate with Begbroke Science Park proposals.</p> <p>States that the site has not been submitted for consideration previously, therefore it has not been explicitly assessed as a development opportunity as part of the Council's evidence base, including the SA, but has been appraised under Policy PR3. Notes that this policy is assessed as having mainly positive effects. Considers that potential significant adverse effects on the historic environment can be avoided.</p>	<p>Noted.</p> <p>The Council has produced a Green Belt Study which has informed the Plan making process.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The Council's reasons for selecting Areas of Search A and B (and for not selecting other options) are detailed in Chapter 7 and the Council's reasons for selecting preferred site allocations (and not selecting others) are detailed in Chapter 10.</p>
Oxfordshire County Council	<p>Supports document and its alignment with the Oxford Transport Strategy.</p> <p>States that whilst proposed sites score highly in terms of sustainability, it should be recognised that there are high levels of traffic congestion in the southern Cherwell/North Oxford area; this is an existing issue which extends into neighbouring districts and which will worsen with the impact of the cumulative growth across the region. Any of Oxford's unmet housing needs located within Cherwell would have some impact on this area in order to access the city. The sites proposed by CDC score highly in terms of sustainability due to the opportunities for public transport, cycling and walking connectivity with the city, and would therefore have a lesser impact in transport terms.</p>	<p>Noted.</p> <p>The SA baseline information acknowledges that there are existing traffic congestion issues in the area. As explained in the assumptions in Appendix 2, ITP's Transport Assessment was used to inform judgements regarding the effects of options on traffic. The Council has produced transport evidence which has directly informed the Plan making process.</p>

Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
WYG on behalf of Bonnar Allen Ltd.	<p>Disagrees with approach of focusing growth around Kidlington as other locations may offer better transport links. Also states that preferred locations around Kidlington will increase congestion on the highway network and result in loss of Green Belt land and lead to coalescence between Kidlington, Begbroke and Yarnton.</p> <p>Proposes that the majority of unmet need should be directed to New Alchester.</p>	<p>The Council has produced transport evidence which has directly informed the Plan making process.</p> <p>A strategic and proportionate approach has been taken to forming and assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p> <p>Site options for accommodating a proportion of Oxford's unmet housing need have been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of Search and other objective evidence.</p> <p>The Council's reasons for selecting Areas of Search A and B (and for not selecting other options) are detailed in Chapter 7 and the Council's reasons for selecting preferred site allocations (and not selecting others) are detailed in Chapter 10.</p>
Carter Jonas LLP on behalf of Sheehan Group of Companies	<p>States that the promoted site would be a logical extension to the Begbroke Urban neighbourhood or the existing built up area of Yarnton. Also states that the site is not within a conservation area, nor does it contain any existing buildings, is not subject to any landscape or environmental policy designations and does not fulfil a Green Belt function.</p> <p>Seeks clarification regarding how site can be assessed as having both significant positive and significant negative effects with regards to reducing air pollution. Also notes that current use includes a number of lorry/HGV trips to and from the site, which would be reduced if use changed to residential. Also states that redevelopment would provide an opportunity for biodiversity enhancements.</p> <p>States that the Council has failed to fully consider all reasonable alternatives/additional options.</p>	<p>Noted.</p> <p>A strategic and proportionate approach has been taken to forming and assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>As explained in the site appraisal matrix in Appendix 6</p>

Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
		<p>of the SA Report, this site was assessed as having significant positive effects on SA objective 10 as it is in close proximity to a premium bus route. Significant negative effects may occur as development may increase traffic within AQMAs in Oxford. As such, development at this site is expected to have a mix of both positive and negative significant effects.</p> <p>Site options for accommodating a proportion of Oxford's unmet housing need have been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of Search and other objective evidence.</p> <p>The Council's reasons for selecting Areas of Search A and B (and for not selecting other options) are detailed in Chapter 7 and the Council's reasons for selecting preferred site allocations (and not selecting others) are detailed in Chapter 10.</p>
Turley on behalf of Bovis Homes Ltd	<p>Suggests breaking down summary of each area of search with regard to effects on the City of Oxford or Cherwell District is not a positive approach, because it is not an holistic approach. Advises that these are not separated.</p> <p>Considers the use of colour coding in SA matrices ineffective and contrary to the NPPF as there are no thresholds for each score for what level of effects would be considered significant.</p> <p>Suggests inaccurate methodology has led to inaccurate representation of areas of search and headline summaries do not reflect the true nature of the whole district.</p> <p>Suggests plan is contrary to NPPF in allocating sites that the WYG ecological study concluded would have cumulative adverse effects on Rushy Meadow SSSI.</p> <p>States that Option H is the most sustainable area for growth as it has the</p>	<p>As explained in paragraphs 5.5 and 5.6 of the SA Report, <i>"the principal driver for the Part 1 Partial Review is to accommodate some of Oxford's unmet housing need. Part 1 of Cherwell's Local Plan already makes provision for Cherwell's housing and employment needs over the Plan period. Therefore, SA objectives relating to the provision of housing and economic growth development have been appraised mainly for effects on the City of Oxford. However, it is recognised that economic effects will be wider and/or consequential... Furthermore, SA objectives considered to be of particular spatial relevance to Oxford as well as Cherwell have been appraised for effects in relation to both the City of Oxford and Cherwell District"</i>. The assessment of cumulative effects in Chapter 10 ensures that the SA includes a holistic assessment of</p>

Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
	<p>most significant positive effects on Cherwell and the least significant negative effects on Cherwell.</p> <p>Notes that the SA acknowledges the sustainable location of Banbury. Notes that the SA considers sustainable transport advantages of area of search H (as well as C and F) and that support with regards to Options A and B relates largely to their close proximity to Oxford. Suggests SA demonstrates that sustainable transport is not a reason for discounting Banbury, even though it is further away from Oxford as it is well connected via public transport. States that this has not been relayed appropriately due to unknown thresholds and segregation of effects between Oxford and Cherwell.</p>	<p>the plan as a whole.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>A strategic and proportionate approach has been taken to forming and assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need. The driver for the Local Plan review is to meet the objective unmet need of Oxford; therefore the SA report focuses on this.</p> <p>The Council's reasons for selecting Areas of Search A and B (and for not selecting other options) are detailed in Chapter 7 and the Council's reasons for selecting preferred site allocations (and not selecting others) are detailed in Chapter 10.</p>
Lichfields on behalf of Taylor Wimpey (Oxfordshire)	<p>Relates to Land North and South of Milton Road, Bloxham (site 35).</p> <p>Does not consider that Oxford's housing need should be considered separately to the rest of the HMA.</p> <p>Concerned that the plan has informed the evidence, rather than the other way around, as only sites within Areas of Search A and B proceeded to site assessment, and that the Submission Plan states that it '<i>focuses development on a geographic area extending north from Oxford to South Kidlington</i>'.</p> <p>Summarises concerns raised with regards to the initial SA Report (November 2016).</p> <p>Does not consider that all reasonable alternative options have been fully addressed, at the appropriate time to enable an appraisal of these within</p>	<p>Noted.</p> <p>The SA has been carried out by independent consultants. Site options for accommodating a proportion of Oxford's unmet housing need have been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of Search and other objective evidence.</p> <p>A strategic and proportionate approach has been taken to forming and assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p>



Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
	<p>the preparation of the emerging plan.</p> <p>Concerned that the plan is over-reliant on concentrating housing close to Oxford City, rather than considering sustainable development locations throughout the district.</p> <p>Proposes that sustainable locations within Area of Search I should be assessed and adequate reasoning provided as to why these should be preferred or rejected in favour of alternative means of meeting the housing need.</p> <p>Considers the conclusion that Option I would 'include some significant negative effects for some objectives' is unfounded when the relevant criteria will vary widely over such a large area. For the same reasons, the conclusion that this option is not considered suitable for accommodating housing to meet Oxford's unmet housing needs is not considered reasonable.</p>	<p>Responses to comments raised in relation to the November 2016 report are included in Appendix 3 of the June 2017 SA Report.</p> <p>The way in which the Council identified reasonable alternative Areas of Search is explained in Chapter 7 of the SA report (para 7.12 onwards). The Council's reasons for selecting Areas of Search A and B and not selecting other Areas are detailed in Chapter 7 of the SA Report (paragraph 7.69 onwards).</p> <p>The appraisal of Area of Search I is proportionate for a strategic scale assessment of potential growth options. Area of Search I is rural in nature, containing the remaining areas of the District not covered by the other Areas of Search A-H. The area has been appraised as a whole, and is shown to be remote from existing local and regional centres, with Area of Search I scoring 'Red' in ITP's assessment of 'proximity to current sustainable transport'.</p>
GVA on behalf of Oxford Aviation Services (own London Oxford Airport; LOA)	<p>Concerned that SA seems to assume that any development at the LOA will encompass the entire site as a whole and will involve closure of the airport. Suggests the SA should consider sub-divided parcels of the site individually. Concerned that current approach produces unrealistically negative results, which has led to the decision not to allocate the site.</p> <p>States that this is one of the most sustainable site options as it is suitable, achievable and deliverable, of low value in Green Belt and landscape terms, arguably the most accessible option in the preferred area of search and will realise significant and unique economic benefits.</p> <p>Representation also includes an updated planning/development proposition, proposed updates to the SA, an economic report and copies of previous representations.</p>	<p>It has not been assumed that development at site 118 would involve closure of the airport. The SA of the sites has been undertaken in a consistent and proportionate way. The Council's reasons for decision making are given in Chapter 10 of the SA Report and include that "<i>residential development is unlikely to be conducive to good operation of the airport</i>" (paragraph 10.158) The Council has made its decisions informed by the SA but also informed by other evidence such as that relating to transport.</p> <p>As detailed in the site assessment matrix, this site scored poorly in ITP's Transport Assessment in terms of access to Oxford jobs, but was deemed to have positive effects with regards to access to services and</p>

Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
		<p>facilities. Effects on landscape have been assessed via SA objective 8, which draws on the Landscape Character Sensitivity and Capacity Assessment. This concluded that the site has medium to low capacity for development due to the relative openness and visibility of the site.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report. The SA cannot take into account additional design and mitigation measures proposed by developers, as they cannot be guaranteed and are not available on a like for like basis between sites. The proposed updates to the SA are not consistent with this methodology.</p>
Barton Wilmore on behalf of A2Dominion Housing Group Limited	<p>States the Local Plan Review should address the need to provide a balanced housing supply in locations which are both sustainable and meet the needs of Oxford City Council. There should be a single comprehensive approach to meeting Cherwell and Oxford City Councils' needs. States that the identification of reasonable alternatives should have commenced with a review of settlements with good socio-economic and transport links to Oxford City, the capacity of existing strategic allocations in these locations, and whether they can accommodate additional housing.</p> <p>Promotes growth at Bicester and claims this has not been rigorously tested.</p> <p>States that the Sustainability Appraisal (June 2017) only appraised for effects on Oxford City and not the impact on wider Cherwell District.</p>	<p>The way in which the Council identified reasonable alternative Areas of Search is explained in Chapter 7 of the SA report (para 7.12 onwards). The Council's reasons for selecting Areas of Search A and B and not selecting other Areas are detailed in Chapter 7 of the SA Report (paragraph 7.69 onwards).</p> <p>A strategic and proportionate approach has been taken to forming and assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p> <p>Site options for accommodating a proportion of Oxford's unmet housing need have been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of</p>

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		<p>Search and other objective evidence.</p> <p>The SA considered effects on both Oxford City and the wider Cherwell District. As explained in Chapter 5 of the SA Report, the principal driver for the Part 1 Partial Review is to accommodate some of Oxford's unmet housing need; therefore, SA objectives relating to the provision of housing and economic growth development have been appraised mainly for effects on the City of Oxford. However, it is recognised that economic effects will be wider and/or consequential. This applies only to SA objectives 1, 16 and 17. All other SA objectives have been assessed for their effects on Oxford and Cherwell or Cherwell only.</p>
<p>Richard Buxton Law on behalf of Begbroke &amp; Yarnton Green Belt Campaign (BYG)</p>	<p>Raises concerns that Green Belt release is unjustified as exceptional circumstances do not exist. Particularly object to removal of land at PR8 and PR9, but also PR6a, PR6b, PR7a, PR7b and PR10.</p> <p><b>Para 2.39 of the SA</b> - References the SA to support point that 'the final apportionment [from the Growth Board] is a recommendation', although the consultee claims this is confusing in its full context.</p> <p><b>Chapter 8 of the SA</b> - States the appraisal of alternative apportionment figures in Chapter 8 of the SA is high level <i>'to the point of being meaningless'</i>. Criticises lack of spatial implications of accommodating different apportionment figures.</p> <p><b>Paras 7.69 to 7.91 of the SA</b> - States that relying on the total number of positive and negative SA scores as a metric for selecting areas of search is weak and overly simplistic. <i>'SA scores should never be tallied, as there is no assumption that each of the SA criteria has equal weight'</i>.</p> <p>Suggests that consultation on the SA Report alongside a 'true' draft plan, under regulation 18, is necessary to meet requirements of the SEA Directive and Aarhus Convention. This relates to the requirement of the SEA Directive to carry out 'early and effective' draft plan consultation and the Aarhus Convention to provide for participation 'when all options are open'. Also notes that Article 8 of the SEA Directive anticipates a stage of plan finalisation following consultation.</p>	<p>Noted.</p> <p>A strategic and proportionate approach has been taken to forming and assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need. All options were assessed consistently and in line with the approach outlined in Chapter 8 of the SA Report.</p> <p>Paragraphs 7.69 to 7.91 of the SA Report simply summarises the SA conclusions in these terms for brevity. It does not indicate that totalling up the number of positive and negative scores was the basis for decision making. Paragraph 7.69 also explains that the SA was one of a number of factors feeding into the selection process. Paragraphs 7.73 to 7.91 provide more detailed reasons why each area of search was selected or otherwise.</p> <p>The consultation met the requirements of SEA Directive/Regulations as the SA Report presented the assessment of all reasonable alternatives. Early and</p>

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	<p>Also claims that plans to meet Oxford's unmet housing need are premature as they are ahead of finalisation of the government's uniform methodology for calculating OAHN and the forthcoming publication of Oxford's own housing figures. Also concerned that Regulation 18 consultation consisted only of high level options but Council do not intend to revise plan after this Regulation 19 consultation. Suggests decisions were made using inappropriate scale data, including the LUC Spatial Options Assessment RAG rating in relation to arriving at the Growth Board's apportionment figure.</p> <p>States that the Regulation 18 Local Plan consultation document did not make it clear that preferred areas of search had been identified and that detailed work had been undertaken to assess these two areas of search only.</p> <p>Concerned that presenting the appraisal of the same nine areas of search in the current SA Report is unhelpful. Also claims that the SA suggests seven of the nine areas for search have little or no potential to support a Partial Review allocation.</p> <p>States that appraisal of HELAA sites in isolation should have been an interim (not a final) step to generate genuine reasonable alternatives. There was a need to examine mutually exclusive alternative packages of site options. Note that the Transport Assessment defined a discrete range of three alternative combinations of site options.</p> <p>Presents comments on the consideration and assessment of Shipton on Cherwell Quarry to demonstrate 'the failure in methodology'. This relates to the Council's explanation for not progressing the site at paragraph 10.102 of the SA Report.</p> <p><b>Level 2 SFRA</b> – States it is not clear whether the work was completed in time to inform consideration of options. States that the Level 2 SFRA identifies Begbroke as more constrained by flood risk than Islip with regards to fluvial and surface water flood risk, yet the SA Report finds the two areas to be of compatible flood risk ('minor negative effects') referencing only the level 1 SFRA.</p> <p><b>Draft Cherwell Water Cycle Study</b> – States that it is not clear whether the work was completed in time to inform consideration of options. The</p>	<p>effective consultation started with the SA Scoping Report (2015), followed by the Initial SA Report (2016), which related to the November 2016 Options Paper. The Options Paper SA included an assessment of the vision and spatial objectives, the areas of search, quantum of additional development options and site options. Note that, whilst related, the Town and Country Planning (Local Planning) Regulations, the SEA Directive and the Aarhus convention are separate and do not cross-refer to one another. As such, the SEA Directive contains no requirement to consult on the SA Report alongside a draft plan under Regulation 18. Article 8 of the SEA Directive simply requires the Environmental Report (i.e. the SEA Report) and comments received on this to be taken into account during plan preparation, before its submission to the SoS and adoption. This has occurred through previous stages of the SA and the 2017 SA Report was also been considered by Cherwell District Council in finalising the Local Plan Review.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report and help to ensure the process is consistent and robust.</p> <p>The SA Report is required to present information on the entire SA process, including assessment of reasonable alternatives. The 'repetition' of assessments allows all relevant information on the SA process to be included in the final SA Report. It is assumed claims that seven of the areas of search have no potential to support a Partial Review allocation refers to paragraph 7.74 (states Areas of Search C to I would not sufficiently deliver the Partial Review's vision</p>

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	<p>study clearly identifies certain wastewater treatment works as more constrained than others, yet the SA gives negligible effects for all options, stating that effects of development on water quality are 'dependent on the scale of development and capacity at the local sewage treatment works'.</p> <p><b>PR38 Oxford – Cambridge Expressway Strategic Study – Stage 3 Report</b> – States this study is mentioned in the Plan and the SA but no effort is made to draw out implications of this for the Partial Review i.e. possible major new expressway passing between Bicester and Oxford, along the A34.</p> <p>Concerns that analysis within the SA is overly mechanistic with little qualitative assessment/professional judgement applied, which may have reduced the ability to differentiate between sites. Suggests the objectives/criteria that could not be applied to the appraisal should have been screened out in order to make the report more accessible. Concerned that options were not refined and there is little to indicate that new evidence/understanding was taken into account. Notes that all sites at Islip are appraised as benefitting from being 'within 2.5km of a train station', even when sites are adjacent to the station. States the SA fails to differentiate between the merits of sites with regards to the quality of agricultural land to be lost. Particularly points out the area of Grade 2 agricultural land to the west of Kidlington (PR8). Raises concerns that no consideration is given to the location of AQMAs. Particularly notes that sites options on the edge of Kidlington, which would increase traffic through the Kidlington AQMA, are not judged to perform any worse than other options. States that no weight is given to the importance of supporting the achievement of economic growth objectives within the Oxford to Cambridge Corridor. Concerns the SA fails to differentiate between merits of sites in terms of flood risk, even when extent of site covered by a flood risk zone is vastly different. Notably PR8 is not shown to perform relatively poorly in respect of flood risk, despite the fact it was deemed suitable for allocation only following an Exception Test. States that there is no basis for Area B to be deemed to compromise landscapes that are more sensitive than those in Area A for the reason it is more rural. Raises concerns that proximity to the Shipton-on-Cherwell &amp; Whitehill Farm Quarries SSSI is repeatedly referenced as an ecological constraint, despite the fact that it is designated for geological value only.</p>	<p>and objectives) – this conclusion has been drawn after considering the SA and other evidence base documents.</p> <p>It was not appropriate to package up site options into mutually exclusive alternative packages for the SA Assessment of the Areas of Search provided a similar assessment by considering the concept of development in those areas at a more general level. The Transport Assessment is a separate assessment to the SA and considered three 'development scenarios' that could deliver 4,400 homes. It is considered that the most effective way for the SA to assess reasonable alternatives is on a site by site basis.</p> <p>The assumptions for SA objective 12 in Appendix 2 of the SA demonstrate that the SA focused on Environment Agency Flood Zones.</p> <p>The Water Cycle Study is referenced in para 3.42 of the SA Report. This confirms that the WCS has demonstrated achievable solutions to ensuring wastewater from additional development is treated, with the exception of Oxford WWTW. Para 10.327 and 10.328 of the SA recognise that the WCS recommendations need to be carried forward by CDC, Thames Water and developers to generate the predicted minor positive effects record in the SA.</p> <p>The Oxford-Cambridge expressway is associated with a lot of uncertainty. As per comments received from Highways England, this cannot be taken into account at this time in terms of transport impacts.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been</p>

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	<p><b>SA NTS</b> – Considered too long to be accessible to the general public. Concerns that NTS does not conclude on the effect resulting from the Partial Review but the effects that will result from ‘the adopted Local Plan Part 1 and the Local Plan Part 1 Partial Review’.</p> <p>Raises concerns that para 184 of the SA NTS concludes the outcome of air quality will be positive and that there will be significant positive effects on biodiversity as policies are proposed to mitigate the impacts of growth. States that discussion of effects concludes (paras 1.191 to 1.195) with a discussion of baseline issues with little relevance to the Partial review (e.g. HS2).</p> <p>Raises concerns that the report does not present suggested recommendations/mitigation measures.</p> <p>States that there is no analysis to justify the conclusion that <i>‘the options and policy approaches that have been taken forward in the Local Plan are those that perform more positively, or at least well, against the SA objectives than the rejected options’</i>.</p> <p>Raises concerns that the conclusions section includes much discussion of the plan’s predicted positive effects but only one sentence mentions of negative effects.</p> <p><b>Appendix B of reps: Transport study</b></p> <p>Concerns that the SA could not have been properly informed by the TA (Transport Assessment work (ITA, 2017) as the SA was published first. Assessment of Area A having mixed effects (+ +/-) on SA objective 10 is at odds with modelling work that indicates proposed allocations around the A44 will lead to severe adverse impacts on road congestion.</p> <p>Paragraphs 7.38 to 7.40 of SA Report summarise findings of ITP’s transport work as a green rating for Area A, but no reference is made to adverse impacts on road congestion, which is misleading.</p> <p>Paras 7.87 to 7.91 of SA, setting out reasons for selecting Areas A and B, fail to acknowledge significant adverse road congestion impacts of development in Area A.</p> <p>Concerns that the SA fails to recognise any negative impacts of introducing significant additional traffic to the A44 corridor is carried through all assessments. All assessments also fail to refer to the fact that Objective 10 covers both air quality and road congestion.</p>	<p>subject to consultation and is set out in Chapter 5 of the SA Report and help to ensure the process is consistent and robust.</p> <p>The reference to sites at Islip being within 2.5km of the train station reflects the assumptions presented in Appendix 2 of the SA.</p> <p>Assumptions in Appendix 2 differentiate between Grades 1 and 2 agricultural land (best and most versatile) and Grade 3 agricultural land (which may be BAMV if Grade 3a, but this is unknown). The assessment of PR8 acknowledges presence of Grade 2 agricultural land at this site.</p> <p>Assumptions in Appendix 2 consider potential impacts on AQMAs and relationships between areas of search/sites and AQMAs is referenced repeatedly in the assessment matrices in Appendices 4 and 6.</p> <p>Specific assessment against the economic growth objectives of the Oxford to Cambridge corridor is outside the scope of this SA. Economic effects have been assessed via SA Objectives 16 and 17.</p> <p>PR8 has been assessed as having negligible effects on flood risk, as the areas of the site within Flood Zones 2 and 3 will be retained as green space.</p> <p>Shipton-on-Cherwell &amp; Whitehill Farm Quarries SSSI has not been assessed, or referred to, as an ecological constraint. Whilst SA 7 has been referred to as ‘Conserving and enhancing biodiversity’ for brevity, the assumptions in Appendix 2 clarify that geodiversity is also relevant to this SA objective, hence the SSSI is discussed with regards to options that may affect the quarry, in line with these assumptions.</p>



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		<p><b>NTS</b></p> <p>The length of the NTS relates to the required information that it must contain, which is set out in the SEA Regulations. Every effort has been made to present such information in an accessible way. Conclusions of the adopted Local Plan Part 1 and the Local Plan Part 1 Partial Review have been presented, as the Partial Review will sit alongside the adopted Local Plan to form the whole Local Plan. As such, this is considered the best way to convey the likely effects of the plan as a whole, taking into account the Partial Review. This assessment presents the overall effects of the Plan, which includes positive effects associated with air quality and biodiversity.</p> <p>Paragraph 10.383 onwards of the SA Report details the main recommendations made by the SA and the amendments made to the Local Plan Review in light of these. Paragraph 10.386 onwards identifies the policies within the adopted Local Plan Part 1 that are expected to provide mitigation for the potential negative effects of the policies within the Local Plan Part 1 Partial review. Recommendations and mitigation are discussed from paragraphs 1.196 to 1.199 of the NTS.</p> <p>The statement that the options and policy approaches taken forward are generally those that perform more positively is supported by the assessments of options and policy approaches recorded in the SA Report.</p> <p>The conclusions section in the NTS is a brief overview of the process and focuses on likely significant effects arising from the plan. Both significant negative and significant positive effects have been acknowledged.</p> <p><b>Transport study</b></p> <p>Whilst the SA was published before the Transport</p>

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		<p>Study, ITP communicated the results of the study, including the results of the RAG assessment, to LUC and the Council prior and in time to inform the SA</p> <p>Assessments on air quality and congestion were undertaken in line with the assumptions presented in Appendix 2 of the SA Report. The transport study reports on traffic congestion.</p>
Hanwell Parish Council	<p>Rejects the idea that Green Belt development can be the most sustainable option, stating it is inherently unsustainable. States development should be located <i>'on the sustainable sites it [the Council] has identified elsewhere in the district'</i>.</p> <p>States that planned housing for Woodstock would put undue stress on local infrastructure and services, threaten the World Heritage Site prospect, damage the rural environment and risk turning this historic town into an Oxford suburb.</p>	<p>Noted.</p> <p>The SA assessed all reasonable alternatives identified by the Council.</p> <p>Information on infrastructure capacity is not available on a consistent basis between sites. As SA is a strategic process, it has been assumed that the relevant infrastructure upgrades will be made as appropriate for all proposed development.</p>
TMP Planning Ltd on behalf of Gosford and Water Eaton Parish Council	<p><u>Areas of Search Appraisal (1.93 – 1.113)</u></p> <p>Reiterates concerns raised at Option Consultation stage. Comments are in relation to Area A – Kidlington.</p> <p>State that benefits to health and wellbeing are overstated as facilities do not have capacity to accommodate the proposed level of growth.</p> <p>Raises concerns about potential impacts on congestion and air quality, particularly given the proximity of existing AQMAs. Stresses the need for sustainable transport links to minimise this impact.</p> <p>States that effects on SA Objective 5 will be significant through the construction and operational phases due to issues including increased noise, light and traffic pollution.</p> <p>Considers impacts of coalescence have been understated with regards to SA objective 8 and states that this issue should be given greater weight.</p>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report. Information on infrastructure capacity is not available on a consistent basis between sites. As SA is a strategic process, it has been assumed that the relevant infrastructure upgrades will be made as appropriate for all proposed development.</p> <p>SA of Area of Search A acknowledges the proximity to the Oxford AQMA, with regards to SA Objective 10. The SA drew on ITP's Transport Assessment when considering impacts on traffic and transport.</p> <p>The assumptions presented in Appendix 2 explain that</p>

Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
	<p><u>Site Options within Areas of Search A and B Appraisal</u> The above concerns also apply to appraisal of site options.</p> <p><u>Strategic Policies and Preferred Site Allocations Appraisal</u> Disagrees that Policy PR1 will have positive effects on pollution and congestion, given that increased road traffic will be generated in areas already suffering from pollution. This comment also applies to the housing site allocations that perform the same (mixed positive/negative effects) against this objective.</p> <p>Supports assessment of negative effects with regards to biodiversity, landscape, historic environment, efficient use of land and resource consumption and in terms of cumulative effects.</p>	<p>effects of SA objective 5, with regards to operational impacts on existing communities, are largely dependent on developmental design. Both construction and operational phases have been considered in the assessment.</p> <p>The assessment of SA objective 8 is clear that effects are somewhat dependent on the layout and landscaping of development, therefore uncertainty is recorded.</p> <p>Policy PR1 contains many requirements and therefore is recorded as having mixed effects. The policy requires development to deliver the vision, objectives and policies of the partial review and deliver sustainable development, which is likely to have positive effects on pollution and congestion, as well as the negative effects identified. With regards to housing sites, positive effects relate to proximity to existing public transport routes as per ITP's Transport Assessment.</p>
West Waddy ADP on behalf of J A Pye (Oxford) Ltd	<p>Owns land at Webb's Way, Kidlington (site ref 32).</p> <p>States that new developments will not be served by or support Kidlington village centre, as many sites are not located close to this and therefore new service centres are proposed through policies PR8 and PR6a. Suggests some development should be located closer to Kidlington Village Centre.</p> <p>Outlines benefits of site 32. States that reasons given for rejection of the site in the SA are not valid for the following reasons:</p> <ul style="list-style-type: none"> <li>- Site would not perform any worse than other greenfield sites with regards to agricultural land quality and greenfield development.</li> <li>- Character of Cherwell Valley and Kidlington conservation area would be protected as site is small (3.447 ha) and a large part would be retained as open space.</li> <li>- Due to small size of site, there would not be a significant increase</li> </ul>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>SA is a strategic process that assesses options on a comparable basis. It cannot consider evidence reports produced for individual sites, as these are not available for all sites. The SA has drawn on evidence that is available consistently across the plan area.</p>

Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
	<p>in traffic through the village.            Consultee has provided a Landscape and Visual Appraisal and Transport Statement to support these points.</p>	
Begbroke Parish Council	<p>Suggests that sites PR9, PR8 and PR3e together would have a ‘devastating effect’ on the Green Belt.</p> <p>Suggests that there are more sustainable alternative site options within or nearer to Oxford city to meet Oxford’s housing need and gives examples of Showman’s Field and Marston Saints Sports Field. Also suggest various other options are more suitable, including sites within Oxford and Bicester Sites A&amp;G Blackthorn and Arncott.</p> <p>Disagree that there is need for a cautious approach to developing land outside the Green Belt at Woodstock due to presence of heritage assets as <i>‘The palace [Blenheim Palace] views would not be affected unless there plans to build on the palace grounds in full view of the palace which has not been suggested. Other world heritage sites have been able to build around those kind of places.’</i></p> <p>Suggests that discounting Areas of Search C to I is unfounded as the user catchment for Oxford Park and Ride facilities extends beyond the county, therefore showing that ‘people are prepared to travel’. Suggests improved public transport services to areas of the catchment that are further afield would be a better alternative to development on Green Belt land. Also suggest the Areas of Search could have included more areas.</p>	<p>Green Belt is a policy designation. A strategic Green Belt Study was been prepared jointly by Oxfordshire Growth Board, including Oxfordshire County Council and the constituent Districts.</p> <p>A strategic and proportionate approach has been taken to forming and assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford’s unmet housing need. The SA assessed all reasonable alternatives identified by the Council. The Council’s reasons for selecting Areas of Search A and B (and for not selecting other options) are detailed in Chapter 7 and the Council’s reasons for selecting preferred site allocations (and not selecting others) are detailed in Chapter 10.</p> <p>The setting of a heritage asset consists of more than views to and from the asset, it includes the context and experience of that asset as part of its surroundings.</p> <p>Improvements to transport infrastructure in north Oxford/A44/A4260 are discussed in the proposed Submission Plan. This is also true for the Park and Ride proposal. The SA assesses proposals against the existing baseline, rather than against potential future projects.</p> <p>The SA drew on ITP’s Transport Assessment when considering impacts on traffic and transport. The transport assessment has also directly informed the Plan making process.</p>

Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
South Oxfordshire District Council	<p>With regards to housing figures, requests clarification on what would be considered 'significantly' more or less than 4,400 homes.</p> <p>Questions the implications of different housing numbers as the numbers do not appear to relate to any spatial strategy.</p>	<p>The SA has assessed the implications of more or less homes in District with a view to capturing changes and differences in sustainability effects across the District. The housing quanta is assessed in the context of a strategy which locates development in areas A and B. The degree of uncertainty regarding this has been reflected in the assessments.</p>
CPRE Oxfordshire	<p>Suggests that there are a number of reasonable alternatives to development of Green Belt land, such as building elsewhere in the District and increasing densities, including in the City of Oxford itself. States that the Council should have declined to accommodate any need that requires Green Belt development and this should be met by neighbouring authorities. Particularly supports increasing densities and notes that the housing figures do not take account of the new draft methodology for calculation of objectively assessed need.</p> <p>Objects to the Councils reasoning that development to meet Oxford's unmet need needs to be in close proximity to Oxford.</p> <p>Objects to allocation at Woodstock, referencing objections to a similar scheme proposed in the past. In particular, CPRE requests that the Council conduct a heritage impact assessment of this site.</p>	<p>The way in which the Council identified reasonable alternative Areas of Search is explained in Chapter 7 of the SA report (para 7.12 onwards). The Council's reasons for selecting Areas of Search A and B and not selecting other Areas are detailed in Chapter 7 of the SA Report (paragraph 7.69 onwards). The Council's reasons for selecting preferred site allocations (and not selecting others) are detailed in Chapter 10.</p> <p>A Duty to Cooperate exercise has been undertaken within Oxfordshire to apportion Oxford City's unmet needs.</p> <p>The sustainability implications for the allocation at Woodstock are assessed in Appendix 6 and 7 of the SA Report.</p>
Wendlebury Parish Council	Supports selection of Areas of Search A and B.	Noted.
Woodstock Parish Council	<ul style="list-style-type: none"> <li>• Suggests a need to consider cumulative impacts of Cherwell and West Oxfordshire proposals.</li> <li>• With regard to paragraph 10.31 of the SA, no approval has yet been issued for application 16/01364/OUT.</li> <li>• With regard to Paragraph 10.34 the site does not lie adjacent to Woodstock.</li> </ul>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>With regard to application ref. 16/01364/OUT, please see Council's reasons provided in paragraphs 10.23-</p>

Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
	<ul style="list-style-type: none"> <li>The tables on pages 723-729 of the SA Report show that this site does not score highly in many or the primary objectives of the SA.</li> </ul>	<p>10.36 for development of Site PR10.</p> <p>With regard to paragraph 10.34, the north-western edge of PR10 lies adjacent to Woodstock.</p>
Carter Jonas LLP on behalf of Mr M Smith	<p>States that the Council has not considered all reasonable alternatives as the promoted site has not been included for residential development.</p> <p>Supports the SA assessment that development at the site would have significant positive effects in relation to employment opportunities, access to services and facilities and reducing air pollution.</p>	The Council's reasoning for the selection of sites is set out in Chapter 10 of the SA Report.
Oxford Preservation Trust	<p>Notes that the Sustainability Appraisal carried out by LUC as part of this Partial Review includes a high level assessment of the proposed sites against an objective to "protect, enhance and make accessible for enjoyment, the historic environment." (SA Objective 9). Notes that the SA indicates development of housing in Cherwell has potential for negative or unknown impacts on the historic environment.</p> <p>Raises concerns that there has been no detailed assessment of the significance of relevant historic assets or the significance of their settings, to inform decisions, particularly as this has resulted in lack of clarity and certainty regarding effects. Suggests this has also resulted in a lack of suggestions for mitigating any harmful impacts. States that the benefits of developing these areas have been assessed as outweighing the harm in all cases.</p> <p>Raises concerns that development at PR6a and PR6b will harm Oxford's green setting and lead to coalescence of Oxford with Kidlington. Also concerned that potential development sites included in Oxford City's Local Plan 2036 Preferred Options document (particularly site 107) have not been considered in combination with site PR6a.</p> <p>Raises concerns that the Environment Agency's planned Flood Alleviation Scheme has not been taken into account in the Partial Review. Suggests that assessment of potential development sites should consider downstream changes to flooding, including in Oxford.</p>	<p>Noted.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>Impacts on the historic environment have been assessed via SA Objective 9. Landscape impacts have been assessed via SA Objective 8. Flood risk impacts have been assessed via SA objective 12.</p> <p>In-combination effects with Oxford City Council's emerging Local Plan have been discussed in chapter 10 of the SA Report. It is however, noted that Oxford City's Local Plan is subject to change, as it has not yet been adopted.</p> <p>The SA assesses the Local Plan Review against the current baseline, rather than future potential projects.</p>
Edgars Limited on behalf of Mr and	Note that this site has not been assessed in SA as development site, but is assessed under Policy PR3. Note that SA records mainly positive effects, but potential negative effects are recorded with regards to impact on	The SA assessment of PR3 considers the possibility of development on this site in a proportionate way.



Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
Mrs Tomes	<p>heritage assets.</p> <p>Edgars consider that sensitive residential development of the land to the rear of the cottages can be achieved without significant adverse heritage impacts.</p>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report. The SA cannot take into account additional design and mitigation measures proposed by developers, as they cannot be guaranteed and are not available on a like for like basis between sites.</p>
David Jarvis Associates on behalf of Shipton Limited	<p>It is noted that the SA (and the assessments that informed it) have overlooked the fact that the site has a permitted use following restoration which includes a railhead aggregates depot, concrete batching plant, asphalt coating plant, rail storage depot, B8 storage use with two storage buildings and further temporary buildings and uses. While the SA recognises that the site is brownfield in the context of a former quarry, it should be considered in the context of the above permitted uses.</p> <p>Following a review of the evidence base and the scoring of the sites in the Sustainability Appraisal, it is considered that further assessment work is likely to result in the site receiving a more favourable outcome to the extent that it should be considered a potential strategic development site. An alternative SA is provided in the representation.</p>	<p>A strategic and proportionate approach has been taken to forming and assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p>
Define on behalf of William Davies	<p>The Council's position is not supported by the evidence base, and the soundness of the Plan has been fundamentally undermined as a consequence. It has simply relied on a flawed Sustainability Appraisal of very broad development options that seeks to justify predetermined policy decisions, rather than a detailed assessment of the opportunities within the wider District that could complement the strategic allocations currently proposed in the Submission Plan as part of a more balanced development strategy.</p> <p>A broader (but still sustainable) development strategy and with a higher level of overall provision would provide the essential flexibility in the strategy to accommodate for any shortfalls arising in the District.</p>	<p>A strategic and proportionate approach has been taken to forming and assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The way in which the Council identified reasonable</p>

Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
		<p>alternative Areas of Search is explained in Chapter 7 of the SA report (para 7.12 onwards). The Council's reasons for selecting Areas of Search A and B and not selecting other Areas are detailed in Chapter 7 of the SA Report (paragraph 7.69 onwards).</p>
Turley on behalf of Hill	<p>The proposed apportionment by the growth board has not been subject to Sustainability Appraisal and as such there remains uncertainty that having agreed to the apportionment figures whether these authorities will in fact be able to deliver these requirements.</p> <p>Support the proposed spatial strategy which reflects the importance of the interrelationship of the allocations with Oxford city whilst also not prejudicing the existing spatial strategy to meet the needs of Cherwell District as set out in the adopted Local Plan Part 1.</p> <p>An assessment is provided of the Council's SA and the representation concludes that the land south east of Kidlington is an appropriate and sustainable location to accommodate development to meet the needs of Oxford City.</p>	Noted.
Clive McDonnell	<p>Considers the proposed submission plan, associated policy maps and sustainability appraisal to be unsound, not positively prepared, not justified and not effective for the reasons detailed in specific objections and comments.</p>	<p>A strategic and proportionate approach has been taken to forming and assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The way in which the Council identified reasonable alternative Areas of Search is explained in Chapter 7 of the SA report (para 7.12 onwards). The Council's</p>

Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
		reasons for selecting Areas of Search A and B and not selecting other Areas are detailed in Chapter 7 of the SA Report (paragraph 7.69 onwards).
Elizabeth McDonnell	<p>The Sustainability Appraisal is unsound and in consistent with the NPPF, failing to provide sustainable development which ensures a better life for both current and future generations, this is on the grounds that it fails to:</p> <ul style="list-style-type: none"> <li>• Promote realistic sustainable transport.</li> <li>• Protect green belt land.</li> <li>• Meet the challenge of climate change and resultant flooding.</li> <li>• Conserve and enhance both the natural and historic environments.</li> </ul> <p>The proposed submission plan, associated policy maps and sustainability appraisal are unsound, not positively prepared, not justified and not effective for the reasons detailed in specific objections. Throughout the proposal no mention is made of the requirements for increased utility provision in terms of electricity, gas, communication and water/sewage infrastructures, this is despite each of these being highlighted as an issue in the sustainability appraisal.</p>	<p>The SA has been carried out by independent consultants.</p> <p>Site options for accommodating a proportion of Oxford's unmet housing need have been assessed within Areas of Search selected by the Council. This decision has been based on the SA of the Areas of Search and other objective evidence.</p> <p>The Council has produced separate evidence considering infrastructure.</p>
Tara J Prayag	<p>The SA is incredibly difficult to understand and make sense of. It is a high level study, based on a number of assumptions and subjective judgements, and therefore can only have limited value in assessing the suitability of locations for development.</p> <p>Area A - Kidlington and the surrounding area - appears to perform well against some of the criteria, notably access to services, the assessment also highlights a number of potential negative effects, notably on landscape, biodiversity and heritage.</p> <p>Given the scale of development proposed, the benefits to health and well-being (objective 2) (measured by proximity to existing public services e.g. doctor's surgeries, sports facilities and open space etc.) is overstated. These facilities are provided to serve existing communities, and will not be able to cater for new residents as well, without significant expansion/investment. Any large scale development would need to provide new services for new residents. The SA sets out that for Area of Search A, Kidlington, there is potential for both negative and positive effects on air quality and congestion (Objective 10).</p>	<p>A Non-technical summary has been produced.</p> <p>A strategic and proportionate approach has been taken to forming and assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The way in which the Council identified reasonable alternative Areas of Search is explained in Chapter 7 of the SA report (para 7.12 onwards). The Council's</p>

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	<p>Concerned about the potential impacts on congestion arising from such large-scale development. On objective 5 (creating and sustaining vibrant communities), the potential for negative effects on existing communities is significant, and not just through the construction phase, but also once built through increased noise, light and traffic pollution, for example. At a high level of assessment as that used in the SA, there should be a recognition that significant adverse effects are possible, and that careful consideration needs to be given to help minimise these given planned development will increase the current local housing by over 108%.</p> <p>There is some recognition of the impact of settlements coalescing under Objective 8 (landscape), but that this is understating the impact. In terms of sustainability, the potential that existing settlements will lose their identity and merge together is a major consideration for current and future generations. It should be given greater weight.</p> <p>Strategic Policies and Preferred Site Allocations Appraisal It is noted that Policy PR1, a key policy for the Plan shows mixed positive/negative effects on pollution and congestion. Not convinced that there are positive effects on this objective given that increased road traffic will be generated in areas already suffering from pollution. This comment also applies to the housing site allocation which perform the same against this objective. In terms of the site allocations also noted that the housing sites within the Parish are shown to have potential negative effects on biodiversity, landscape, historic environment, efficient use of land and resource consumption. This reiterates concerns expressed in other parts of our responses that there are significant environmental consequences arising from these allocations. Page 54 of the SA looks at cumulative effects and again highlights negative effects as highlighted above when you look at the effects of all development proposed.</p>	<p>reasons for selecting Areas of Search A and B and not selecting other Areas are detailed in Chapter 7 of the SA Report (paragraph 7.69 onwards).</p>
Gordon and Helen Henning.	<p>The Plan is not justified or effective in terms of SA Objective 10 (air pollution/road congestion).</p>	<p>A strategic and proportionate approach has been taken to forming and assessing the Areas of Search in order to identify the most appropriate broad areas for accommodating a proportion of Oxford's unmet housing need.</p> <p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are</p>

Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
		<p>based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The way in which the Council identified reasonable alternative Areas of Search is explained in Chapter 7 of the SA report (para 7.12 onwards). The Council's reasons for selecting Areas of Search A and B and not selecting other Areas are detailed in Chapter 7 of the SA Report (paragraph 7.69 onwards).</p>
Andrew Hornsby Smith	<p>The appraisal and choice of sites due to the weighting attached to the criteria in both the Green Belt Study and the Sustainability Appraisal result in skewed assessments that place heavy weighting on access to transport infrastructure and employment potential, and very little emphasis on harm to the Green Belt.</p> <p>The following criteria should be added:</p> <ul style="list-style-type: none"> <li>Effect on Green Belt purposes. (The principle here is that some Green Belt land is strategically more important than other Green Belt land.)</li> <li>Ability to integrate with existing built community</li> <li>Defensible boundary</li> <li>Economic benefit to Kidlington area</li> <li>Proximity to area of high landscape value (the land east of the A4165 between the A34 and Cutteslowe was designated as part of the Otmoor area of 'high landscape value' in the 1996 Local Plan).</li> </ul>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>These matters are considered in the SA or evidence base for the Local Plan.</p>
Mr Jeffrey Lyes	<p>Cherwell seem to have a political approach to sustainability and have decided to simply offset the environmental loss of Green Belt by saying in Para 1.206 of their Sustainability Assessment: The overall impact on the Green Belt and its purposes, including the amount of land that needs to be removed to effectively implement the Plan, has been considered by the Council in the context of the outcomes of the SA for example in relation to the significant positive effects for affordable housing provision in locations which best help to meet Oxford's unmet housing needs." On that basis the Green Belt might as well not exist. It becomes by definition unsustainable.</p>	<p>The way in which the Council identified reasonable alternative Areas of Search is explained in Chapter 7 of the SA report (para 7.12 onwards). The Council's reasons for selecting Areas of Search A and B and not selecting other Areas are detailed in Chapter 7 of the SA Report (paragraph 7.69 onwards).</p> <p>A Green Belt Study has been produced to inform the Local Plan.</p>

Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
Philp Skipp	<p>Highlights that the cumulative effects issues referred to in the SA pinpoint many of the environmental concerns that many residents of Begbroke share.</p> <p>The SA report states that, in combination, the adopted Local Plan Part1 and the Local Plan Part 1 Partial Review are likely to have significant negative effects, in relation to a number of SA objectives.</p>	Noted.
Jane Irving	<p>Suggests inclusion of an additional indicator measuring journey times from various points, including points on the boundaries of Cherwell District Council, to ensure that those commuting times are maintained at current 2017 levels. Many residents living in neighbouring districts work in Oxford and are currently helping to meet Oxford's unmet housing need by living outside Oxford. If current commuting times from our residences are not maintained, living closer to Oxford is the only viable solution. This will increase pressure on housing closer to Oxford e.g. in CDC and Oxford, and have the opposite effect of reducing the housing needs identified.</p>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report. The Council has produced transport evidence which has directly informed the Partial Review.</p>
Rufus Nicolson	<p>Area of Search H ("Banbury and surrounding area") attracts an additional positive benefit for SA Criteria 3 ("To reduce poverty and social exclusion") in Table 7.2 of the SA, with the result that this area of search scores the highest of any for positive benefits arising from development. This evidence contradicts argument 3 in Section 5.17, which claims that CDC had no other sustainable option for the proposed housing outside of Area of Search A "without causing unacceptable harm to the existing Cherwell development strategy.</p>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p> <p>The way in which the Council identified reasonable alternative Areas of Search is explained in Chapter 7 of the SA report (para 7.12 onwards). The Council's reasons for selecting Areas of Search A and B and not selecting other Areas are detailed in Chapter 7 of the SA Report (paragraph 7.69 onwards).</p>
Richard Whitlock	<p>The Sustainability Appraisal is not the clearest of documents and its findings are not conclusive with some options performing in a similar way and with subjective judgements playing a part. The wording of both the draft Plan and Sustainability Appraisal give the impression, albeit perhaps unfairly, that a decision on the Plan's strategy involved some subjective or political input, rather than being a result of an objective and rigorous planning appraisal. Not at all convinced by the Plan's analysis of the options.</p>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report.</p>



Consultee	Consultation comments – summarised where appropriate	Response/action taken to address consultation comment in this updated SA Report
	<p>Given the role that Bicester plays already in central Oxfordshire it seems logical to build upon the District's current sustainable strategy when considering how best to meet Oxford's housing needs, especially as the housing need figure both for the District and for Oxford should almost certainly be reduced under the Government's new proposals, leading to fewer houses being needed in Bicester.</p>	<p>The way in which the Council identified reasonable alternative Areas of Search is explained in Chapter 7 of the SA report (para 7.12 onwards). The Council's reasons for selecting Areas of Search A and B and not selecting other Areas are detailed in Chapter 7 of the SA Report (paragraph 7.69 onwards).</p>
Dr James Jocelyn	<p>The Sustainability Appraisal is based on selective evidence.</p>	<p>Each option has been appraised using clearly defined and consistently applied assumptions set out in Appendix 2 of the SA Report. These assumptions are based upon an agreed SA Framework that has been subject to consultation and is set out in Chapter 5 of the SA Report. A proportionate evidence base has been used to inform the SA.</p>

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## Cherwell Local Plan Part 1 Partial Review

Sustainability Appraisal Addendum – Proposed Changes to the Proposed Submission Cherwell Local Plan Part 1 Partial Review

Non-Technical Summary

Prepared by LUC  
February 2018

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Landscape Planning  
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Ecology  
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# Non-Technical Summary

## Introduction

- 1.1 Following consultation on a full Sustainability Appraisal (SA) Report and non-technical summary published alongside the Local Plan Part 1 Partial Review Proposed Submission document in June 2017, Cherwell District Council reviewed representations received during the consultation and updates to its evidence base before preparing a schedule of proposed changes to the Proposed Submission Local Plan.
- 1.2 This Non-technical summary relates to the SA Addendum. It records the implications of the consultation representations received on the Proposed Submission Local Plan, evidence base updates and proposed changes to the Proposed Submission Local Plan on the SA. The document sits alongside the SA Report and associated non-technical summary published in June 2017.

## Consultation Update

- 1.3 SA-related representations received during the consultation on the Proposed Submission Local Plan Part 1 have been reviewed. **No updates to the SA Report were considered necessary following this consultation.**

## Evidence Update

- 1.4 Since the publication of the Local Plan Part 1 Partial Review Proposed Submission document in June 2017, the following additional evidence documents have been prepared:
  - Cherwell Water Cycle Study (November 2017).
  - Hydrological Study (for site PR8) (February 2018).
  - Housing and Economic Land Availability Assessment (HELAA) (February 2018).
- 1.5 These new evidence bases inform the Local Plan Part 1 Partial Review; however, **it is not considered that the information they contain materially affects the baseline of the SA.**

## Effects of Proposed Changes to the Local Plan Part 1 Partial Review Proposed Submission Document

- 1.6 LUC have reviewed changes to the previously appraised elements of Local Plan Part 1 Partial Review Proposed Submission document to consider their effects, individually and as part of the Local Plan as a whole, if adopted.
- 1.7 Whilst many of the changes would contribute to existing scores, the likely effect or significance of effects would not change for the majority. Only one change is considered to result in any changes to the effects reported in the full SA Report (June 2017). Policy PR6c reserves 'Land at Frieze Farm' for the potential construction of a golf course should the development of the 'Land West of Oxford Road' allocated under Policy PR6b go ahead. The proposed change to Policy PR6c includes significantly more detail on what should be included in the Development Brief for the site and subsequent planning application, including the site layout, vehicular access, public transport, cycling and pedestrian connectivity, public rights of way, green infrastructure, landscape and historic environment design measures, ecological mitigation and enhancement measures and associated transport and flood risk assessments.

- 1.8 These changes are expected to lead to **minor positive** effects for SA objective 10 (Reducing Road Pollution and Congestion), as the additional detail promotes sustainable modes of transport to and from the site. The changes are likely to contribute to the positive effects recorded against SA objective 7 (Conserving and Enhancing Biodiversity) and would **remove the uncertainty** associated with the positive effects recorded in the original appraisal of Policy PR6c. Similarly the proposed changes would further contribute to the positive effect recorded against SA objective 12 (Flood Risk). However, there would be no change in the significance of this effect. The **negative score against SA objective 9 would be removed** as the proposed additional detail included in Policy PR6c would contribute to ensuring that adverse effects on the historic environment are avoided, minimised and/or mitigated. However, the uncertainty for SA objective 9 recorded in the original appraisal of Policy PR6c is retained as effects on the setting depend on the detailed design, landscaping and layout of the site. The requirement for a landscaping scheme would further contribute to the minor positive effect identified against SA objective 8. However, there would be no change in the significance of this effect.

### **In-combination effects of the proposed changes to the Local Plan Part 1 Partial Review Proposed Submission document**

- 1.9 The proposed changes would have **minor positive** effects on SA objective 7 (Conserving and Enhancing Biodiversity) as many of the policies would emphasise the need for the protection of notable species, as appropriate.
- 1.10 The proposed changes would have **minor positive** effects on SA objective 9 (Protecting and Enhancing the Historic Environment), as many policies have been strengthened to require that any mitigation recommendations from Heritage Impact Assessments and archaeological investigations be included in the proposed development scheme. This will bring more certainty that appropriate mitigation and enhancement measures will be implemented.
- 1.11 As such, **the proposed changes would contribute positively to, but not change, the overall cumulative effects of the Local Plan Part 1 Partial Review as recorded in the June 2017 SA Report.**

### **Habitats Regulations Assessment**

- 1.12 The June 2017 HRA concluded that there would be 'no likely significant effects' on any Natura 2000 Sites as a result of the proposals within the Plan.
- 1.13 The Council has produced an HRA Addendum which considers the focused changes and minor modifications proposed to the Partial review to assess whether the findings of the HRA are still pertinent. Following a review of the February 2018 amendments to the Plan, it is concluded that the HRA and its conclusions still apply.
- 1.14 Natural England has requested that consideration be given to the in combination outputs of Cherwell's HRA and Vale of White Horse District Council's HRA of its emerging Local Plan Part 2. Discussion between the two Councils and Natural England was ongoing at the time of writing this Addendum.

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**Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Needs**

**Proposed Submission Plan**

**Habitat Regulations Assessment  
Screening Report**

**Cherwell District Council**

**June 2017**



# Notice

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The information which Atkins Limited has provided has been prepared by an environmental specialist in accordance with the Code of Professional Conduct of the Chartered Institute of Ecology and Environmental Management. Atkins Limited confirms that the opinions expressed are our true and professional opinions.

This document does not purport to provide legal advice.

Atkins Limited

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# Executive Summary

A Habitat Regulations Assessment (HRA) Stage 1 (Screening) was completed on the four previous iterations of the Cherwell District Council adopted Local Plan. The Cherwell Local Plan 2011-2031 (Part 1) was adopted in July 2015 and provides for Cherwell's development needs to the year 2031. The Council is now undertaking a Partial Review of the adopted Local Plan to help address Oxford's unmet housing need.

In the Local Plan the Council committed to working jointly with the other Oxfordshire Councils to assess the extent of the housing need that could not be met elsewhere in the Oxfordshire Housing Market Area. In particular, it was understood that there could be a need arising from Oxford that could not be met by Oxford City Council due to its tight administrative boundary and its limited supply of land. Cherwell District Council's commitment was to consider the extent of the need and, if necessary, to 'partially review' its Local Plan within two years from its adoption. As such the Partial Review is effectively a supplement or addendum to the adopted Cherwell Local Plan 2011-2031 which will become part of the statutory Development Plan for the district when adopted.

The Partial Review Proposed Submission Plan provides for the apportionment of an additional 4,400 dwellings to Cherwell district, and identifies proposed strategic housing sites where development may take place. The Partial Review Proposed Submission Plan includes a draft vision, four new strategic objectives and 18 policies to support Oxford's unmet housing need.

All European sites within Cherwell and up to 20 km from its boundaries were identified. There is one European site within the district (Oxford Meadows SAC), located in the south-western corner of Cherwell. There are also four other European sites within 20 km, located approximately 8.75 km, 17.5 km, 18.1 km and 19.1 km from the district boundary.

Adverse effects from the Partial Review Proposed Submission Plan are considered unlikely to extend far beyond the Plan boundary. Therefore Cothill Fen SAC, Little Wittenham SAC, Aston Rowant SAC and Chiltern Beechwoods SAC have been excluded from the HRA process as it is extremely unlikely that there would be any significant effects on these sites given their distance to the Plan boundary. Therefore, this HRA is a record of the assessment of 'likely significant effects' from the Partial Review Proposed Submission Plan on Oxford Meadows SAC only.

The HRA found that the additional four strategic objectives will directly or indirectly lead to development, however, the objectives do not provide any detail of where development may be located and therefore the objectives themselves are not considered to have a likely significant effect on the European site.

Of the 18 policies in the Partial Review Proposed Submission Plan, policies PR1, PR2, PR3, PR4a, PR4b, PR5, PR11 PR12a, PR12b and PR13 would either not themselves lead to development (they are intended to protect the natural environment, including biodiversity) or would have no effect because no development could occur through the policy itself - the development being implemented through later policies in the same plan, which are more specific and therefore more appropriate to assess for their effects on European sites and associated sensitive areas.

Policies PR6a, PR6b, PR6c, PR7a, PR7b, PR8, PR9 and PR10 all relate to specific development sites and are therefore classed as Policy Type 2: policies that could have a negative effect but would not be likely to have a significant effect on a European site alone or in combination with other projects or plans. For these policies a screening assessment has been carried out considering the impacts that might lead to significant effects on Oxford Meadows SAC.

The in-combination assessment with other projects and plans identified will not lead to significant effects on Oxford Meadows SAC in combination with the proposals contained in the Partial Review Proposed Submission Plan, provided that any mitigation measures identified for other projects and plans are put in place.

The HRA Stage 1 (Screening) assessment has determined that the Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Need Proposed Submission Plan will not lead to likely significant effects, either alone or in combination, on the qualifying features of Oxford Meadows SAC.

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# 1. Introduction

## 1.1. Background to this Assessment

A Habitats Regulations Assessment Stage 1 (Screening) was completed on the four previous iterations of the adopted Local Plan:

- Cherwell District Council's Options for Growth: Consultation on Directions of Growth and Strategic Sites – Core Strategy Development Plan Document (September 2008). The HRA report, Options for Growth - Consultation on Directions of Growth and Strategic Sites: Core Strategy Development Plan Document Habitats Regulations Assessment (Stage 1), was produced by Atkins in October 2009;
- Cherwell District Council's Draft Core Strategy (February 2010). The HRA report, Draft Core Strategy (February 2010): Habitats Regulations Assessment, Stage 1 – Screening, was produced by Atkins in February 2011;
- Proposed Submission Cherwell Local Plan (August 2012). Screenings of the draft Plan and proposed changes to it were produced by Atkins in August 2012, March 2013 and October 2013;
- Submission Cherwell Local Plan incorporating Proposed Modifications (October 2014). Habitats Regulations Assessment: Stage 1 – Screening, October 2014.

The Cherwell Local Plan 2011-2031 (Part 1) was adopted in July 2015. The Council is now undertaking a Partial Review of the adopted Local Plan to address Oxford's unmet housing need, and published an Options Consultation document in November 2016 to seek views on how the unmet housing need should be addressed.

A Habitats Regulations Assessment (HRA) report on the Options Consultation document and additional sites identified through consultation was undertaken by Atkins Limited (Atkins) on behalf of Cherwell District Council to inform the preparation of the Proposed Submission Plan. The HRA Screening concluded that, depending on the options taken forward, the sites in the Options Paper might lead to likely significant effects on the qualifying features of Oxford Meadows SAC. As such, it indicated that the precautionary principle should be followed and a Stage 1 (screening) of the HRA would be repeated on the Proposed Submission Partial Review Plan (which will include site specific locations to meet Oxford's unmet housing need) and, if necessary, subsequent stages of HRA.

This HRA screening report therefore assesses the Proposed Submission Partial Review of the Cherwell Local Plan 2011-2031 (Part 1) to address Oxford's Unmet Housing Need. This information has been gathered on behalf of the Competent Authority (in this case Cherwell District Council) to allow them to make a decision on whether there will be significant impacts on European sites as a result of the proposals contained in the Proposed Submission Plan..

The Partial Review Proposed Submission Plan is hereafter referred to as 'the Plan'. The Plan covers the whole of Cherwell District.

## 1.2. Background to Habitat Regulations Assessment

HRA is required by Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) (the Habitats Regulations) for all plans and projects which may have likely significant effects on a European site and are not directly connected with or necessary to the management of the European site.

European sites include Special Areas of Conservation (SAC), Special Protection Areas (SPA) and listed Wetlands of European Importance (Ramsar sites). HRA is also required, as a matter of UK Government policy, for potential SPAs (pSPA), candidate SACs (cSAC) and proposed Ramsar sites (pRamsar) for the purposes of considering plans and projects, which may affect them<sup>1</sup>. Hereafter, all the above-designated nature conservation sites are referred to as 'European sites'.

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<sup>1</sup> *National Planning Policy Framework*. Department for Communities and Local Government. March 2012.

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The stages of HRA process are:

- **Stage 1 – Screening:** To test whether a plan or project either alone or in combination with other plans and projects is likely to have a significant effect on an European site;
- **Stage 2 – Appropriate Assessment:** To determine whether, in view of an European site's conservation objectives, the plan (either alone or in combination with other projects and plans) would have an adverse effect (or risk of this) on the integrity of the site with respect to the site structure, function and conservation objectives. If adverse impacts are anticipated, potential mitigation measures to alleviate impacts should be proposed and assessed;
- **Stage 3 – Assessment of alternative solutions:** Where a plan is assessed as having an adverse impact (or risk of this) on the integrity of an European site, there should be an examination of alternatives (e.g. alternative locations and designs of development); and,
- **Stage 4 – Assessment where no alternative solutions remain and where adverse impacts remain:** In exceptional circumstance (e.g. where there are imperative reasons of overriding public interest), compensatory measures to be put in place to offset negative impacts.

This report comprises the Stage 1 – Screening of the Plan.

### 1.3. Outline of this Report

Following this introduction:

- Section 2 outlines the methodology used for this HRA;
- Section 3 outlines details of the Proposed Submission Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Need;
- Section 4 summarises the European sites;
- Section 5 details the other projects and plans identified which may lead to in-combination effects on the European sites;
- Section 6 details the results of the HRA for all of the European sites; and,
- Section 7 provides the conclusions of the HRA.



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## 2. Methodology

### 2.1. The Plan

All available information about the Plan was gathered in order to analyse whether the Plan is likely to have any likely significant effects on the European sites.

### 2.2. Determination of the European Sites included in the HRA

The European sites that should be included in the HRA were then determined. An initial review of the Plan in light of the Habitats Regulations has been undertaken by Atkins as part of the HRA process. This initial review looked at the geographic extent or zone of influence of any impacts which could arise as a result of the Plan and considered which European sites should be included within the assessment.

As a starting point, all European sites within Cherwell and up to 20 km from its boundaries were identified<sup>2</sup>. There is one European site within the district (Oxford Meadows SAC), located in the south-western corner of Cherwell.

There are also four other European sites within 20 km of the district boundary. These comprise:

- Cothill Fen SAC: Located approximately 8.75 km south-west of the district boundary;
- Little Wittenham SAC: Located approximately 17.5 km south of the district boundary;
- Aston Rowant SAC: Located approximately 18.1 km south of the district boundary; and
- Chiltern Beechwoods SAC: Located approximately 19.1 km south-east of the district boundary.

A plan showing the location of the European sites is provided in Appendix A.

The Plan sets out the policies for meeting Oxford's unmet housing need in the Cherwell district. The Plan therefore focuses on future development within the district. Adverse effects from the Plan are considered unlikely to extend far beyond the Plan boundary. There are unlikely to be significant emissions to air or discharge to water which could be generated through developments such as large scale power stations and quarry operations, as these types of development are not included in the Plan. Cothill Fen SAC, Little Wittenham SAC, Aston Rowant SAC and Chiltern Beechwoods SAC have therefore been excluded from the HRA process as it is extremely unlikely that there would be any significant effects on these sites given their distance from the Plan boundary.

The previous iterations of the Local Plan considered the inclusion of Cothill Fen SAC within this HRA. The previous iterations had subsequently excluded Cothill Fen SAC from assessment, based on consultation with Thames Water and the Environment Agency which determined that the Review of Consents process carried out by these two organisations confirmed that there are currently no significant adverse effects on this European site as a result of water abstraction in this area. Furthermore, at the time of these assessments, Natural England stated that Cothill Fen SAC is not a well known site for recreational use and therefore, given its distance from the district, it is considered extremely unlikely that residents from Cherwell will visit this site over and above the green space within the district.

Therefore this HRA is a record of the assessment of 'likely significant effects' from the Plan on one European site only: Oxford Meadows SAC. Further details of this European site including its location, designation details and conservation objectives are provided in Section 4.

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<sup>2</sup> The Environment Agency Integrated Pollution Control (IPC) and Pollution Prevention and Control (PPC) guidance notes that a proposal to construct a coal or oil fired power station should consider impacts on European sites up to 15 km away (Page 4 of the *Habitats Directive – Work Instruction: Appendix 7 Technical and Procedural Issues Specific to IPC and PPC* produced by the Environment Agency in July 2004). The most recent England Leisure Visits report states that people will travel up to 17.3 km to a countryside destination (*England Leisure Visits: Summary of the 2005 Leisure Visits Survey*, Natural England, 2005). The Department for Transport National Travel Survey 2014 has shown a reduction in the distance travelled. However, using the precautionary approach 20 km has been used to ensure that all sites that may be impacted by a new development are considered as part of the HRA process.

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## 2.3. Obtaining Information on European Sites with the Potential to be Affected

The next step is to gather the information on the European sites to be included in the HRA. This includes contacting Natural England for the conservation objectives and favourable conditions Tables for each European site.

The conservation objectives<sup>3</sup> and favourable conditions Tables for Oxford Meadows SAC have been obtained from Natural England for the purpose of this assessment.

## 2.4. Obtaining Information on Other Projects and Plans

In accordance with the Habitats Regulations, there is a need to consider the potential for likely significant effects of the Plan 'in combination' with other projects and plans.

Statutory bodies surrounding, or in close proximity to, the Oxford Meadows SAC were contacted for details of any projects or plans that have been subject to HRA to assess effects on the Oxford Meadows SAC (in order to determine whether there is a cumulative impact on this European site).

An internet search of the following organisations has been undertaken for details of other projects and plans which have the potential for adverse effects upon the Oxford Meadows SAC.

### County Councils

- Buckinghamshire County Council; and,
- Oxfordshire County Council.

### Local Planning Authorities

- Aylesbury Vale District Council;
- Chiltern District Council;
- Dacorum Borough Council;
- Oxford City Council;
- Reading Borough Council;
- South Oxfordshire District Council;
- Vale of White Horse District Council;
- West Berkshire Council;
- West Oxfordshire District Council;
- Windsor and Maidenhead Council;
- Woking Borough Council;
- Wycombe District Council; and,
- Wokingham Borough Council.

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<sup>3</sup> <http://publications.naturalengland.org.uk/publication/5815888603250688>

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## Other Statutory Bodies

- Environment Agency;
- Natural England; and,
- Thames Water.

## 2.5. Assessing the Impacts of the Plan ‘Alone’ and ‘In Combination’

Following the gathering of information on the European sites an assessment has been undertaken to predict the likely significant effects of the Plan ‘alone’ on the Oxford Meadows European site. In order to inform this process, all parts of the Plan were assessed to see whether they could result in likely significant effects on the European site. This HRA assesses each of the strategic objectives and policies within the Plan.

The screening assessment has been carried out considering the following impacts that might lead to significant effects on Oxford Meadows SAC identified as potentially being affected:

- recreation;
- water quality;
- water abstraction;
- groundwater flows;
- air pollution.

These impacts were identified through consideration of the potential impact pathways of development and the conservation objectives and vulnerabilities of the sites identified, using the professional judgement of experienced and qualified consultant ecologists, and in consultation with Natural England.

The Oxford Meadows SAC is also vulnerable to invasive species. However, as the potential allocation sites are all in excess of 1.5 km from the SAC, it is considered unlikely that any development of the potential allocation sites could result in a spread of invasive species to the SAC and for this reason invasive species has been excluded from assessment.

The findings of the assessment are given in Table B2 in Appendix B. In order to support this assessment of likely significant effects on Oxford Meadows SAC from the Plan, an air quality assessment was completed (see Appendix C).

Section 6 summarises the findings of the HRA in relation to Oxford Meadows SAC. Where possible, policies that have been found to have no likely significant effect on an European site have been categorised into one of five different types. This has been based on The Habitats Regulations Assessment of Local Development Documents (Revised Draft Guidance) produced by Natural England in February 2009:

- Policy Type A1: Policies that will not themselves lead to development (e.g. because they relate to design or other qualitative criteria for development, or they are not a land use planning policy);
- Policy Type A2: Policies intended to protect the natural environment, including biodiversity;
- Policy Type A3: Policies intended to conserve or enhance the natural, built or historic environment, where enhancement measures will not be likely to have any negative effect on an European site;
- Policy Type A4: Policies that positively steer development away from European sites and associated sensitive areas; and,
- Policy Type A5: Policies that would have no effect because no development could occur through the policy itself, the development being implemented through later policies in the same plan, which are

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more specific and therefore more appropriate to assess for their effects on European sites and associated sensitive areas.

The potential for likely significant effects of the Plan 'in combination' with other projects and plans for each European site has also been considered in this HRA. As part of this process all HRAs that have been completed due to possible impacts on the European site included in this HRA were reviewed in order to determine whether there is the potential for in-combination effects (see Section 5).

Likely significant effects are assessed by reference to the conservation objectives of the qualifying features (interest features) of the European site. Any project or plan that causes the cited interest features of a site to fall into unfavourable condition can be considered to have a likely significant effect on the site. Stage 1 of the HRA process does not assess effects on the integrity of European sites (this forms Stage 2 of the HRA process). However, the definition of integrity provided below has been taken into account during the assessment of likely significant effects:

*'...the coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was classified'.<sup>4</sup>*

Projects or plans can adversely affect a site by:

- Causing delays in progress towards achieving the conservation objectives of the site;
- Interrupting progress towards achieving the conservation objectives of the site;
- Disrupting those factors that help to maintain the favourable conditions of the site; and
- Interfering with the balance, distribution and density of key species that are the indicators of the favourable condition of the site.

HRA is an iterative process. Where necessary, suggestions can be made of how to amend the Plan to avoid likely significant effects on a European site. This iterative approach has been adopted as part of this assessment.

The precautionary principle (as enshrined in the Habitats Regulations) has been taken into account during this HRA. The precautionary principle is used when an HRA cannot objectively demonstrate that there will be no likely significant effects on the European sites. If this occurs the subsequent stages of HRA must be completed for the project or plan. A further HRA Stage 1 (screening) will be undertaken to accompany the Submission Partial Review Plan in due course to assess any changes made between the Proposed Submission and Submission stages of the Plan.

The approach taken for the air quality assessment in support of this HRA is the same approach which was undertaken for the Cherwell Local Plan 2011-2031 (Part 1) which was adopted in July 2015 and agreed with Natural England,

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<sup>4</sup> Part I, Section B, Paragraph 20 of *ODPM Circular 06/2005* accompanying *Planning Policy Statement 9: Biodiversity and Geological Conservation*

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## 3. The Plan

The Cherwell Local Plan 2011-2031 (Part 1), was adopted by Cherwell District Council in July 2015, and provides for Cherwell's development needs to the year 2031.

In the Local Plan the Council committed to working jointly with the other Oxfordshire Councils to assess the extent of the housing need that could not be met elsewhere in the Oxfordshire Housing Market Area. In particular, it was understood that there could be a need arising from Oxford that could not be met by Oxford City Council due to its tight administrative boundary and its limited supply of land. Cherwell District Council's commitment was to consider the extent of the need and, if necessary, to 'partially review' its Local Plan within two years of its adoption.

The Partial Review of the Cherwell Local Plan 2011-2031 (Part 1) (the subject of this HRA) contains policies and proposals for addressing Cherwell's apportionment of Oxford's unmet housing need (4,400 dwellings to 2031). The Partial Review is effectively a supplement or addendum to the adopted Cherwell Local Plan 2011-2031, which will become part of the statutory Development Plan for the district once adopted.

The Partial Review provides a vision, objectives and specific policies for delivering additional development to help meet Oxford's housing needs.

Applications for planning permission for housing in Cherwell to meet Oxford's needs will be considered having regard to the policies in the Partial Review and to other relevant policies from the adopted Development Plan.

There are three reasons why this Partial Review of the Local Plan has been prepared:

1. Oxford needs additional homes;
2. There is a need to meet national policy and legal requirements;
3. Cherwell was required to make a commitment to undertaking the review.

### 3.1. Potential Additional Strategic Objectives

The Partial Review Proposed Submission Plan ('the Plan') has identified four new Strategic Objectives to support Oxford's unmet housing need:

#### **Strategic Objective SO16**

To work with Oxford City Council and Oxfordshire County Council, and other neighbouring authorities as required, in delivering Cherwell's contribution to meeting Oxford's unmet housing needs with its required infrastructure by 2031

#### **Strategic Objective SO17**

To provide Cherwell's contribution to meeting Oxford's unmet housing needs so that it supports the projected economic growth which underpins the agreed Oxfordshire Strategic Housing Market Assessment 2014 and the local economies of Oxford and Cherwell

#### **Strategic Objective SO18**

To provide housing for Oxford so that it substantively provides affordable access to new homes for those requiring 'affordable' housing, new entrants to the housing market, key workers and those requiring access to Oxford's key employment areas, and to provide well designed development that responds to both needs and the local context.

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## **Strategic Objective SO19**

To provide Cherwell's contribution to meeting Oxford's unmet housing needs in such a way that it complements the County Council's Local Transport Plan, including where applicable, its Oxford Transport Strategy and so that it facilitates demonstrable and deliverable improvements to the availability of sustainable transport for access to Oxford.

### **3.2. Policies**

The Plan identifies 18 policies to meet the unmet housing need, these comprise the following:

#### **Achieving Sustainable Development for Oxford**

- Policy PR1 – Achieving Sustainable Development for Oxford's needs

#### **Housing Mix, Tenure and Size**

- Policy PR2 - Housing Mix, Tenure and Size

#### **The Oxford Green Belt**

- Policy PR3 - The Oxford Green Belt

#### **Transport Infrastructure**

- Policy PR4a – Sustainable Transport
- Policy PR4b – Kidlington Centre

#### **A Connected Green Infrastructure**

- Policy PR5 – Green Infrastructure

#### **North Oxford**

- Policy PR6a – Land East of Oxford Road
- Policy PR6b – Land West of Oxford Road
- Policy PR6c – Land at Frieze Farm

#### **Kidlington**

- Policy PR7a – Land South East of Kidlington
- Policy PR7b – Land at Stratfield Farm

#### **Begbroke**

- Policy PR8 – Land East of the A44

#### **Yarnton**

- Policy PR9 – Land West of Yarnton

#### **Woodstock**

- Policy PR10 – Land South East of Woodstock



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**Providing the Infrastructure**

- Policy PR11 - Infrastructure Delivery

**Maintaining Housing Supply**

- Policy PR12a - Delivering Sites and Maintaining Housing Supply
- Policy PR12b – Sites Not Allocated in the Partial Review

**Monitoring and Securing Delivery**

- Policy PR13 - Monitoring and Securing Delivery

## 4. The European Site

Table 4-1 includes information about Oxford Meadows SAC, its designation status, the location of the site, a brief description of the site and its conservation objectives.

**Table 4-1 Information about the Oxford Meadows SAC**

<b>Site Designation Status</b>	Oxford Meadows SAC
<b>Location of European Site</b>	<p>The site is located in the south-western corner of the district of Cherwell. The majority of the SAC falls within the Oxford City Council boundary, although small sections are located within the districts of Cherwell and West Oxfordshire.</p> <p>The River Thames flows through the centre of the site.</p> <p>The nearest settlement to the SAC in Cherwell is Yarnton (located approximately 0.85 km north of the SAC).</p>
<b>Brief Description of the European Site</b>	<p>Oxford Meadows qualifies for European protection due to the lowland hay meadow habitats it supports (Annex I habitat which is a primary qualifying feature of the site). The site includes vegetation communities that are considered to be potentially unique in the world (due to the influence of long-term grazing and hay-cutting). The site has been traditionally managed for several centuries and so exhibits good conservation of structure and function.</p> <p>The site is also designated as a European important site as it supports creeping marshwort (<i>Apium repens</i>) (an Annex II species which is a primary qualifying feature of the site). This is one of only two known sites in the UK that support this plant species.</p>
<b>Vulnerabilities of the European Site</b>	<p>Previous iterations of the Cherwell Local Plan Part 1 HRA used the following site sensitivities, which were identified at a HRA screening workshop carried out for the South East Plan (as noted in the Oxford Core Strategy Habitats Regulations Assessment, produced by Oxford City Council in September 2008):</p> <ul style="list-style-type: none"> <li>• Minimal air pollution;</li> <li>• Absence of excessive nutrient enrichment of waters/good water quality;</li> <li>• Balanced hydrological regime: alteration to adjacent rivers may alter flooding regime and reduce botanical diversity;</li> <li>• Maintenance of traditional hay cut and light aftermath grazing; and</li> <li>• Absence of direct fertilisation.</li> </ul> <p>However, the Oxford Meadows SAC Natural 2000 – Standard Data Form submitted to the European Commission on the 22/12/2015<sup>5</sup> states that the Oxford Meadows SAC is vulnerable to impacts from the following sources:</p> <ul style="list-style-type: none"> <li>• Pollution to surface waters (limnic &amp; terrestrial, marine &amp; brackish);</li> <li>• Invasive non-native species; and,</li> <li>• Human induced changes in hydraulic conditions.</li> </ul> <p>Following discussions with Natural England it was agreed this HRA should use the vulnerabilities listed in the Natural 2000 – Standard Data Form and that in addition the Oxford Meadows SAC is also vulnerable from changes in air quality<sup>6</sup> and therefore this should also be considered.</p>
<b>Conservation Objectives of the European Site</b>	<p>Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring:</p> <ul style="list-style-type: none"> <li>• The extent and distribution of qualifying natural habitats and habitats of qualifying species;</li> <li>• The structure and function (including typical species) of qualifying</li> </ul>

<sup>5</sup> <http://jncc.defra.gov.uk/protectedsites/sacselection/n2kforms/UK0012845.pdf>

<sup>6</sup> Telecon with Rebecca Tibbetts (Natural England) 03/03/17.

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	<p>natural habitats;</p> <ul style="list-style-type: none"><li>• The structure and function of the habitats of qualifying species;</li><li>• The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely;</li><li>• The populations of qualifying species; and,</li><li>• The distribution of qualifying species within the site.</li></ul>
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## 5. Other Projects and Plans

In addition to the other projects and plans recorded in previous iterations of the HRA, a total of 33 HRAs have been identified as part of the search for “other projects and plans” undertaken in support of the Stage 1 Screening of the Proposed Submission Partial Review Plan, to ensure that the assessment of “in combination” effects reflects the most up to date information. Reviews and updates were undertaken for each stage of the HRA of the adopted Cherwell Local Plan Part 1. The details of HRAs reviewed during previous assessments have been included in Table 5-1 below.

Table 5-1 HRAs carried out due to possible impacts on Oxford Meadows SAC

Statutory Body	Title of HRA	Findings of HRA	In Combination Effects
Buckinghamshire County Council	Buckinghamshire Local Transport Plan 4, Habitat Regulations Assessment Screening Report March 2016	The HRA recognises that taking forward sustainable transport growth in the area does pose risks to European sites, but that at this strategic level, the direction and objectives relating to that growth is very high level in nature. The policies included for a reduction of air quality emissions to below critical threshold levels as identified by air pollution information system (APIS) and others. The control of water abstraction and discharge of water is required via the Water Framework Directive, the consideration of impacts on designated sites is covered under the Habitats Regulations, Wildlife and Countryside Act 1981 (as amended), and national and local planning policy. It is therefore considered that likely significant effects can be avoided / minimised for the majority of cases where Schemes are brought forward under the LTP4 policies.  An assessment of any likely significant effects will be made and full recommendations for mitigation will be provided within each project/plan-level HRA. These will suggest measures to reduce the potential for any development to result in impacts upon the Natura 2000 network or Ramsar sites.	The proposed submission plan will not have any significant effects on the Oxford Meadows SAC. The proposed submission plan is still underpinned by the existing Cherwell Local Plan Part 1 Policies and as such provides measures to protect the European sites.  In addition, the LTP 4 and the adopted Local Plan provide measures to protect the European sites and therefore any proposals arising from the plans would not be developed unless it can be proven that they would not have a detrimental impact on the European sites.
Oxfordshire County Council	Oxfordshire Minerals and Waste Local Plan Part 1 Core Strategy Habitats Regulations Assessment Screening Report August 2015	The assessment concluded that the Core Strategy would not have a likely significant effect on air quality, water resources, recreation, hazardous and radioactive materials.	The assessment considered potential effects of air quality, however, the predicted increases in traffic were not considered to generate a likely significant impact on Oxford Meadows SAC. The air quality assessment for the Partial Review Proposed Submission Plan has shown that there will be no impact on Oxford Meadows SAC.  In addition Policy C4 of the (to be adopted) Minerals and Waste Plan states that: "Proposals for minerals and waste development will need to demonstrate that there would be no unacceptable adverse impact on or risk to: • The quantity or quality of surface or groundwater resources required for habitats, wildlife and human activities; • The quantity or quality of water obtained through abstraction unless acceptable provision can be made; and • The flow of groundwater at or in the vicinity of the site; and • Waterlogged archaeological remains. Proposals for minerals and waste development should ensure that the River Thames and other watercourses and canals of significant landscape, nature conservation, or amenity value are adequately protected from unacceptable adverse impacts."  Therefore, it is considered that there is no potential for in-combination effects.
	Habitats Regulations Assessment Screening Report Local Transport Plan 4 (2015-2030) June 2015	The HRA Screening found that no likely 'strategic' significant effects are predicted from the local transport plan (LTP) on any European sites, subject to appropriate design and mitigation. An Appropriate Assessment is therefore not considered to be required at this strategic level. However, project level HRA Screening of 'Likely Significant Effects' for Oxford Meadows SAC, Cothill Fen SAC and Little Wittenham SAC may be required (in consultation with Natural England) when further details of the delivery of transport schemes currently in development (and not published as part of the current LTP 4) are available, together with the details of other plans, to ensure compliance with the Habitats Regulations.	Although the LTP recognises that further assessment may be required for Oxford Meadows SAC, it will be a requirement for Oxfordshire County Council to consider in-combination effects with the Cherwell Local Plan Part 1 when this stage is reached.
	Oxfordshire County Council A40 Science Transit 2 Project Habitat Regulations Assessment - Screening November 2016	Potential likely significant effects on European sites associated with construction and operational activity were investigated following an Activity – Change – Effect model. Through the implementation of standard good practice during the construction period, use of standard highway design guidance (e.g. with regard to drainage) and acknowledgement of the predicted falls in emissions deposition over the course of the next decades, it can be concluded that the project will not result in any likely significant effects either due to the project alone or in-combination with other projects and plans.	It has been concluded that there is no potential for likely significant effects from the A40 Science Transit 2 Project, therefore no in-combination effects are likely to occur with this Plan.
	Habitats Regulations Assessment	<b>Conclusion:</b> This Stage 1 Screening and preliminary Stage 2 – Appropriate Assessment has concluded that	None: Although the Minerals and Waste Plan may

	for Oxfordshire Minerals Planning Strategy - Technical Supplement (January 2012)	there are four sites within the plan which may lead to adverse impacts on the integrity of Oxford Meadows SAC (through hydrological changes such as water levels, water quality and nutrient enrichment). The HRA states that it is currently unclear if these impacts can be successfully mitigated. A series of recommendations for mitigation are put forward but more detailed assessment is required.	lead to adverse effects on the integrity of Oxford Meadows SAC these effects are in relation to changes in hydrology. In addition, the Cherwell Local Plan policies ESD8 and ESD9 requires developers to demonstrate that during construction and operation of any new development that there will be no adverse effects on water quality of any adjacent or nearby watercourses and that all developers must demonstrate that the development will not significantly alter groundwater flows and that the hydrological regime of the Oxford Meadows SAC is maintained in terms of water quantity. Policy ESD9 will ensure that the water quality within Oxford Meadows SAC is protected. Therefore no in-combination effects are likely to occur with this Plan.
	Oxfordshire Minerals and Waste Plan - Minerals and Waste Core Strategy Habitats Regulations Assessment: Screening Report for Mineral and Waste Preferred Strategies (August 2011)	<b>Conclusion:</b> This HRA concluded that there may be likely significant effects due to potential impacts on groundwater and surface water flows at Oxford Meadows SAC from a number of mineral extraction sites. Further HRA assessment needed (see below).	
Oxford City Council	Screening Statement on the determination of the need for a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC for the Headington Neighbourhood Plan, February 2016	<b>Conclusion</b> The Oxford Meadows SAC is currently judged by Natural England to be in favourable condition. This HRA has concluded that none of the policies within the Headington Neighbourhood Plan are likely to have adverse effects on the integrity of the Oxford Meadows SAC either 'alone' or 'in combination' with other plans, projects or programmes.	The Headington Neighbourhood Plan screened out all potential likely significant effects on the Oxford Meadows SAC, therefore there is no potential for in combination effects with the proposed submission plan of the Partial Review Proposed Submission Plan.
	Habitat Regulations Assessment for the Northern Gateway Area Action Plan, July 2015	The assessment concluded no likely significant effects as a result of air quality and recreational use of Oxford Meadows SAC.	The proposed submission plan has concluded that there will be no effects from recreation owing to the distance from the SAC, limited parking at the SAC and the provision of 'green spaces' as part of any development. The air quality assessment for the Partial Review Proposed Submission Plan has shown that there will be no impact on Oxford Meadows SAC, therefore it is considered that there is no potential for in-combination effects.
	Sites and Housing Plan Sustainability Appraisal and Habitats Regulations Assessment Post-Adoption Statement February 2013.	The appropriate assessment stage considered the impacts of individual sites on the Oxford Meadows SAC based on their proximity to the SAC. <b>Conclusion</b> With regards to air quality, only one site was considered to have a potential impact on the SAC – SP63 - Wolvercote Paper Mill. A desk based assessment was undertaken and the appropriate assessment concluded that given the background trends (the contribution of road transport to nitrogen oxide background levels and nutrient nitrogen deposition will decrease in future years coupled with a reduction in overall emissions), the additional traffic generated by development at the Wolvercote Paper Mill is not nearly of such significance that it would have an adverse impact on air quality at the Oxford Meadows SAC.	As any potential effect on air quality from the Wolvercote Paper Mill development is so small it is considered that there is no potential for in-combination effects with the Proposed Submission Plan.
	Sites and Housing Development Plan Document (DPD): Habitats Regulations Assessment (February 2012)	<b>Conclusion:</b> The HRA concluded that this DPD is not likely to have any adverse impact on the Oxford Meadows SAC, either alone, or in combination with other projects or plans (with mitigation measures put in place)	None (with mitigation measures put in place)
	Barton Area Action Plan DPD: Habitats Regulations Assessment – Screening (February 2012)	<b>Conclusion:</b> The HRA concluded that this DPD is not likely to have likely significant effects on the Oxford Meadows SAC (including effects from air pollution, water quality, changed hydrological regime, increased recreational pressure, changed maintenance of habitats and changes in fertilisation).	None
	Oxford Core Strategy - Habitats Regulations Assessment (April 2011)	<b>Conclusion:</b> The HRA concluded that none of the policies in the Plan are likely to have adverse effects on the integrity of Oxford Meadows SAC with regard to the following environmental requirements of the site: maintenance of traditional hay cut and light aftermath grazing, absence of direct fertilisation, minimal air pollution, absence of nutrient enrichment of waters, good water quality, balanced hydrological regime and recreational pressures.	None



	Oxford Core Strategy Habitats Regulations Assessment (updated version, July 2009)	<b>Conclusion:</b> This HRA has concluded that none of the policies in the Oxford 2026 Core Strategy Proposed Submission Document are likely to have significant effects on the Oxford Meadows SAC. <b>Natural England's View:</b> Natural England had concerns relating to the Northern Gateway Project and thinks further assessment is required in relation to recreational pressure, air quality and hydrology. The Core Strategy states that HRA will be undertaken of lower tier documents (e.g. the Area Action Plan). The Core Strategy (and the Natural England comments) has been submitted to the Planning Inspector and it has now been adopted.	None
	Oxford Core Strategy Habitats Regulations Assessment (September 2008)	<b>Conclusion:</b> No likely significant effects on the Oxford Meadows SAC are anticipated.	None
South Oxfordshire District Council	Local Plan Part 1 2031 Habitat Regulations Assessment January 2015	The assessment concluded that four growth scenarios may have an impact on the European sites (which includes Oxford Meadows SAC) in regard of in-combination effects on air quality, water abstraction and recreation. The HRA made recommendations which were considered sufficient to provide mitigation for the European sites.	The air quality assessment for the proposed submission plan has concluded that changes in air quality would be inconsequential with the levels in 2031 being significantly lower than currently experienced with the SAC currently in favourable conservation status. When considered in combination with the South Oxfordshire District Council Local Plan Part 1 2031 HRA, there will be no in combination effects provided that the mitigation measures identified are implemented .
	Appropriate Assessment of South Oxfordshire District Council's Proposed Submission Core Strategy December 2010	The screening assessment identified those sites which were most likely to be affected as a result of the Core Strategy policies. The result of the screening exercise indicated that all six of the SAC's within influencing distance were potentially at risk of significant effects. Each of the sites identified as being at risk of significant effects was then subject to Appropriate Assessment. The assessments concluded that none of the six European Sites assessed would be adversely impacted by the plans and policies contained in the Core Strategy alone or in combination with other plans and policies. As a result of this assessment it will not be necessary to carry out stages 3 and 4 of the assessment. <b>Conclusion</b> It will be necessary to update this assessment as further policies within the Local Development Framework are defined, particularly those associated with the allocation of housing developments within the larger villages.	The assessment concluded there would be no increase in traffic on the A34 and therefore no impact from air quality - hence no potential for in-combination effects with the Proposed Submission Plan.
	Appropriate Assessment of South Oxfordshire District Council's Submission Core Strategy (February 2012)	<b>Conclusion:</b> The HRA concluded that the plans and policies within this Plan will not lead to likely significant effects on Oxford Meadows SAC, alone or in combination with other projects and plans.	None
Vale of White Horse	Local Plan Statement to Inform Habitats Regulations Assessment of the Schedule of Proposed Modifications, July 2016	Following the hearings into the Vale of White Horse Local Plan Part 1, the Planning Inspector has identified a series of necessary Main Modifications in order to ensure the plan is sound. From an HRA point of view these changes were not considered significant.	None – modifications made no change to the assessment previously undertaken.
	Vale of White Horse District Council: Local Plan Part 1 Submission Document Habitats Regulations Assessment February 2015	The assessment concluded that there would be no impacts from recreation. Effects of water quality on Oxford Meadows SAC are considered unlikely to occur, given the policy commitments in the Local Plan Part 1 to provision of adequate infrastructure to accompany new development. It is considered likely that housing across Oxfordshire will result in an increase in nitrogen deposition and NOx concentration within a small part of the Oxford Meadows SAC as it lies adjacent to the A34 and A40. Although Vale of the White Horse contribution to nitrogen deposition will be trivial, there will be a small contribution to changes in NOx concentrations, although one that is not significant. It is concluded that, given the incorporation of policies to address air quality, and following the incorporation of the small number of outstanding recommendations the Submission document policies will not lead to likely significant effects on European sites either alone, or in combination with other projects and plans. It is concluded that no strategic housing sites would lead to likely significant effects, either alone or in combination.	The policies within the Vale of White Horse District Council: Local Plan Part 1 Submission Document and the Cherwell Local Plan Part 1 will ensure that developments will not have an in-combination effect.
	Vale of White Horse District Council: Preferred Approach Local Plan 2029 Part 1 HRA February 2014	<b>Conclusion:</b> Pending consultation with Natural England, this HRA concludes that the development set out in the Vale of White Horse Local Plan 2029 Part 1 will not lead to likely significant effects on any European sites, either alone or in combination with other projects or plans.	None
	Vale of White Horse Local Development Framework Core Strategy: Preferred Approaches Habitat Regulations Assessment	<b>Conclusion:</b> Issues of recreational pressure, air quality and water quality have all been considered in relation to impacts of the Core Strategy on the Oxford Meadows SAC. The assessment concluded no likely significant effects on Oxford Meadows SAC. <b>Natural England's View:</b> Natural England has objected to the findings of the HRA in relation to air quality (the	There is the potential for in-combination effects on the Oxford Meadows SAC resulting from the Vale of White Horse Core Strategy. However, in order for the Local Development Framework (LDF)

	(April 2010)	baseline data relating to nitrogen oxides was not up to date and needed reviewing). Natural England has asked that the HRA is revised. <b>The Core Strategy was superseded by the Local Plan Part 1 in 2015 (see above).</b>	documents to be adopted it will be necessary for its Plans to be subject to a repeat of Stage 1 of the HRA process (and potentially the completion of Stage 2). Depending on the findings of the assessment(s) the documents may need to be subject to the further stages of the HRA process: Stage 3 – Assessment of Alternative Solutions and Stage 4 - IROPI. Where necessary, appropriate mitigation measures for the documents will need to be agreed with Natural England (to ensure adverse effects on integrity of Oxford Meadow SAC do not occur). Should the documents progress to Stage 4 of the HRA process it will be necessary for the Vale of White Horse District Council to agree suitable compensatory measures to offset the negative effects with the Secretary of State and Natural England. Only once the mitigation measures or compensatory measures have been agreed with the relevant bodies will the plan(s) be adopted. The mitigation measures will ensure that there are no in-combination effects on Oxford Meadow SAC.
	Habitat Regulations Assessment of the Vale of the White Horse LDF Core Strategy Issues and Options - Screening Report (Final) (November 2008)	Possible impacts on Oxford Meadows SAC from policies in the Core Strategy due to: <ul style="list-style-type: none"> <li>• Decreased water quality; and</li> <li>• Increased recreational usage of the site.</li> </ul> The report suggests avoidance and mitigation measures to be incorporated into the final draft of the Core Strategy. <b>Conclusions:</b> Potential for likely significant effects on Oxford Meadows SAC if no mitigation measures are put in place. Stage 2 and potentially Stage 3 of HRA required to determine impacts on the Oxford Meadows SAC from decreased water quality. N.B. Conclusions now superseded by information provided in the HRA of the Preferred Approaches Core Strategy produced by this Council in April 2010	As for the Vale of White Horse LDF Core Strategy: Preferred Approaches Habitat Regulations Assessment (April 2010) above.
West Oxfordshire District Council	Screening Statement on the determination of the need for a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC for the Longworth Neighbourhood Development Plan, August 2015	The assessment concluded that Longworth Neighbourhood Plan will not allocate sites for housing and therefore will not result in an increase in traffic using the A420 and A34 to Oxford. The Neighbourhood Plan will therefore not result in potential air quality effects on the Oxford Meadows SAC. The other Local Plan 2031 Part 1 policies relevant to Longworth are categorised as green, meaning that there are no likely significant effects. <b>Conclusion</b> The Longworth Neighbourhood Plan is unlikely to have significant environmental effects on any Natura 2000 sites and an Appropriate Assessment for the Longworth Neighbourhood Plan is not required.	As the Longworth Neighbourhood Development Plan will not lead to development there is no potential for in-combination effects.
	West Oxfordshire District Council Oxford Core Strategy Habitats Regulations Assessment Stage 1 Screening and Appropriate Assessment 2012	The stage 1 screening concluded that there were potential impacts of reduced air quality, reduced water quality & quantity and increased recreational pressure on Oxford Meadows SAC. <b>Appropriate Assessment</b> <b>Increased water abstraction</b> Policy CS21 in the West Oxon Core Strategy requires all new housing to achieve Code for Sustainable Homes Level 3 with immediate effect, Code Level 4 from 2013 and Code Level 6 from 2016. The policy also states that within strategic development sites, specific elements / themes of the Code for Sustainable Homes / BREAMM will need to be achieved, relating to water consumption. Natural England confirmed that Oxford Meadows SAC was sensitive to flooding, rather than typical water levels in the river that might be affected by water abstraction. <b>Reduction in water quality</b> Policy CS22 states 'all development proposals will be required to show consideration of the efficient and prudent use and management of natural resources including causing no deterioration and, where possible, achieving improvement in water or air quality'. <b>Increased recreational pressure</b> West Oxon DC should provide additional evidence in relation to future green space requirements arising from	The proposed submission plan has concluded that there will be no effects from recreation owing to the distance from the SAC, limited parking at the SAC and the provision of 'green spaces' as part of any development. The West Oxfordshire Core Strategy HRA 2012 concluded that any increases in traffic would have no discernible impact on the SAC. The air quality assessment for the proposed submission plan has concluded that changes in air quality would be inconsequential with the levels in 2031 being significantly lower than currently experienced with the SAC currently in favourable conservation status.

		<p>new development over the plan period. This evidence base, which is likely to take the form of a green infrastructure plan/green space strategy will be necessary in order to ensure that new development coming forward within West Oxfordshire does not have a significant impact on Oxford Meadows through increased visitor numbers and recreational pressure. The green space provided in the developments should be designed to encourage people to use these local green spaces rather than driving to Oxford Meadows.</p> <p><b>Reduction in air quality</b></p> <p>Policy CS22 states 'all development proposals will be required to show consideration of the efficient and prudent use and management of natural resources including causing no deterioration and, where possible, achieving improvement in water or air quality'.</p> <p>Therefore West Oxon DC will need to demonstrate, through traffic modelling that, in combination with other projects and plans, the Core Strategy will contribute to less than 1% of the critical load (lower limit 20kg/ha/year) of nitrogen deposition. The studies required to demonstrate this may also need to be carried out by other planning authorities so it may be possible to take a joint approach to these studies.</p>	
	East of Carterton, Oxfordshire: Habitat Regulations Assessment – Stage 1 Screening (February 2012)	<b>Conclusion:</b> The HRA concluded that this project is unlikely to have likely significant effects upon Oxford Meadows SAC as a result of altered water quality, water quantity, decreased air quality and/increased recreational pressure.	None
	Sustainability Appraisal Scoping Report - Appendix 4 Appropriate Assessment – Scoping Statement (February 2008)	<p>Possible impacts on Oxford Meadows SAC from policies in the Plan due to:</p> <ul style="list-style-type: none"> <li>• Alteration of hydrological regime (due to increased water abstraction);</li> <li>• Decreased water quality;</li> <li>• Increased air pollution; and,</li> <li>• Mineral extraction.</li> </ul> <p>The report suggests avoidance and mitigation measures to be considered when site options are developed in West Oxfordshire and when Local Development Framework Plans are developed (which will be subject to the HRA screening and assessment process).</p> <p><b>Conclusions:</b> Potential for likely significant effects on Oxford Meadows SAC if no mitigation measures are put in place.</p> <p><b>Natural England's View:</b> Natural England has requested that the relevant stages of the HRA process are completed for the West Oxfordshire Local Development Framework Plans as they are developed.</p>	None provided the mitigation measures identified in the Appropriate Assessment – Scoping Statement (February 2008) are implemented.
	West Oxfordshire Pre-Submission Local Plan Habitats Regulations Assessment March 2015	Issues of recreational pressure, air quality and water quantity and quality have all been considered in relation to impacts of the West Oxfordshire Final Version Pre-Submission Draft Local Plan on the Oxford Meadows SAC. It is possible to conclude that following recommendations likely significant effects on the Oxford Meadows SAC as a result of development under the West Oxfordshire Final Version Pre-Submission Draft Local Plan will not occur.	The West Oxfordshire Pre-Submission Local Plan will not have a likely significant effect on the Oxford Meadows SAC. The additional housing in the Partial Review Proposed Submission Plan will not have a likely significant effect on the Oxford Meadows SAC and the policies within the adopted local plan will still apply. Therefore, there is no potential for in-combination effects.
Cherwell District Council	Submission Cherwell Local Plan incorporating Proposed Modifications (October 2014) Habitats Regulations Assessment: Stage 1 – Screening October 2014	For those policies that will lead to development the Plan provides policies which seek to protect the environment including policies specific to Oxford Meadows SAC.	The Cherwell Local Plan 2011-2031 (Part 1) Partial Review Proposed Submission Plan can be considered an update to this the Cherwell Local Plan incorporating Proposed Modifications (October 2014). The additional housing in the Partial Review Proposed Submission Plan will not have a likely significant effect on the Oxford Meadows SAC and the policies within the adopted local plan will still apply. Therefore, there is no potential for in-combination effects.
	Appropriate Assessment of Draft Revised Comprehensive Planning Brief Supplementary Planning Document (SPD) for the Upper Heyford Airbase: Screening (September 2006)	<p>Possible impacts on the Oxford Meadows SAC from a possible decrease in air quality and a change in hydrological regime (HRA completed before the Environment Agency Review of Consents and Flood Risk Management Strategy – see below). The report suggests avoidance and mitigation measures to be incorporated into the final draft of the SPD.</p> <p><b>Conclusions:</b> Potential for likely significant effects on Oxford Meadows SAC if no mitigation measures are put in place.</p>	None provided the mitigation measures identified are implemented.
Environment Agency	Oxford Flood Risk Management Strategy - Strategic Environmental Assessment - Environmental	Possible impacts on Oxford Meadows SAC from flood risk management and water resource plans suggested within the report. There are some uncertainties regarding operation of a flood storage area and potential impacts on Oxford Meadows SAC. To address these uncertainties, the Environment Agency is recommending further research. If this work shows that there would be significant impacts to designated nature conservation sites	None – the Cherwell Local Plan 2011-2031 (Part 1) Partial Review Proposed Submission Plan has not identified water abstraction as risk.



	Report (June 2009)	which could not be mitigated or compensated for, then the flood storage area will not be implemented. However, there are no likely significant impacts on the SAC from current water abstraction activities. <b>Conclusion:</b> No likely significant effects on the Oxford Meadows SAC are anticipated.	
Thames Water Utilities Ltd	Habitats Regulations Assessment Of Thames Water Utilities Ltd Draft Drought Plan, Screening Report, September 2016	<b>Construction</b> There will be no loss of designated habitat due to the scheme as the construction footprint does not impinge on any designated sites and, given the distance between Oxford Meadows SAC and the four locks (Iffley, Osney, Godstow and King's Weir) (>5 km), impacts from noise or dust are unlikely. Transport of materials and equipment during construction on site will require minimal general construction traffic. Transport will utilise the existing road network. The temporary increase in vehicle numbers required for the construction of the scheme is considered to be negligible. Therefore, the construction phase of this scheme is not likely to have significant effects on the qualifying features of any European sites. <b>Operation</b> The proposed scheme will impact low flows between ~ May and December, and not flood flows over winter. Therefore, no likely significant effects on the qualifying features are anticipated. No likely significant effects are anticipated from the construction or operation of the Farmoor drought option on the Oxford Meadows SAC, either alone, or in combination with other licences and consents.	The Draft Drought Plan will not in any way result in a decrease in air quality which could have an adverse effect on the Oxford Meadows SAC and therefore there is no potential for in-combination effects.
South East England Regional Assembly	Regional Spatial Strategy (RSS) for the South East - Sustainability Appraisal and Habitats Regulations Assessment/ Appropriate Assessment of the Secretary of State's Final Revisions (April 2009)	The HRA concluded that although the final RSS has not itself lowered housing allocations for those sub-regions or districts in which the HRA/AA of the draft Proposed Changes identified a potential conflict with European sites it does provide within Policy NRM5 a clear opportunity for this to occur if lower tier assessments and the further detail that will arise during implementation planning confirm that the required levels of housing cannot be delivered. Although the RSS does not provide detailed avoidance and mitigation strategies for all impacts and effects that may arise from the Plan upon every European site (both since the housing and employment etc. allocations in the RSS generally lack sufficient spatial specificity to allow a detailed assessment. Because it would require a policy for each European site which would make the Plan repetitive and unwieldy) it sets out a policy framework through which additional guidance of this nature to local authorities can and will be provided by the Secretary of State through Supplementary Planning Documents or similar. <b>Conclusion:</b> The final South East Regional Spatial Strategy has (within the constraints of mechanisms available to regional planning policy) made extensive changes to policy in order to ensure that adverse effects do not result on European sites. There is also acknowledgement within the RSS that the regional HRA/AA and mitigating policies are inevitably high-level, but this is recognised and allowed for through a policy framework to produce more detailed tailored guidance and for regional allocations to be revised in the light of new data coming forward from lower tier HRA/AA or other relevant studies (e.g. Water Cycle Studies). These measures thus ensure the greatest confidence possible within the confines of regional planning that development under the South East Plan will not result in adverse effects on European sites.	None
Department for Communities and Local Government	Eco-towns Sustainability Appraisal and Habitats Regulations Assessment of the Eco-towns Programme Weston Otmoor and Cherwell (November 2008).	Possible impacts on Oxford Meadows SAC from policies in the Plan due to increased recreational usage of the site. The report suggests avoidance and mitigation measures to be incorporated into the Eco-Towns Planning Policy Statement. <b>Conclusions:</b> Potential for likely significant effects on Oxford Meadows SAC if no mitigation measures are put in place.	None (with mitigation measures put in place by Eco-towns), no impacts from increased recreation identified for the Partial Review Proposed Submission Plan owing to the connectivity for walkers and lack of parking at the Oxford Meadows SAC.

## 6. HRA Results

The HRA screening assessment for the Plan is provided in Table 6-1 below.

**Table 6-1 HRA Screening Results**

Site Designation Status	Oxford Meadows SAC
<p><b>Describe the individual elements of the Plan likely to give rise to impacts on the European Site</b></p>	<p>None of the four strategic objectives or 18 policies (or the proposals therein) present in the Partial Review of the Cherwell Local Plan 2011-2031 (Part 1) Proposed Submission Plan will lead to likely significant effects on Oxford Meadows SAC.</p> <p>The Partial Review of the Cherwell Local Plan 2011 – 2031 (Part1): Oxford's Unmet Housing Need Proposed Submission Plan has provided an additional four Strategic Objectives for inclusion in the Plan. Although these objectives will directly or indirectly lead to development the objectives do not provide any detail of where development may be located and therefore the objectives themselves are not considered to have a likely significant effect on the European site.</p> <p>Of the 18 policies in the Partial Review Proposed Submission Plan policies PR1, PR2, PR3, PR4a, PR4b, PR5, PR11 PR12a, PR12b and PR13 would either not themselves lead to development (they are intended to protect the natural environment, including biodiversity), or would have no effect because no development could occur through the policy itself - the development being implemented through later policies in the same plan, which are more specific and therefore more appropriate to assess for their effects on European sites and associated sensitive areas.</p> <p>Policies PR6a, PR6b, PR6c, PR7a, PR7b, PR8, PR9 and PR10 all relate to specific development plots and are therefore classed as Policy Type 2: policies that could have a negative effect but would not be likely to have a significant effect on an European site alone or in combination with other projects or plans. For these policies a screening assessment has been carried out considering the impacts that might lead to significant effects on Oxford Meadows SAC. The assessment concluded that there are no likely significant effects on the qualifying features of the Oxford Meadows SAC from the Plan alone.</p> <p>Any planning application would also have to take into account the possibility of likely significant effects on the qualifying features of the Oxford Meadows SAC resulting from the proposed works, through consideration of Policies ESD8, ESD 9 and ESD 10 of the adopted Plan (which seek to safeguard and protect biodiversity and the natural environment). The Plan also commits to an HRA at the development management stage (in accordance with the Protection and Enhancement of Biodiversity and the Natural Environment text supporting Policies ESD 9 and ESD 10). The HRA of any proposed development will have to prove that the work will not have any likely significant or adverse effects on the integrity Oxford Meadows SAC (or that effects can be adequately mitigated). If it cannot be proven that there will no likely significant or adverse effects on the integrity of this European site and/or it is not possible to mitigate for these effects the Council will not allow the development to be constructed.</p> <p>Therefore, there are no likely significant effects on the qualifying features of the Oxford Meadows SAC from the Plan alone .</p>
<p><b>Describe any likely direct, indirect or secondary impacts of the Plan on the European Site by virtue of:</b></p> <ul style="list-style-type: none"> <li>• Size and scale;</li> <li>• Land take;</li> </ul>	<p>There are no likely direct, indirect or secondary impacts on the qualifying features of Oxford Meadows SAC from any of the policies in the Partial Review of the Cherwell Local Plan 2011-2031 (Part 1) Proposed Submission Plan (see Table B2 in Appendix B below).</p>

<ul style="list-style-type: none"> <li>• Resource requirements (i.e. water extraction etc.);</li> <li>• Emissions (disposal to land, water or air);</li> <li>• Excavation requirements;</li> <li>• Duration of construction, operation, decommissioning etc.; and</li> <li>• Other.</li> </ul>	
<p><b>Describe any likely changes to the European site arising as a result of:</b></p> <ul style="list-style-type: none"> <li>• Reduction of habitat area;</li> <li>• Disturbance to key species;</li> <li>• Habitat or species fragmentation;</li> <li>• Reduction in species density;</li> <li>• Changes in key indicators of conservation value (e.g. water quality); and</li> <li>• Climate change</li> </ul>	<p>There are no likely changes to the qualifying features of Oxford Meadows SAC from any of the policies in the Partial Review of the Cherwell Local Plan 2011-2031 (Part 1) Proposed Submission Plan (see Table B2 in Appendix B below).</p>
<p><b>Describe from the above those elements of the project, or combination of elements, where the above impacts are likely to be significant or where the scale or magnitude of impacts is not known</b></p>	<p>There are no likely significant effects on the Oxford Meadows SAC from the Plan alone (see above).</p> <p>In combination effects have been considered as part of this assessment. None of the other projects and plans identified in Section 5 (see above) will lead to significant effects on Oxford Meadows SAC, provided mitigation measures identified in other projects and plans are implemented.</p> <p>An air quality assessment has been completed (see Appendix C) and it has been determined that there are no likely significant effects on Oxford Meadows SAC from the development proposed in the Partial Review of the Cherwell Local Plan 2011-2031 (Part 1) Proposed Submission Plan (see Table B2 in Appendix B).</p>



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## 7. Conclusion

Atkins has completed Stage 1 of the HRA process for the Cherwell District Council's Partial Review of the Cherwell Local Plan 2011 – 2031 (Part1) Proposed Submission Plan.

HRA is required by Regulation 61 the Conservation of Habitats and Species Regulations 2010 (as amended) (the Habitats Regulations) for all projects and plans which may have likely significant effects on an European site and are not directly connected with or necessary to the management of the European site. One European site is considered in this HRA: Oxford Meadows SAC. This HRA has assessed whether the four Draft Strategic Objectives and 149 potential allocation sites are likely to lead to significant effects on Oxford Meadows SAC and what these likely impacts are.

Protection is afforded to the Oxford Meadows European site through the policies contained within the adopted Cherwell Local Plan 2011 – 2031 (Part1). Any planning application would have to take into account the possibility of likely significant effects on the qualifying features of the Oxford Meadow SAC resulting from the proposed works, through consideration of Policies ESD8, ESD9 and ESD 10 (which seek to safeguard and protect biodiversity and the natural environment). The Plan also commits to an HRA at the development control stage (in accordance with the Protection and Enhancement of Biodiversity and the Natural Environment text supporting Policies ESD 9 and ESD 10). The HRA of any proposed development will have to prove that the work would not have any likely significant or adverse effects on the integrity of Oxford Meadows SAC (or that effects could be adequately mitigated). If it cannot be proven that there would be no likely significant or adverse effects on the integrity of this European site and/or it is not possible to mitigate for these effects the Council will not allow the development to be constructed.

The Partial Review of the Cherwell Local Plan 2011 – 2031 (Part1): Oxford's Unmet Housing Need Proposed Submission Plan has provided an additional four Strategic Objectives for inclusion in the Plan. Although these objectives will directly or indirectly lead to development the objectives do not provide any detail of where development may be located and therefore the objectives themselves are not considered to have a likely significant effect on the European site.

Of the 18 policies in the Partial Review Proposed Submission Plan policies PR1, PR2, PR3, PR4a, PR4b, PR5, PR11 PR12a, PR12b and PR13 will either not themselves lead to development (they are intended to protect the natural environment, including biodiversity), or would have no effect because no development could occur through the policy itself - the development being implemented through later policies in the same plan, which are more specific and therefore more appropriate to assess for their effects on European sites and associated sensitive areas.

Policies PR6a, PR6b, PR6c, PR7a, PR7b, PR8, PR9 and PR10 are all relative to specific development plots and are therefore classed as Policy Type 2: policies that could have a negative effect but would not be likely to have a significant effect on an European site alone or in combination with other projects or plans. For these policies a screening assessment has been carried out considering the impacts that might lead to significant effects on Oxford Meadows SAC. The consideration of these impacts is summarised below:

### Recreation

The parking provision at Oxford Meadows is limited and there are no proposals to increase parking provision. Studies have shown that the majority of the visitors to Oxford Meadows SAC are from Oxford itself with people willing to walk up to 1.9 km to the SAC. The sites proposed for development are all separated from the SAC by existing roads and railways which will act as a deterrent for people willing to walk to the SAC. The policies associated with some of the development sites also include for the provision for green spaces and infrastructure which will also limit the number of people wishing to walk from the development sites to the SAC. When considered with the supporting policies within the adopted Cherwell Local Plan for the provision of green spaces, it is considered that there will be no likely significant effects on the SAC as a result of further development within Cherwell district.

### Water Quality

A review of contour mapping shows that the some of the development sites would drain away from the Oxford Meadows SAC. However, for those sites where this is not the case the precautionary principle has

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been used to assume that any water discharging from the site would likely discharge to the local sewer system which may enter the River Thames without treatment. Policies ESD8 and ESD9 of the adopted Cherwell Local Plan require developers to ensure that surface water and groundwater quality are not affected by development. Therefore, with the implementation of policies ESD8 and ESD9 any development would not have a likely significant effect on water quality at the Oxford Meadows SAC.

### **Water Abstraction**

Thames Water Final Water Resources Management Plan 2015 – 2040 (WRMP14) identified that the Swindon and Oxfordshire area has a planning problem, in that in dry conditions there will be a water supply deficit from 2019/20 of 0.1 Ml/d, increasing to 32.7 Ml/d by 2039/40. The WRMP14 has addressed this through a number of short term (2015-2020) and medium term (2020 – 2040) actions aimed at reducing household usage. Therefore there are no likely significant effects of water abstraction on the Oxford Meadows SAC.

### **Groundwater Flows**

A review of the British Geological Survey website has shown that the development sites are underlain by a mixture of clays. Owing to this layer of clay the ground is considered to be only semi-permeable and unlikely to have a significant contribution to groundwater recharge. In addition, Policy ESD9 of the adopted Plan states that all developers must demonstrate that the development will not significantly alter groundwater flows and that the hydrological regime of the Oxford Meadows SAC is maintained in terms of water quality. Therefore, there will be no likely significant effects of groundwater flows on the Oxford Meadows SAC.

### **Air Quality**

An update to the assessment of the impact of road traffic emissions on air quality at Oxford Meadows SAC has been undertaken (see Appendix C). The assessment updates the assessment undertaken in 2014 for the adopted Cherwell Local Plan, and uses the most up to date assessment tools. The traffic data used is for “2031 Cherwell Transport Improvement Package 2 plus Cycle Super Route” which includes all the planned and permitted housing and employment detailed in the adopted Cherwell Local Plan with additional housing identified in the emerging Cherwell Local Plan Part 1 Partial Review (an additional 4,400 dwellings), as well as additional policies to moderate road traffic increases and promote a modal shift to other forms of transport, notably cycling. The assessed scenario is referred to as “Scenario 4”.

Concentrations of annual mean NO<sub>x</sub> were estimated to be below the critical level in 2031 with the exception of the A34, up to 50 m to the north-west and 100 m to the south-east of the road centreline. The increases at these sites with Scenario 4 compared to the adopted Local Plan are just 0.3 µg/m<sup>3</sup> or less. This is an inconsequential change in NO<sub>x</sub> concentrations given baseline conditions (which are already well in excess of the critical level) and the limited extent of the area subject to the change in 2031, relative to the total SAC area.

In 2031, the difference between the results for the adopted Cherwell Local Plan and Scenario 4 is less than 0.1 kg/ha/yr. Such a change (equivalent to less than 0.01 g/m<sup>2</sup>/yr) is inconsequential by itself but particularly so, given that the nitrogen deposition rates within the Oxford Meadows SAC are expected to be below the lower critical load for low altitude hay meadows of 20 kg/ha/yr.

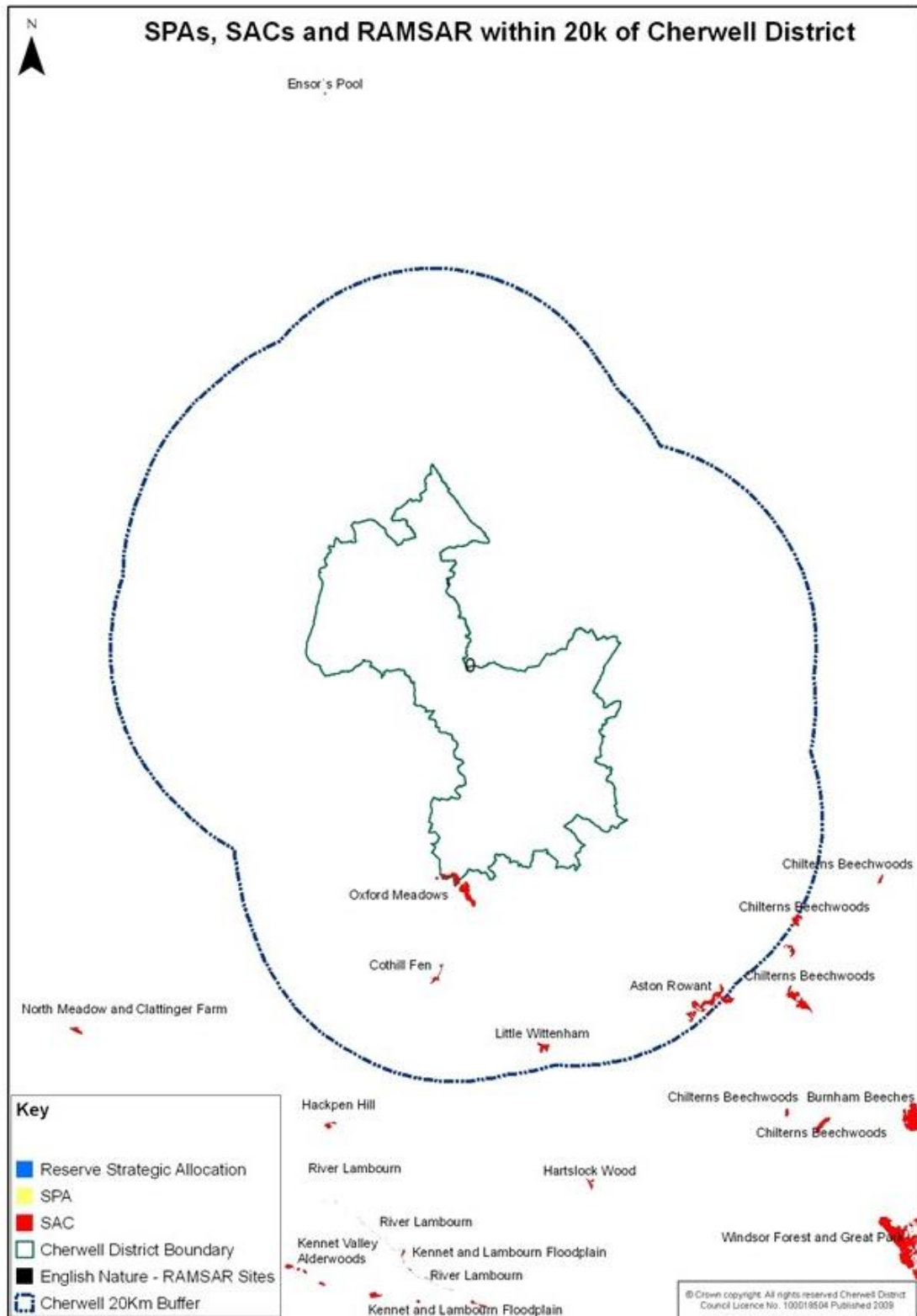
### **Summary**

In accordance with the Habitats Regulations, this Stage 1 of the HRA has also completed an in-combination assessment. None of the other projects and plans identified (see Section 5) will lead to likely significant effects on Oxford Meadows in combination with the proposals contained in the Partial Review Proposed Submission Plan, provided that any mitigation measures identified for other projects and plans are put in place.

In conclusion, the Stage 1 (Screening) assessment has determined that the Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford’s Unmet Housing Need Proposed Submission Plan will not lead to likely significant effects, either alone or in combination, on the qualifying features of Oxford Meadows SAC.

# Appendices

# Appendix A. Locations of European Sites within 20 km of Cherwell District



# Appendix B. Screening Assessment

## B.1. HRA Results Tables

This appendix contains Table B.2 (see below) which summarises the features of each of the proposed policies within the Plan and whether each policy is considered to have a likely significant effect on the Oxford Meadows SAC. The likely significant effects take into account the measures in the Plan which seek to protect the European sites.

Where possible, policies that have been found to have no likely significant effect on an European site have been categorised into four different types:

- **Policy Type A1:** Policies that will not themselves lead to development (e.g. because they relate to design or other qualitative criteria for development, or they are not a land use planning policy);
- **Policy Type A2:** Policies intended to protect the natural environment, including biodiversity;
- **Policy Type A3:** Policies intended to conserve or enhance the natural, built or historic environment, where enhancement measures will not be likely to have any negative effect on a European site;
- **Policy Type A4:** Policies that positively steer development away from European sites and associated sensitive areas;
- **Policy Type A5:** Options/policies that would have no effect because no development would occur through the policy itself, the development being implemented through later policies in the same plan (which are more specific and therefore more appropriate to assess for their effects on European sites and associated sensitive areas)

This has been based on The Habitats Regulations Assessment of Local Development Documents (Revised Draft Guidance) produced by Natural England in February 2009

Where possible, policies have then categorised into the sub policy types as summarised in Table B-1 below.

**Table B-1 Policy Categories**

Category	Sub Category	Description
<b>Policy Type 1</b>	A1	Policies that will not themselves lead to development e.g. because they relate to design or other qualitative criteria for development, or they are not a land use planning policy.
	A2	Policies intended to protect the natural environment, including biodiversity.
	A3	Policies intended to conserve or enhance the natural, built or historic environment, where enhancement measures will not be likely to have any negative effect on an European site.
	A4	Policies that positively steer development away from European sites and associated sensitive areas.
	A5	Policies that would have no effect because no development could occur through the policy itself, the development being implemented through later policies in the same plan, which are more specific and therefore more appropriate to assess for their effects on European sites and associated sensitive areas.
<b>Policy Type 2</b>	N/A	Policies that could have a negative effect but would not be likely to have a significant effect on an European site alone or in combination with other plans or projects.
<b>Policy Type 3</b>	C1	The policy could <b>directly affect</b> an European site because it provides for, or steers, a quantity or type of development onto an European site, or adjacent to it.
	C2	The policy could <b>indirectly affect</b> a European site e.g. because it provides for

		or steers, a quantity or type of development that may be very close to it, or ecologically, hydrologically or physically connected to it or it may increase disturbance as a result of increased recreational pressures.
	C3	Proposals for a <b>magnitude of development</b> that no matter where it was located, the development would be likely to have a significant effect on a European site.
	C4	A policy that makes provision for a quantity / type of development but the effects are uncertain because the detailed location of the development is to be selected following <b>consideration of options at a later, more specific plan</b> .
	C5	Policies for developments or infrastructure projects that could <b>block options or alternatives</b> for the provision of other development or projects in the future which will be required in the public interest that may lead to adverse effects on European sites, which would otherwise be avoided.
	C6	Policies which <b>depend on how the policies etc are implemented</b> in due course. There is a theoretical possibility that if implemented in one or more particular ways the proposals could possibly have a significant effect on a European site.
	C7	Any policies that would be <b>vulnerable to failure</b> under the Habitat Regulations at project assessment stage to include them in the plan would be regarded by the EC as 'faulty planning'.
	C8	Any other proposal that may have an adverse effect on a European site which might try to pass the tests of the Habitat Regulations at project assessment stage by arguing that the <b>plan provides the imperative reasons</b> of overriding public interest to justify its consent despite a negative assessment.
<b>Policy Type 4</b>	D1	The policy alone would not be likely to have significant effects but if its effects are combined with the effects of other policies or proposals <b>provided for or coordinated</b> by the LDD (internally) the <b>cumulative</b> effects would be likely to be significant.
	D2	Policies that alone would not be likely to have significant effects but if their effects are <b>combined with the effects of other plans or projects</b> and possibly the effects of other developments provided for in the LDD as well the combined effects would be likely to be significant.
	D3	Policies that are or could be part of a <b>programme or sequence of development</b> delivered over a period where the implementation of the early stages would not have a significant effect on the location, timing of the whole project, the later stages of which could have an adverse effect on such sites.

This has been based on The Habitat Regulations Assessment of Local Development Projects (Revised Draft Guidance), David Tyldesley & Associates for Natural England, February 2009.



## B.2. Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Proposed Submission Plan Policies

Policy	Policy Title	Policy Details	Likely Significant Effects on Oxford Meadows SAC?	Justification of Findings
Strategic Objective SO16	N/A	To work with Oxford City Council and Oxfordshire County Council, and other neighbouring authorities as required, in delivering Cherwell's contribution to meeting Oxford's unmet housing needs with its required infrastructure by 2031	No	<b>Policy Type 1- A5:</b> This objective will lead to development, however, it is a commitment to work with the City and County Councils in meeting Cherwell's contribution to meeting Oxford's unmet housing needs and therefore does not detail how and where construction will be undertaken. The proposed policies that will deliver development are screened below. This objective is considered to have no likely significant effects on the European sites.
Strategic Objective SO17	N/A	To provide Cherwell's contribution to meeting Oxford's unmet housing needs so that it supports the projected economic growth which underpins the agreed Oxfordshire Strategic Housing Market Assessment 2014 and the local economies of Oxford and Cherwell	No	<b>Policy Type 1- A5:</b> This objective will lead to development, however, it is a commitment to support the projected economic growth which underpins the agreed Oxfordshire Strategic Housing Market Assessment 2014 and the local economies of Oxford and Cherwell and therefore does not detail how and where construction will be undertaken. The proposed policies that will deliver development are screened below. This objective is considered to have no likely significant effects on the European sites.
Strategic Objective SO18	N/A	To provide housing for Oxford so that it substantively provides affordable access to new homes for those requiring 'affordable' housing, new entrants to the housing market, key workers and those requiring access to Oxford's key employment areas, and to provide well designed development that responds to both needs and the local context.	No	<b>Policy Type 1- A5:</b> This objective will lead to development, however, it is a commitment to provide affordable access to new homes for those requiring 'affordable' housing, new entrants to the housing market, key workers and those requiring access to Oxford's key employment areas, and to provide well designed development that responds to both needs and the local context. The objective does not detail how and where construction will be undertaken. The proposed policies that will deliver development are screened below. This objective is considered to have no likely significant effects on the European sites.
Strategic Objective SO19	N/A	To provide Cherwell's contribution to meeting Oxford's unmet housing needs in such a way that it complements the County Council's Local Transport Plan, including where applicable, its Oxford Transport Strategy and so that it facilitates demonstrable and deliverable improvements to the availability of sustainable transport for access to Oxford.	No	<b>Policy Type 1- A5:</b> This objective will lead to development, however, it is a commitment to ensure that the housing contribution complements the County Council's Local Transport Plan, including where applicable, its Oxford Transport Strategy and so that it facilitates demonstrable and deliverable improvements to the availability of sustainable transport for access to Oxford. The objective does not detail how and where construction will be undertaken. The proposed policies that will deliver development are screened below. This objective is considered to have no likely significant effects on the European sites.
Policy PR1:	Achieving Sustainable Development for Oxford's Needs	Cherwell District Council will work with Oxford City Council, West Oxfordshire District Council, Oxfordshire County Council, and the developers of allocated sites to deliver: a. 4,400 homes to help meet Oxford's unmet housing needs by 2031 b. the Vision, Objectives and Policies set out in this Partial Review of the Local Plan Development proposals to meet Oxford's needs will be supported if they: 1. Accord with the Vision, Objectives and Policies of this Partial Review, 2. Comply with other material Development Plan policies, and 3. If it is demonstrated that they will achieve sustainable development. For the purpose of the Partial Review, the definition of sustainable development includes development that meets Oxford's housing needs and does not cause harm to the delivery of the Cherwell Local Plan 2011-2031 (adopted July 2015).	No	<b>Policy Type 1- A1:</b> This policy will not itself lead to development (because it relates to design and other qualitative criteria for development and it is not a site specific land use planning policy). This policy is considered to have no likely significant effects on the European sites.

Policy PR2:	Housing Mix, Tenure and Size	<p>The strategic developments provided for under Policies PR6 to PR10 will be expected to meet the following requirements to help meet Oxford's housing needs:</p> <ol style="list-style-type: none"> <li>1. All housing to be provided as self-contained dwellings (use class C3) only</li> <li>2. Provision of 80% of the affordable housing as affordable rent/social rented dwellings and 20% as other forms of intermediate affordable homes</li> <li>3. Delivery of 25 to 30% of the affordable homes as one-bedroomed properties, 30 to 35% as two-bedroomed properties, 30 to 35% as three-bedroomed properties and 5 to 10% as four+ bedroomed properties unless otherwise agreed with Cherwell District Council in consultation with Oxford City Council</li> <li>4. Delivery of a mix of sizes of market homes to meet current and future needs and to create socially mixed and inclusive communities. The mix of housing is to be agreed with Cherwell District Council in consultation with Oxford City Council having regard to the most up-to-date evidence on Oxford's housing need and available evidence on local market conditions</li> <li>5. Provision for key workers as part of both the affordable and market housing mix. The provision shall be made in accordance with Oxford City Council's definition of key workers unless otherwise agreed with Cherwell District Council in consultation with Oxford City Council</li> <li>6. Provision of an opportunity for community self-build or self-finish housing to be agreed with Cherwell District Council in consultation with Oxford City Council</li> </ol>	No	<p><b>Policy Type 1- A5:</b></p> <p>This policy will lead to development by informing other policies, however this policy does not outline any development proposals and the exact details of where development may be located other than the general area. Their design and/or when (or if) these sites will be constructed upon are not stated.</p> <p>The proposed policies that will deliver development are screened below.</p> <p>This policy is considered to have no likely significant effects on the European sites.</p>
Policy PR3:	The Oxford Green Belt	<p>The Oxford Green Belt boundary in Cherwell District is revised as shown on the Policies Maps and on the Green Belt Plan at Appendix 2.</p> <p>Within the allocated strategic development sites, the areas of land removed from the Green Belt are as follows:</p> <p>Policy PR6a - removal of 32.1 hectares of land as shown on inset Policies Map PR6a</p> <p>Policy PR6b - removal of 31.6 hectares of land as shown on inset Policies Map PR6b</p> <p>Policy PR7a - removal of 10.8 hectares of land as shown on inset Policies Map PR7a</p> <p>Policy PR7b - removal of 4.3 hectares of land as shown on inset Policies Map PR7b</p> <p>Policy PR8 - removal of 111.8 hectares of land as shown on inset Policies Map PR8</p> <p>Policy PR9 - removal of 17.7 hectares of land as shown on inset Policies Map PR9</p> <p>In addition, the following land is removed from the Green Belt and safeguarded beyond the Plan period:</p> <ol style="list-style-type: none"> <li>a. 7.8 hectares of land east of the A44 and north-west of the railway line (to the south of the strategic development site allocated under policy PR8 as shown on inset Policies Map PR8)</li> </ol> <p>The following land is removed from Green Belt:</p> <ol style="list-style-type: none"> <li>b. 0.7 hectares of land adjoining and to the west of the railway (to the east of the strategic development site allocated under policy PR8 as shown on inset Policies Map PR8)</li> <li>c. 11.8 hectares of land south of the A34 and west of the railway line (to the west of the strategic development site allocated under policy PR6b as shown on inset Policies Map PR6b)</li> <li>d. 9.9 hectares of land comprising the existing Oxford Parkway Railway Station and the Water Eaton Park and Ride (as shown on inset Policies Map 6a)</li> <li>e. 14.7 hectares of land to north, east and west of Begbroke Science Park (as shown on inset Policies Map PR8).</li> </ol> <p>In order to compensate for loss of Green Belt land, development proposals on land to be removed from the Green Belt will be required to contribute to improvements to the environmental quality and accessibility of land remaining in the Green Belt, as detailed in the strategic site allocation policies.</p>	No	<p><b>Policy Type 1- A5:</b></p> <p>This policy will lead to development by informing other policies, however this policy does not outline any development proposals and the exact details of where development may be located other than the general area. Their design and/or when (or if) these sites will be constructed upon are not stated.</p> <p>The proposed policies that will deliver development are screened below.</p> <p>This policy is considered to have no likely significant effects on the European sites.</p>
Policy PR4a:	Sustainable Transport	<p>The strategic developments provided for under Policies PR6 to PR10 will be expected to provide proportionate financial contributions directly related to the development in order to secure necessary improvements to, and mitigations for, the highway network and to deliver necessary improvements to infrastructure and services for public transport. Where necessary, the provision of land will be required to support the implementation of relevant schemes set out in the Local Transport Plan 4 (including the Oxford Transport Strategy), the A44 /A4260 Corridor Study and Local Plan Partial Review Transport Mitigation Assessment. These schemes shall include:</p> <ol style="list-style-type: none"> <li>a. improved bus services and facilities along: <ol style="list-style-type: none"> <li>i. the A44/A4144 corridor linking Woodstock and Oxford</li> <li>ii. the A4260/A4165 (Oxford Road) linking Kidlington, Gosford, Water Eaton and Oxford</li> <li>iii. Langford Lane</li> </ol> </li> <li>b. the enhancement of the off-carriageway Cycle Track/Shared Use Path along the western side of the A44 and the provision of at least one pedestrian and cycle and wheelchair crossing over the A44</li> </ol>	No	<p><b>Policy Type 1- A5:</b></p> <p>This policy will lead to development by informing other policies, however this policy does not outline any development proposals and the exact details of where development may be located other than the general area. Their design and/or when (or if) these sites will be constructed upon are not stated.</p> <p>The policy provides for transport infrastructure and mitigation which affects the HRA screening conclusions. However, the transport implications of development are considered through the screening of the proposed site specific policies that will deliver development (see below).</p> <p>This policy is considered to have no likely significant effects on the European sites.</p>

		<p>c. the prioritisation of the A44 over the A4260 as the primary north-south through route for private motor vehicles into and out of Oxford</p> <p>d. improved rapid transit/bus services and associated Super Cycle Route along the A4260 into Oxford</p> <p>e. improvements to the public realm through the centre of Kidlington associated with (d) above</p> <p>f. the provision of new and enhanced pedestrian, cycling and wheelchair routes into and out of Oxford</p>		
Policy PR4b:	Kidlington Centre	Proposals to support sustainable transport improvements and associated infrastructure, to reduce private motorised through traffic along the A4260 in Kidlington and improve the built and natural environment along this corridor which are consistent with the themes and objectives of the adopted Kidlington Masterplan SPD will be supported.	No	<p><b>Policy Type 1- A5:</b></p> <p>This policy will lead to development by informing other policies, however this policy does not outline any development proposals and the exact details of where development may be located other than the general area. Their design and/or when (or if) these sites will be constructed upon are not stated.</p> <p>The policy supports the provision of sustainable transport infrastructure along the A4260 corridor. The transport implications of development, including the effects of route re-prioritisation, are considered through the screening of the proposed site specific policies that will deliver development (see below)</p> <p>This policy is considered to have no likely significant effects on the European sites.</p>
Policy PR5:	Green Infrastructure	<p>The strategic developments provided for under Policies PR6 to PR10 will be expected to protect and enhance green infrastructure (GI) and incorporate green assets and the water environment into the design approach for each site. Provision will be expected to be made on site. Financial contributions in lieu of on-site provision will only be allowed in exceptional circumstances and where it is agreed that it will not be possible to provide on-site net biodiversity gains.</p> <p>Applications will be expected to:</p> <ol style="list-style-type: none"> <li>1. Identify existing GI and its connectivity and demonstrate how this will, as far as possible, be protected and incorporated into the layout, design and appearance of the proposed development</li> <li>2. Show how existing and new GI will be connected and the opportunities for off-site connectivity and improvement</li> <li>3. Show how restored or re-created habitats can be accommodated into the development and how biodiversity will be improved</li> <li>4. Show how existing trees will be protected and the opportunities for planting new trees</li> <li>5. Demonstrate the opportunities for improving the existing and proposed built and natural landscape through the provision of GI and for the protection or enhancement of the historic environment</li> <li>6. Demonstrate how GI will be provided along movement corridors (including for motor vehicles, pedestrians, cycles and wheelchairs) and to benefit the provision of informal and formal open space, play areas and gardens</li> <li>7. Demonstrate how the provision of GI will assist in the beneficial use and permanence of the Green Belt</li> <li>8. Demonstrate where multi-functioning GI can be achieved</li> <li>9. Provide details of how GI will be maintained and managed</li> </ol>	No	<p><b>Policy Type 1- A2:</b></p> <p>This policy will not itself lead to development but rather seeks to protect the environment.</p> <p>This policy is considered to have no likely significant effects on the European sites.</p>
Policy PR6a -	Land East of Oxford Road	<p>An urban extension to Oxford City will be developed on 48 hectares of land to the east of Oxford Road as shown on inset Policies MapPR6a. Development proposals will be permitted if they meet the following requirements:</p> <p>Key Delivery Requirements</p> <ol style="list-style-type: none"> <li>1. Construction of 650 dwellings (net) on approximately 24 hectares of land as shown (the residential area as shown). The dwellings are to be constructed at an approximate average net density of 40 dwellings per hectare</li> <li>2. The provision of 50% of the homes as affordable housing as defined by the National Planning Policy Framework</li> <li>3. The provision of a primary school with at least three forms of entry on 3.2 hectares of land in the location shown</li> <li>4. The provision of a local centre on 0.5 hectares of land in the location shown unless the location is otherwise agreed with Cherwell District Council. The Local Centre shall include provision for local convenience retailing (use class A1 - no more than 500 square metres net floor space and no less than 350 square metres), ancillary business development (use class B1(a) only) and/or financial and professional uses (use class A2); a café or restaurant (use class A3); the provision of community building to required standards providing the opportunity for social and childcare facilities, the opportunity for required health facilities to be provided and provision for required emergency services infrastructure</li> <li>5. The provision of facilities for formal sports, play areas and allotments to adopted standards within the developable area</li> <li>6. The provision of public open green space as an extension to Cutteslowe Park on 11 hectares of land in the location shown and including land set aside for the creation of wildlife habitats and for nature trail/circular walks accessible from the new primary school</li> </ol>	No	<p><b>Policy Type 2 Recreation</b></p> <p>PR6a is located approximately 1.48 km from Oxford Meadows SAC.</p> <p>Parking provision at Oxford Meadows SAC is very limited and previous studies have identified that people visiting Oxford Meadows SAC for recreational purposes shows that people are willing to walk up to 1.9 km to the SAC. Creeping marshwort (<i>Apium repens</i>) is not sensitive to trampling, however, dog fouling may have an effect through nutrient enrichment. PR6a Land East of Oxford Road is located within 1.9 km of the SAC and therefore there is the potential for an increase in the number of dog walkers and associated dog fouling. However, the site is separated from the SAC by the A4165, A40 and A44 all of which are major roads which may act as a deterrent for dog walkers from the site. In addition, the policy includes for public open space and a significant extension to Cutteslowe Park thus any increase in housing is unlikely to lead to significant increases in dog walkers within the SAC.</p> <p>Policy PR6a provides delivery requirements that look to ensure that provision of recreation is included within the development (bullets 5, 6, 7 and 10).</p> <p>Policy PR6a is also supported by Policy ESD18 of the adopted Plan which outlines how improvements are to be made to Cherwell's green infrastructure network, Policy BSC10 also outlines how new community and recreation facilities will be provided and Policy BSC11 outlines how new development will provide areas of green space.</p> <p>These policies will help to protect the Oxford Meadows SAC as they will help to retain people in the local area rather than having to travel further afield for recreation</p>



	<p>7. The creation of a green infrastructure corridor on 8 hectares of land incorporating a pedestrian, wheelchair and all-weather cycle route along the site's eastern boundary as shown. The route will connect Cutteslowe Park with Oxford Parkway Railway Station/Water Eaton Park and Ride and provide connection with the public rights of way network</p> <p>8. The retention of 3 hectares of land in agricultural use in the location shown</p> <p>Planning Application Requirements</p> <p>9. The application(s) shall be supported by, and prepared in accordance with, a comprehensive Development Brief for the entire site to be jointly prepared and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council. The Development Brief shall be prepared in consultation with Oxfordshire County Council and Oxford City Council.</p> <p>10. The Development Brief shall include:</p> <ol style="list-style-type: none"> <li>A scheme and outline layout for delivery of the required land uses and associated infrastructure</li> <li>Points of vehicular access and egress from and to existing highways, primarily from Oxford Road</li> <li>An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment of Oxford, to Cutteslowe Park to the allocated site to the west of Oxford Road (policy PR6b) enabling connection to Oxford City Council's allocated 'Northern Gateway' site, to Oxford Parkway and Water Eaton Park and Ride, and to existing or new points of connection off-site and to existing or potential public transport services.</li> <li>Protection and connection of existing public rights of way and an outline scheme for pedestrian and cycle access to the surrounding countryside</li> <li>Design principles which seek to deliver a connected and integrated urban extension to Oxford and which respond to historic setting of the city</li> <li>Outline measures for securing net biodiversity gains informed by a Biodiversity Impact Assessment in accordance with (11) below</li> <li>The sites for the required school and the Local Centre</li> <li>An outline scheme for vehicular access by the emergency services</li> </ol> <p>11. The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology) to be agreed with Cherwell District Council</p> <p>12. The application(s) shall be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) informed by the findings of the BIA and habitat surveys and to be agreed before development commences. The BIMP shall include:</p> <ol style="list-style-type: none"> <li>measures for securing net biodiversity gain within the site and within the residential area and for the protection of wildlife during construction</li> <li>measures for retaining and conserving protected/ notable species (identified within baseline surveys) within the development</li> <li>demonstration that designated environmental assets will not be harmed, including that there will be no detrimental impacts down-river in the Cherwell Valley through hydrological, hydro chemical or sedimentation impacts</li> <li>measures for the protection and enhancement of existing wildlife corridors</li> <li>the creation of a green infrastructure network with connected wildlife corridors, including within the residential area, and the improvement of the existing network including through the protection/enhancement of the existing hedgerow network and the protection of mature trees</li> <li>measures to minimise light spillage and noise levels on connective features and other habitat features of biodiversity value</li> <li>The protection of the orchard and waterbody adjoining the site at St. Frideswide Farm</li> <li>Farmland bird compensation</li> <li>Proposals for long-term wildlife management and maintenance including for the wildlife habitats accessible from the primary school</li> <li>A scheme for the provision for in-built bird and bat boxes, for wildlife connectivity between gardens and for the viable provision of designated green walls and roofs</li> </ol> <p>13. The application(s) shall be supported by phase 1 habitat surveys including habitat suitability index (HSI) survey for great crested newts, great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of the watercourse that forms the south-eastern boundary of the site and Hedgerow Regulations Assessment</p>	<p>purposes. People are likely to use these areas of land for recreation purposes. In addition, recreation is also not currently listed on the Natura 2000 Data Form as a risk for the SAC.</p> <p>Therefore, there are no likely significant effects of recreation on the Oxford Meadows SAC.</p> <p><b>Water Quality</b></p> <p>PR6a is located approximately 1.48 km (at its closest point) from the Oxford Meadows SAC. A review of contour mapping shows that the site has its high point in the west dropping to the east. Therefore, any surface water discharge from the site would likely go via the River Cherwell (approximately 780m to the east) which joins the River Thames downstream of the Oxford Meadows SAC and therefore any pollution being discharged from PR6a would not have a hydrological link to Oxford Meadows SAC.</p> <p>Should this not be the case Policy ESD8 and ESD9 of the adopted Plan requires developers to demonstrate that during construction and operation of any new development that there will be no adverse effects on water quality of any adjacent or nearby watercourses. The measures for ensuring this are unknown at this stage and will be dependent upon the assessment and development, however, such measures may include treatment works and the use of Sustainable Urban Drainage Schemes (SUDS).</p> <p>Policy ESD8 and ESD9 will ensure that any water that is discharged to watercourses will not have an effect on water quality in local watercourses and therefore there will be no effect on the Oxford Meadows SAC.</p> <p>Therefore, there are no likely significant effects of water quality on the Oxford Meadows SAC.</p> <p><b>Water Abstraction</b></p> <p>Thames Water Final Water Resources Management Plan 2015 – 2040 (WRMP14) identified that the Swindon and Oxfordshire area has a planning problem that in dry conditions there will be a water supply deficit from 2019/20 of 0.1 Ml/d, increasing to 32.7 Ml/d by 2039/40. The WRMP14 has addressed this through a number of short term (2015-2020) (and medium term (2020 – 2040) actions aimed at reducing household usage.</p> <p>Therefore, there are no likely significant effects of water abstraction on the Oxford Meadows SAC.</p> <p><b>Groundwater Flows</b></p> <p>A review of the British Geological Survey website has shown that PR6a is located in an area where superficial deposits are not recorded, with the exception of a small area covered by Wolvercote Sand and Gravel Member - Sand And Gravel. The underlying bedrock is Oxford Clay Formation and West Walton Formation (undifferentiated) - Mudstone. A review of borehole logs within the site identified for housing shows a mixture of clays. Owing to this layer of clay the ground is considered to be only semi-permeable and unlikely to have a significant contribution to groundwater recharge.</p> <p>In addition, Policy ESD9 of the adopted Plan states that all developers must demonstrate that the development will not significantly alter groundwater flows and that the hydrological regime of the Oxford Meadows SAC is maintained in terms of water quantity. Policy ESD9 will ensure that the water quality within Oxford Meadows SAC is protected.</p> <p>Therefore, there will be no likely significant effects of groundwater flows on the Oxford Meadows SAC.</p> <p><b>Air Quality</b></p> <p>It was considered possible that there may be a deterioration in air quality on the roads surrounding Oxford Meadows SAC when this allocation site is considered 'in combination' with the existing housing development (a total of 22,840 houses) outlined within the adopted Cherwell Local Plan 2011-2031 (Part 1) and the additional 4,400 houses outlined in the Partial Review Proposed Submission Plan (with Transport Improvement Package 2 plus Super Cycle Route). Therefore, the air quality assessment undertaken in support of the Cherwell Local Plan 2011-2031 (Part</p>
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A surface water management framework shall be prepared to maintain run-off rates to greenfield run-off rates and volumes, with use of Sustainable Drainage Systems in accordance with adopted Policy ESD7, taking into account recommendations contained in the Council's Level 1 and Level 2 SFRAs.</li> <li>17. The application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network</li> <li>18. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures.</li> <li>19. The application(s) shall include proposals for the securing the long-term use, management and maintenance of the community building, formal sports provision and play areas</li> <li>20. The application(s) shall include proposals for securing the use, management and maintenance of the public open green space / extension to Cuttelowe Park and agricultural land in perpetuity</li> <li>21. A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement. The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how individual development parcels, including the provision of supporting infrastructure, will be delivered. The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how a five year supply of housing (for the site) will be maintained year on year</li> <li>22. The application shall include an Employment, Skills and Training Plan to be agreed with the Council Place shaping principles</li> <li>23. A layout, design and appearance for a contemporary urban extension to Oxford City that responds to the 'gateway' location of the site, is fully integrated and connected with the existing built environment, maximises the opportunity for sustainable travel into Oxford, provides a high quality, publicly accessible and well connected green infrastructure and ensures a sensitive relationship with the site's Cherwell Valley setting</li> <li>24. The provision of a landscaped green infrastructure corridor at the eastern settlement edge which links Cutteslowe Park to Oxford Parkway, minimises the visual and landscape impact of the development, creates an appropriate setting to the Listed St. Frideswide Farmhouse and Wall, and provides a clear distinction between the site and the Green Belt</li> <li>25. The provision of connecting green infrastructure corridors running east-west across the site</li> <li>26. The provision of an active frontage along Oxford Road while maintaining a well treed streetscape</li> <li>27. The public open green space/extension to Cutteslowe Park and agricultural land to be kept free of buildings to avoid landscape impact</li> <li>28. The location of archaeological features, including the Tumuli to the east of the Oxford Road, should be made evident in the landscape design of the site</li> <li>29. Layout and design that encourages the sustainable and safe management of waste by individual households and by residents collectively while minimising the visual and pollution impacts</li> </ol>		<p>1) HRA was updated. The air quality assessment respectively is included in Appendix C.</p> <p>The air quality assessment was updated to address changes from additional housing, Transport Improvement Package 2 and Cycle Super Route (Scenario 4) and associated changes to the traffic model, guidance and air quality assessment tools since 2014.</p> <p>The Oxford Meadows SAC is adjacent to the south of the A40 and straddles the A34 at Lower Wolvercote. A small section of a minor road, Godstow Road, passes adjacent to it at Wolvercote. Two receptor transects listed were examined in detail to estimate the effect of vehicle emissions from these roads up to a distance of 200 m from the road centre.</p> <ul style="list-style-type: none"> <li>• T1: Perpendicular to A40, west of A34 in a southerly direction.</li> <li>• T2: Perpendicular to A34, south of A40 in an east - westerly direction.</li> </ul> <p>The assessment found that the annual mean NOx exceeds the critical level for the protection of vegetation within 200m of the A40 and A34 in the 2013 base year. These exceedances are dominated by high background NOx concentrations (around 30 µg/m3) and the proximity of the site to existing busy roads. Concentrations of annual mean NOx were estimated to be below the critical level in all 2031 scenarios with the exception of the A34, up to 50 m to the north west and 100 m to the south east of the road centreline. The greatest increase of 0.3 µg/m3 or less on the A34 compared to the assessment without the additional 4,400 homes (outlined in the Partial Review Proposed Submission Plan). The total concentration is however considerably lower in 2031 than is currently experienced. The increase on the A40 with Scenario 4 compared to the previous Local Plan is just 0.5 µg/m3 or less**, but here the critical level is expected to be met in 2031. The marginal increases in NOx concentrations are inconsequential given existing baseline conditions and the limited extent of the area subject to the change, relative to the total SAC area. The condition of the Oxford Meadows SAC is currently favourable despite existing concentrations well above the critical level; small changes in NOx are therefore not considered to be significant.</p> <p>The nitrogen deposition rate was calculated using the APIS background deposition rates plus the modelled increment from the road within 200 m. The change in deposition rate due to the change in traffic data was noted and the total deposition rate compared with the UNECE critical load for low and medium altitude hay meadow habitat (20-30 kg N/ha/yr). The total deposition rates at locations in transect 1 (A40) and transect 2 (A34) were all estimated to be below the lower threshold of the critical load at all locations and for both 2031 scenarios. When the results for the two scenarios are compared, there is no measurable change in nitrogen deposition rates as a result of implementing the 4,400 homes (outlined in the Partial Review Proposed Submission Plan with Transport Improvement Package 2 plus Super Cycle Route). For some receptors, a change of 0.1 kg N/ha/yr is reported, however, this is down to rounding the decimal place. All changes are less than 1% of the lower critical load, equivalent to 0.02 kg N/ha/yr, and all estimated nitrogen deposition rates are below the lower critical load.</p> <p>It is therefore concluded that the changes introduced by the Partial Review Proposed Submission Plan in combination with the planned development in the rest of Oxfordshire by 2031, will not lead to any likely significant effects on the qualifying features of Oxford Meadows SAC.</p> <p>**NB. there is a marginally greater change of 0.5 µg/m3 next to the A40 (this is due to closer proximity of SAC boundary to the road here) but total concentrations are expected to remain below the critical level in 2031 due to lower traffic flows.</p>
<p>Policy PR6b</p>	<p>Land West of Oxford Road</p>	<p>An urban extension to Oxford City will be developed on 32 hectares of land to the west of Oxford Road as shown on inset Policies MapPR6bX. Development proposals will be permitted if they meet the following requirements:</p> <p>Key Delivery Requirements</p> <ol style="list-style-type: none"> <li>1. Construction of 530 dwellings (net) on 32 hectares of land (the residential area as shown). The dwellings are to be constructed at an approximate average net density of 25 dwellings per hectare.</li> <li>2. The provision of 50% of the homes as affordable housing as defined by the National Planning Policy Framework</li> </ol>	<p>No</p>	<p><b>Policy Type 2 Recreation</b></p> <p>PR6b is located approximately 1.28 km from Oxford Meadows SAC.</p> <p>Parking provision at Oxford Meadows SAC is very limited and previous studies have identified that people visiting Oxford Meadows SAC for recreational purposes shows that people are willing to walk up to 1.9 km to the SAC. Creeping marshwort (Apium repens) is not sensitive to trampling, however, dog fouling may have an effect though</p>



	<ol style="list-style-type: none"> <li>3. Proportionate financial contributions to the delivery of the local centre services and facilities and school on Land to the East of Oxford Road (PolicyPR6a) in accordance with adopted standards</li> <li>4. Land to be reserved within the site to facilitate improvements to the existing footbridge over the railway on the western boundary of the site to make it wheelchair and cycle accessible and so improve links to Oxford City's allocated 'Northern Gateway' site</li> <li>5. Provision for required emergency services infrastructure</li> <li>6. The provision of facilities for formal sports, play areas and allotments to adopted standards within the developable area</li> </ol> <p>Planning Application Requirements</p> <ol style="list-style-type: none"> <li>7. The application(s) shall be supported by, and prepared in accordance with, a comprehensive Development Brief for the entire site to be jointly prepared and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council. The Development Brief shall be prepared in consultation with Oxfordshire County Council and Oxford City Council.</li> <li>8. The Development Brief shall include: <ol style="list-style-type: none"> <li>(a) A scheme and outline layout for delivery of the residential development and associated infrastructure</li> <li>(b) Points of vehicular access and egress from and to existing highways</li> <li>(c) An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment of Oxford, to the allocated site to the east of Oxford Road (policy PRPR6a) enabling connection to Cutteslowe Park, to provide accessibility to Oxford City Council's allocated 'Northern Gateway' site from Oxford Road, to Oxford Parkway and Water Eaton Park and Ride, and to existing or new points of connection off-site and to existing or potential public transport services.</li> <li>(d) The protection of existing public rights of way and an outline scheme for pedestrian and cycle access to the surrounding countryside</li> <li>(e) Design principles which seek to deliver a connected and integrated urban extension to Oxford and which respond to the historic setting of the city</li> <li>(f) Outline measures for securing net biodiversity gains informed by a Biodiversity Impact Assessment in accordance with (9) below</li> <li>(g) An enhanced area of woodland along the northern boundary of the developable area to provide a clear distinction between the site and the Green Belt to the north</li> <li>(h) An outline scheme for vehicular access by the emergency services</li> </ol> </li> <li>9. The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology), to be agreed with Cherwell District Council</li> <li>10. The application(s) shall be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) informed by the BIA and habitat surveys and submitted Tree Survey and be agreed before development commences. The BIMP shall include: <ol style="list-style-type: none"> <li>(a) measures for securing net biodiversity gain within the site and for the protection of wildlife during construction. Measures for off-site biodiversity offsetting if a net gain within the site is shown to be unviable</li> <li>(b) measures for retaining and conserving protected/ notable species (identified within baseline surveys) within the development</li> <li>(c) a scheme identifying significant trees, areas of woodland and hedgerows for retention and protection, and those for removal to be agreed with the Council and for the incorporation of mature trees into the public realm or private gardens</li> <li>(d) demonstration that designated environmental assets will not be harmed, including no detrimental impacts down-river in the Cherwell Valley through hydrological, hydro chemical or sedimentation impacts</li> <li>(e) measures for the protection and enhancement of wildlife corridors including linear woodland and scrub, along the boundary with the railway line and existing water habitats</li> <li>(f) measures to minimise light spillage and noise levels on habitats especially along wildlife corridors</li> <li>(g) A scheme for the provision for in-built bird and bat boxes, for wildlife connectivity between gardens and for the viable provision of designated green walls and roofs</li> <li>(h) the creation of a green infrastructure network with connected wildlife corridors within the site and the improvement of the existing network</li> <li>(i) proposals for wildlife compensation from the loss of trees and wildlife management and maintenance</li> <li>(j) examination of the opportunity to provide wildlife corridors over or under the A34 and A4260 (Freize</li> </ol> </li> </ol>	<p>nutrient enrichment. PR6a Land East of Oxford Road is located within 1.9 km of the SAC and therefore there is the potential for an increase in the number of dog walkers and associated dog fouling. However, the site is separated from the SAC by the A40, A34 and A44 all of which are major roads which may act as a deterrent for dog walkers from the site. In addition the policy includes for public open space thus any increase in housing is unlikely to lead to significant increases in dog walkers within the SAC.</p> <p>Policy PR6b is also supported by Policy ESD18 of the adopted Plan which outlines how improvements are to be made to Cherwell's green infrastructure network, Policy BSC10 also outlines how new community and recreation facilities will be provided and Policy BSC11 outlines how new development will provide areas of green space. Policy PR6b provides delivery requirements that look to ensure that provision of recreation is included within the development (bullets 4, 6, 7 and 8).</p> <p>These policies will help to protect the Oxford Meadows SAC as they will help to retain people in the local area rather than having to travel further afield for recreation purposes. People are likely to use these areas of land for recreation purposes. In addition, recreation is also not currently listed on the Natura 2000 Data Form as a risk for the SAC.</p> <p>Therefore, there are no likely significant effects of recreation on the Oxford Meadows SAC.</p> <p><b><u>Water Quality</u></b></p> <p>PR6b is located approximately 1.28 km (at its closest point) from the Oxford Meadows SAC. A review of contour mapping shows that the site has its high point in the middle of the site and therefore the direction of any discharge is unknown at this stage. Using the precautionary approach it is assumed that any water discharging from the site would likely discharge to the local sewer system which may enter the River Thames without treatment.</p> <p>However, Policy ESD8 and ESD9 of the adopted Plan requires developers to demonstrate that during construction and operation of any new development that there will be no adverse effects on water quality of any adjacent or nearby watercourses. The measures for ensuring this are unknown at this stage and will be dependent upon the assessment and development, however, such measures may include treatment works and the use of Sustainable Urban Drainage Schemes (SUDS).</p> <p>Policy ESD8 and ESD9 will ensure that any water that is discharged to watercourses will not have an effect on water quality in local watercourses and therefore there will be no effect on the Oxford Meadows SAC.</p> <p>Therefore, there are no likely significant effects of water quality on the Oxford Meadows SAC.</p> <p><b><u>Water Abstraction</u></b></p> <p>Thames Water Final Water Resources Management Plan 2015 – 2040 (WRMP14) identified that the Swindon and Oxfordshire area has a planning problem that in dry conditions there will be a water supply deficit from 2019/20 of 0.1 Ml/d, increasing to 32.7 Ml/d by 2039/40. The WRMP14 has addressed this through a number of short term (2015-2020) (and medium term (2020 – 2040) actions aimed at reducing household usage.</p> <p>Therefore, there are no likely significant effects of water abstraction on the Oxford Meadows SAC.</p> <p><b><u>Groundwater Flows</u></b></p> <p>A review of the British Geological Survey website has shown that PR6b is located in an area where superficial deposits are not recorded. The underlying bedrock is Oxford Clay Formation and West Walton Formation (undifferentiated) - Mudstone. A review of borehole logs within and adjacent to the site show that the site is underlain by a mixture of clays. Owing to this layer of clay the ground is considered to be only semi permeable and unlikely to have a significant contribution to groundwater recharge.</p> <p>In addition, Policy ESD9 of the adopted Plan states that all developers must demonstrate that the development will not significantly alter groundwater flows and</p>
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	<p>Way) to Stratfield Brake District Wildlife Site</p> <ol style="list-style-type: none"> <li>11. The application(s) shall be supported by phase 1 habitat surveys including habitat suitability index (HSI) survey for great crested newts, great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of water bodies</li> <li>12. The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on new residents and existing communities, and actions for updating the Travel Plan during construction of the development</li> <li>13. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures</li> <li>14. The application shall be supported by a Flood Risk Assessment, informed by a suitable ground investigation and having regard to guidance contained within the Council's Level 1 Strategic Flood Risk Assessment. A surface water management framework shall be prepared to maintain run off rates to greenfield run off rates and volumes, with use of Sustainable drainage Systems in accordance with adopted Policy ESD7, taking into account recommendations contained in the Level 1 SFRA.</li> <li>15. The application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network.</li> <li>16. The application(s) shall include proposals for securing the long-term use, management and maintenance of the formal sports provision, play areas and other informal open space</li> <li>17. The application shall be supported by sufficient information to demonstrate that the tests contained in paragraph 74 of the NPPF are met to enable development of the golf course</li> <li>18. A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement</li> <li>19. The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how individual development parcels, including the provision of supporting infrastructure, will be delivered. The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how a five year supply of housing (for the site) will be maintained year on year.</li> <li>20. The application shall include an Employment, Skills and Training Plan to be agreed with the Council</li> <li>21. A programme for the submission of proposals and the development of land at Freize Farm as a replacement golf course (under policy PR6c) before development of land west of Oxford Road commences, or the submission of evidence to demonstrate that a replacement course is not required</li> </ol> <p>Place shaping principles</p> <ol style="list-style-type: none"> <li>22. A layout, design and appearance for a contemporary urban extension to Oxford City that responds to the 'gateway' location of the site, is fully integrated and connected with the existing built environment, maximises the opportunity for sustainable travel into Oxford, provides a high quality, publicly accessible and well connected green infrastructure and maintains a well treed landscape to reflect the historic use of the site and protect biodiversity</li> <li>23. The establishment of a connecting pedestrian, cycle and wheelchair accessible route from Oxford Road to the point of the existing footbridge on the western boundary of the site to enable linkages with the wider area including the Northern Gateway site</li> <li>24. The provision of an active frontage along Oxford Road while maintaining a well treed streetscape</li> <li>25. The accommodation of larger plots and wider streets to accommodate the mature trees of the former golf course and ensure a well-treed character for the new development</li> <li>26. Layout and design that encourages the sustainable and safe management of waste by individual households and by residents collectively while minimising the visual and pollution impacts</li> </ol>	<p>that the hydrological regime of the Oxford Meadows SAC is maintained in terms of water quantity. Policy ESD9 will ensure that the water quality within Oxford Meadows SAC is protected.</p> <p>Therefore, there will be no likely significant effects of groundwater flows on the Oxford Meadows SAC.</p> <p><b>Air Quality</b></p> <p>It was considered possible that there may be a deterioration in air quality on the roads surrounding Oxford Meadows SAC when this allocation site is considered 'in combination' with the existing housing development (a total of 22,840 houses) outlined within the adopted Cherwell Local Plan 2011-2031 (Part 1) and the additional 4,400 houses outlined in the Partial Review Proposed Submission Plan (with Transport Improvement Package 2 plus Super Cycle Route). Therefore, the air quality assessment undertaken in support of the Cherwell Local Plan 2011-2031 (Part 1) HRA was updated. The air quality assessment respectively is included in Appendix C.</p> <p>The air quality assessment was updated to address changes from additional housing, Transport Improvement Package 2 and Cycle Super Route (Scenario 4) and associated changes to the traffic model, guidance and air quality assessment tools since 2014.</p> <p>The Oxford Meadows SAC is adjacent to the south of the A40 and straddles the A34 at Lower Wolvercote. A small section of a minor road, Godstow Road, passes adjacent to it at Wolvercote. Two receptor transects listed were examined in detail to estimate the effect of vehicle emissions from these roads up to a distance of 200 m from the road centre.</p> <ul style="list-style-type: none"> <li>• T1: Perpendicular to A40, west of A34 in a southerly direction.</li> <li>• T2: Perpendicular to A34, south of A40 in an east - westerly direction.</li> </ul> <p>The assessment found that the annual mean NOx exceeds the critical level for the protection of vegetation within 200m of the A40 and A34 in the 2013 base year. These exceedances are dominated by high background NOx concentrations (around 30 µg/m3) and the proximity of the site to existing busy roads. Concentrations of annual mean NOx were estimated to be below the critical level in all 2031 scenarios with the exception of the A34, up to 50 m to the north west and 100 m to the south east of the road centreline. The greatest increase of 0.3 µg/m3 or less on the A34 compared to the assessment without the additional 4,400 homes (outlined in the Partial Review Proposed Submission Plan). The total concentration is however considerably lower in 2031 than is currently experienced. The increase on the A40 with Scenario 4 compared to the previous Local Plan is just 0.5 µg/m3 or less**, but here the critical level is expected to be met in 2031. The marginal increases in NOx concentrations are inconsequential given existing baseline conditions and the limited extent of the area subject to the change, relative to the total SAC area. The condition of the Oxford Meadows SAC is currently favourable despite existing concentrations well above the critical level; small changes in NOx are therefore not considered to be significant.</p> <p>The nitrogen deposition rate was calculated using the APIS background deposition rates plus the modelled increment from the road within 200 m. The change in deposition rate due to the change in traffic data was noted and the total deposition rate compared with the UNECE critical load for low and medium altitude hay meadow habitat (20-30 kg N/ha/yr). The total deposition rates at locations in transect 1 (A40) and transect 2 (A34) were all estimated to be below the lower threshold of the critical load at all locations and for both 2031 scenarios. When the results for the two scenarios are compared, there is no measurable change in nitrogen deposition rates as a result of implementing the 4,400 homes (outlined in the Partial Review Proposed Submission Plan with Transport Improvement Package 2 plus Super Cycle Route). For some receptors, a change of 0.1 kg N/ha/yr is reported, however, this is down to rounding the decimal place. All changes are less than 1% of the lower critical load, equivalent to 0.02 kg N/ha/yr, and all estimated nitrogen deposition rates are below the lower critical load.</p> <p>It is therefore concluded that the changes introduced by the Partial Review Proposed Submission Plan in combination with the planned development in the rest of</p>
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				Oxfordshire by 2031, will not lead to any likely significant effects on the qualifying features of Oxford Meadows SAC. **NB. there is a marginally greater change of 0.5 µg/m <sup>3</sup> next to the A40 (this is due to closer proximity of SAC boundary to the road here) but total concentrations are expected to remain below the critical level in 2031 due to lower traffic flows.
Policy PR6c	Land at Freize Farm	<p>Land at Frieze Farm will be reserved for the potential construction of a golf course should this be required as a result of the development of Land to the West of Oxford Road under Policy PR6b.</p> <p>The application will be expected to be supported by, and prepared in accordance with, a Development Brief for the entire site to be jointly prepared and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council and in consultation with Oxfordshire County Council.</p> <p>The Development Brief shall incorporate design principles that respond to the landscape and Green Belt setting and the historic context of Oxford.</p>	No	<p><b>Policy Type 2 Recreation</b></p> <p>PR6c is located approximately 985 m (at its closest point) from Oxford Meadows SAC.</p> <p>This policy is for a golf course which will therefore not lead to increased recreational use of the Oxford Meadows SAC as any visitors to the golf course will be for recreation at that site only.</p> <p>Therefore, there are no likely significant effects of recreation on the Oxford Meadows SAC.</p> <p><b>Water Quality</b></p> <p>PR6c is located approximately 985 m (at its closest point) from the Oxford Meadows SAC.</p> <p>A review of contour mapping shows that the site has its high point in the centre of the site dropping to the north, west and south. Therefore, any surface water discharge from the site may discharge to the River Thames. However, as it is a golf course any discharge from the site is likely to be clean as it will be draining the golf course only.</p> <p>Policy ESD8 and ESD9 of the adopted Plan requires developers to demonstrate that during construction and operation of any new development that there will be no adverse effects on water quality of any adjacent or nearby watercourses. Policy ESD8 and ESD9 will ensure that any water that is discharged to watercourses will not have an effect on water quality in local watercourses and therefore there will be no effect on the Oxford Meadows SAC.</p> <p>Therefore, there are no likely significant effects of water quality on the Oxford Meadows SAC.</p> <p><b>Water Abstraction</b></p> <p>Thames Water Final Water Resources Management Plan 2015 – 2040 (WRMP14) identified that the Swindon and Oxfordshire area has a planning problem that in dry conditions there will be a water supply deficit from 2019/20 of 0.1 Ml/d, increasing to 32.7 Ml/d by 2039/40. The WRMP14 has addressed this through a number of short term (2015-2020) (and medium term (2020 – 2040) actions aimed at reducing household usage.</p> <p>Therefore, there are no likely significant effects of water abstraction on the Oxford Meadows SAC.</p> <p><b>Groundwater Flows</b></p> <p>PR6c is currently pasture and therefore if a golf course was constructed the hydrology would not change significantly.</p> <p>In addition, Policy ESD9 of the adopted Plan states that all developers must demonstrate that the development will not significantly alter groundwater flows and that the hydrological regime of the Oxford Meadows SAC is maintained in terms of water quantity. Policy ESD9 will ensure that the water quality within Oxford Meadows SAC is protected.</p> <p>Therefore, there will be no likely significant effects of groundwater flows on the Oxford Meadows SAC.</p> <p><b>Air Quality</b></p> <p>It was considered possible that there may be a deterioration in air quality on the roads surrounding Oxford Meadows SAC when this allocation site is considered 'in combination' with the existing housing development (a total of 22,840 houses) outlined within the adopted Cherwell Local Plan 2011-2031 (Part 1) and the additional 4,400 houses outlined in the Partial Review Proposed Submission Plan (with Transport Improvement Package 2 plus Super Cycle Route). Therefore, the air quality assessment undertaken in support of the Cherwell Local Plan 2011-2031 (Part 1) HRA was updated. The air quality assessment respectively is included in Appendix</p>

			<p>C.</p> <p>The air quality assessment was updated to address changes from additional housing, Transport Improvement Package 2 and Cycle Super Route (Scenario 4) and associated changes to the traffic model, guidance and air quality assessment tools since 2014.</p> <p>The Oxford Meadows SAC is adjacent to the south of the A40 and straddles the A34 at Lower Wolvercote. A small section of a minor road, Godstow Road, passes adjacent to it at Wolvercote. Two receptor transects listed were examined in detail to estimate the effect of vehicle emissions from these roads up to a distance of 200 m from the road centre.</p> <ul style="list-style-type: none"> <li>• T1: Perpendicular to A40, west of A34 in a southerly direction.</li> <li>• T2: Perpendicular to A34, south of A40 in an east - westerly direction.</li> </ul> <p>The assessment found that the annual mean NOx exceeds the critical level for the protection of vegetation within 200m of the A40 and A34 in the 2013 base year. These exceedances are dominated by high background NOx concentrations (around 30 µg/m<sup>3</sup>) and the proximity of the site to existing busy roads. Concentrations of annual mean NOx were estimated to be below the critical level in all 2031 scenarios with the exception of the A34, up to 50 m to the north west and 100 m to the south east of the road centreline. The greatest increase of 0.3 µg/m<sup>3</sup> or less on the A34 compared to the assessment without the additional 4,400 homes (outlined in the Partial Review Proposed Submission Plan). The total concentration is however considerably lower in 2031 than is currently experienced. The increase on the A40 with Scenario 4 compared to the previous Local Plan is just 0.5 µg/m<sup>3</sup> or less**, but here the critical level is expected to be met in 2031. The marginal increases in NOx concentrations are inconsequential given existing baseline conditions and the limited extent of the area subject to the change, relative to the total SAC area. The condition of the Oxford Meadows SAC is currently favourable despite existing concentrations well above the critical level; small changes in NOx are therefore not considered to be significant.</p> <p>The nitrogen deposition rate was calculated using the APIS background deposition rates plus the modelled increment from the road within 200 m. The change in deposition rate due to the change in traffic data was noted and the total deposition rate compared with the UNECE critical load for low and medium altitude hay meadow habitat (20-30 kg N/ha/yr). The total deposition rates at locations in transect 1 (A40) and transect 2 (A34) were all estimated to be below the lower threshold of the critical load at all locations and for both 2031 scenarios. When the results for the two scenarios are compared, there is no measurable change in nitrogen deposition rates as a result of implementing the 4,400 homes (outlined in the Partial Review Proposed Submission Plan with Transport Improvement Package 2 plus Super Cycle Route). For some receptors, a change of 0.1 kg N/ha/yr is reported, however, this is down to rounding the decimal place. All changes are less than 1% of the lower critical load, equivalent to 0.02 kg N/ha/yr, and all estimated nitrogen deposition rates are below the lower critical load.</p> <p>It is therefore concluded that the changes introduced by the Partial Review Proposed Submission Plan in combination with the planned development in the rest of Oxfordshire by 2031, will not lead to any likely significant effects on the qualifying features of Oxford Meadows SAC.</p> <p>**NB. there is a marginally greater change of 0.5 µg/m<sup>3</sup> next to the A40 (this is due to closer proximity of SAC boundary to the road here) but total concentrations are expected to remain below the critical level in 2031 due to lower traffic flows.</p>
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Policy PR7a	Land South East of Kidlington	<p>An extension to Kidlington will be developed on within 32 hectares of land to the east of Bicester Road as shown on inset Policies MapPR7a. Development proposals will be permitted if they meet the following requirements:</p> <p>Key delivery requirements</p> <ol style="list-style-type: none"> <li>1. Construction of 230 dwellings (net) on 11 hectares of land (the residential area as shown). The dwellings to be constructed at an approximate average net density of 35 dwellings per hectare.</li> <li>2. The provision of 50% of the homes as affordable housing as defined by the National Planning Policy Framework</li> <li>3. The provision of 0.7 hectares of land within the developable area for an extension to Kidlington Cemetery.</li> <li>4. The provision of 21.5 hectares of land to provide formal sports facilities for the development and for the wider community and green infrastructure within the Green Belt</li> <li>5. Provision for required emergency services infrastructure</li> <li>6. The provision of facilities for play areas and allotments to adopted standards within the developable area</li> <li>7. Contributions to the provision of community facilities in accordance with the Council's adopted standards</li> </ol> <p>Planning Application Requirements</p> <ol style="list-style-type: none"> <li>8. The application(s) shall be supported by and prepared in accordance with, a comprehensive Development Brief for the entire site to be jointly prepared and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council. The Development Brief shall be prepared in consultation with Oxfordshire County Council and Oxford City Council.</li> <li>9. The Development Brief shall include: <ol style="list-style-type: none"> <li>a. A comprehensive scheme and outline layout for delivery of the residential development, formal sports provision and associated infrastructure</li> <li>b. The site for the cemetery extension</li> <li>c. Points of vehicular access and egress from and to existing highways</li> <li>d. An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environments of Kidlington, to Oxford Parkway Railway Station and Water Eaton Park and Ride, to enable the crossing of Bicester Road, to achieve public accessibility between the residential development and the land for formal sports, and to existing or new points of connection off-site and to existing or potential public transport services.</li> <li>e. The protection of the existing public right of way on the eastern boundary of the site and an outline scheme for pedestrian and cycle access to the surrounding countryside</li> <li>f. Design principles which seek to deliver a connected and integrated extension to Kidlington while being sensitive to the historic development pattern of Water Eaton</li> <li>g. Outline measures for securing net biodiversity gains informed by a Biodiversity Impact Assessment in accordance with (10) below</li> <li>h. An enhanced area of woodland along the south-eastern boundary of the site and the establishment of a new area of woodland planting</li> <li>i. The maintenance and enhancement of the tree lines and hedgerows</li> <li>j. An outline scheme for vehicular access by the emergency services</li> </ol> </li> <li>10. The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology), to be agreed with Cherwell District Council</li> <li>11. The application(s) shall be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) informed by the BIA and habitat surveys and submitted Tree Survey and be agreed before development commences. The BIMP shall include: <ol style="list-style-type: none"> <li>k. measures for securing net biodiversity gain within the site and within the residential area and for the protection of wildlife during construction</li> <li>l. measures for retaining and conserving protected/ notable species (identified within baseline surveys) within the development</li> <li>m. demonstration that designated environmental assets will not be harmed, including no detrimental impacts down-river in the Cherwell Valley through hydrological, hydro chemical or sedimentation impacts</li> <li>n. measures for the protection and enhancement of existing wildlife corridors</li> <li>o. the creation of a green infrastructure network with connected wildlife corridors, including within the residential area, and the improvement of the existing network including through the protection/enhancement of the existing hedgerow network and the protection of mature trees</li> <li>p. Measures to minimise light spillage and noise levels on habitats especially along wildlife corridors</li> <li>q. The protection of the water environment</li> </ol> </li> </ol>	No	<p><b>Policy Type 2</b></p> <p><b>Recreation</b></p> <p>PR7a is located approximately 2.68 km from Oxford Meadows SAC.</p> <p>Parking provision at Oxford Meadows SAC is very limited and previous studies have identified that people visiting Oxford Meadows SAC for recreational purposes shows that people are will to walk up to 1.9 km to the SAC. Creeping marshwort (<i>Apium repens</i>) is not sensitive to trampling, however, dog fouling may have an effect though nutrient enrichment. PR7a is located in excess of 1.9 km of the SAC and therefore it is considered unlikely that there would be a significant increase in the number of dog walkers and associated dog fouling. The site is also separated from the SAC by the A40, A44 and the A4165 all of which are major roads which may act as a deterrent for dog walkers from the site. In addition the policy includes for public open space thus any increase in housing is unlikely to lead to significant increases in dog walkers within the SAC</p> <p>Policy PR7a is also supported by Policy ESD18 of the adopted Plan which outlines how improvements are to be made to Cherwell's green infrastructure network, Policy BSC10 also outlines how new community and recreation facilities will be provided and Policy BSC11 outlines how new development will provide areas of green space.</p> <p>These policies will help to protect the Oxford Meadows SAC as they will help to retain people in the local area rather than having to travel further afield for recreation purposes. Policy PR7a provides delivery requirements that look to ensure that provision of recreation is included within the development (bullets 4, 6, and 9). People are likely to use these areas of land for recreation purposes.</p> <p>In addition, recreation is also not currently listed on the Natura 2000 Data Form as a risk for the SAC.</p> <p>Therefore, there are no likely significant effects of recreation on the Oxford Meadows SAC.</p> <p><b>Water Quality</b></p> <p>PR7a is located approximately 2.68 km (at its closest point) from the Oxford Meadows SAC.</p> <p>A review of contour mapping shows that the site has it high point in the west dropping to the east. Therefore, any surface water discharge from the site would likely go via the River Cherwell (approximately 545m to the east) which joins the River Thames downstream of the Oxford Meadows SAC and therefore any pollution being discharged from PR7a would not have a hydrological link to Oxford Meadows SAC.</p> <p>Should this not be the case Policy ESD8 and ESD9 of the adopted Plan requires developers to demonstrate that during construction and operation of any new development that there will be no adverse effects on water quality of any adjacent or nearby watercourses. The measures for ensuring this are unknown at this stage and will be dependent upon the assessment and development, however, such measures may include treatment works and the use of Sustainable Urban Drainage Schemes (SUDS).</p> <p>Policy ESD8 and ESD9 will ensure that any water that is discharged to watercourses will not have an effect on water quality in local watercourses and therefore there will be no effect on the Oxford Meadows SAC.</p> <p>Therefore, there are no likely significant effects of water quality on the Oxford Meadows SAC.</p> <p><b>Water Abstraction</b></p> <p>Thames Water Final Water Resources Management Plan 2015 – 2040 (WRMP14) identified that the Swindon and Oxfordshire area has a planning problem that in dry conditions there will be a water supply deficit from 2019/20 of 0.1 Ml/d, increasing to 32.7 Ml/d by 2039/40. The WRMP14 has addressed this through a number of short term (2015-2020) (and medium term (2020 – 2040) actions aimed at reducing household usage.</p> <p>Therefore, there are no likely significant effects of water abstraction on the Oxford Meadows SAC.</p> <p><b>Groundwater Flows</b></p>
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	<p>r. Farmland bird compensation</p> <p>s. Proposals for long-term wildlife management and maintenance</p> <p>t. A scheme for the provision of in-built bird and bat boxes, wildlife connectivity between gardens and for the viable provision of designated green walls and roofs</p> <p>12. The application(s) shall be supported by phase 1 habitat surveys including habitat suitability index (HSI) survey for great crested newts, great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of water bodies</p> <p>13. A Flood Risk Assessment shall be submitted with the application(s). The application shall be supported by a Flood Risk Assessment, informed by a suitable ground investigation and having regard to guidance contained within the Council's Level 2 SFRA. A surface water management framework shall be prepared to maintain run off rates to greenfield run off rates and volumes, with use of Sustainable Drainage Systems in accordance with adopted Policy ESD7, taking into account recommendations contained in the Council's Level1 and Level 2 SFRAs. Residential development should be located outside the modelled Flood Zone 2 and 3 envelope which extends into the north eastern corner of the site.</p> <p>14. The application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network.</p> <p>15. The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on new residents and existing communities, and actions for updating the Travel Plan during construction of the development</p> <p>16. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures</p> <p>17. The application(s) shall include proposals for the securing the long-term use, management and maintenance of the formal sports provision and play areas</p> <p>18. A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement</p> <p>19. The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how individual development parcels, including the provision of supporting infrastructure, will be delivered. The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how a five year supply of housing (for the site) will be maintained year on year</p> <p>20. The application shall include an Employment, Skills and Training Plan to be agreed with the Council</p> <p><b>Place Shaping Principles</b></p> <p>21. A layout, design and appearance for an extension to Kidlington that seeks to improve the appearance of, and is fully integrated and connected with, the existing built environment, which maximises the opportunity for walking, cycling and wheelchair use, which provides for a modern, highly functioning outdoor sports facility, which provides high quality, publicly accessible and well connected green infrastructure and which provides for well designed connectivity and interface between the residential development and the sport facilities</p> <p>22. The establishment of a connecting pedestrian, cycle and wheelchair route from site across the Bicester Road and from the sports pitches and residential development to Water Eaton Lane and the public right of way along the eastern boundary of the site</p> <p>23. The provision and maintenance of enhanced native landscaping help to emphasise the Green Belt location of the outdoor sports facilities, to minimise the urbanising influence of the sports pitches, to maintain openness and to enhance the distinction between the site and land to the south of the A34</p> <p>24. Protection of the residential amenities of properties on Water Eaton Lane</p> <p>25. Layout and design that encourages the sustainable and safe management of waste by individual households while minimising the visual and pollution impacts</p>	<p>A review of the British Geological Survey website has shown that PR7a is located in an area where superficial deposits are not recorded. The underlying bedrock is Oxford Clay Formation and West Walton Formation (undifferentiated) - Mudstone.</p> <p>There are no borehole logs available for within the site, however, a review of borehole logs adjacent to the site show that the site is underlain by a mixture of clays. Owing to this layer of clay the ground is considered to be only semi permeable and unlikely to have a significant contribution to groundwater recharge.</p> <p>In addition, Policy ESD9 of the adopted Plan states that all developers must demonstrate that the development will not significantly alter groundwater flows and that the hydrological regime of the Oxford Meadows SAC is maintained in terms of water quantity. Policy ESD9 will ensure that the water quality within Oxford Meadows SAC is protected.</p> <p>Therefore, there will be no likely significant effects of groundwater flows on the Oxford Meadows SAC.</p> <p><b>Air Quality</b></p> <p>It was considered possible that there may be a deterioration in air quality on the roads surrounding Oxford Meadows SAC when this allocation site is considered 'in combination' with the existing housing development (a total of 22,840 houses) outlined within the adopted Cherwell Local Plan 2011-2031 (Part 1) and the additional 4,400 houses outlined in the Partial Review Proposed Submission Plan (with Transport Improvement Package 2 plus Super Cycle Route). Therefore, the air quality assessment undertaken in support of the Cherwell Local Plan 2011-2031 (Part 1) HRA was updated. The air quality assessment respectively is included in Appendix C.</p> <p>The air quality assessment was updated to address changes from additional housing, Transport Improvement Package 2 and Cycle Super Route (Scenario 4) and associated changes to the traffic model, guidance and air quality assessment tools since 2014.</p> <p>The Oxford Meadows SAC is adjacent to the south of the A40 and straddles the A34 at Lower Wolvercote. A small section of a minor road, Godstow Road, passes adjacent to it at Wolvercote. Two receptor transects listed were examined in detail to estimate the effect of vehicle emissions from these roads up to a distance of 200 m from the road centre.</p> <ul style="list-style-type: none"> <li>• T1: Perpendicular to A40, west of A34 in a southerly direction.</li> <li>• T2: Perpendicular to A34, south of A40 in an east - westerly direction.</li> </ul> <p>The assessment found that the annual mean NOx exceeds the critical level for the protection of vegetation within 200m of the A40 and A34 in the 2013 base year. These exceedances are dominated by high background NOx concentrations (around 30 µg/m<sup>3</sup>) and the proximity of the site to existing busy roads. Concentrations of annual mean NOx were estimated to be below the critical level in all 2031 scenarios with the exception of the A34, up to 50 m to the north west and 100 m to the south east of the road centreline. The greatest increase of 0.3 µg/m<sup>3</sup> or less on the A34 compared to the assessment without the additional 4,400 homes (outlined in the Partial Review Proposed Submission Plan). The total concentration is however considerably lower in 2031 than is currently experienced. The increase on the A40 with Scenario 4 compared to the previous Local Plan is just 0.5 µg/m<sup>3</sup> or less**, but here the critical level is expected to be met in 2031. The marginal increases in NOx concentrations are inconsequential given existing baseline conditions and the limited extent of the area subject to the change, relative to the total SAC area. The condition of the Oxford Meadows SAC is currently favourable despite existing concentrations well above the critical level; small changes in NOx are therefore not considered to be significant.</p> <p>The nitrogen deposition rate was calculated using the APIS background deposition rates plus the modelled increment from the road within 200 m. The change in deposition rate due to the change in traffic data was noted and the total deposition rate compared with the UNECE critical load for low and medium altitude hay meadow habitat (20-30 kg N/ha/yr). The total deposition rates at locations in transect 1 (A40) and transect 2 (A34) were all estimated to be below the lower threshold of the critical load at all locations and for both 2031 scenarios. When the results for the two</p>
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				<p>scenarios are compared, there is no measurable change in nitrogen deposition rates as a result of implementing the 4,400 homes (outlined in the Partial Review Proposed Submission Plan with Transport Improvement Package 2 plus Super Cycle Route). For some receptors, a change of 0.1 kg N/ha/yr is reported, however, this is down to rounding the decimal place. All changes are less than 1% of the lower critical load, equivalent to 0.02 kg N/ha/yr, and all estimated nitrogen deposition rates are below the lower critical load.</p> <p>It is therefore concluded that the changes introduced by the Partial Review Proposed Submission Plan in combination with the planned development in the rest of Oxfordshire by 2031, will not lead to any likely significant effects on the qualifying features of Oxford Meadows SAC.</p> <p><b>**NB.</b> there is a marginally greater change of 0.5 µg/m<sup>3</sup> next to the A40 (this is due to closer proximity of SAC boundary to the road here) but total concentrations are expected to remain below the critical level in 2031 due to lower traffic flows.</p>
Policy PR7b	Land at Stratfield Farm	<p>An extension to Kidlington will be developed within 10.5 hectares of land at Stratfield Farm as shown on the inset Policies MapPR7b. Development proposals will be permitted if they meet the following requirements:</p> <p>Key delivery requirements</p> <ol style="list-style-type: none"> <li>1. Construction of 100 homes (net) on four hectares of land (the residential area). The dwellings to be constructed at an approximate average net density of 25 dwellings per hectare.</li> <li>2. The provision of 50% of the homes as affordable housing as defined by the National Planning Policy Framework</li> <li>3. Land and proportionate financial contributions to secure a foot, cycle and wheel chair accessible bridge over the Oxford Canal to enable the site to be connected to the allocated site to the east of the A44 (PolicyPR8)</li> <li>4. Provision for required emergency services infrastructure.</li> <li>5. The provision of facilities for play areas and allotments to adopted standards within the developable area and contributions for off-site formal sports provision</li> <li>6. The improvement, extension and protection of the existing orchard marked on the inset Policies Map for community benefit</li> <li>7. Creation of a nature conservation area on 6.3 hectares of land as shown on the inset Policies Map, incorporating the community orchard and with the opportunity to connect to and extend Stratfield Brake District Wildlife Site</li> <li>8. A new public bridleway/green link suitable for all-weather cycling and connecting Land at Stratfield Farm with Land East of the A44 (PR9) across the Oxford Canal, and key facilities on the A4165 including proposed sporting facilities at Land at South East Kidlington (PR7a) and Oxford Parkway .</li> </ol> <p>Planning Application Requirements</p> <ol style="list-style-type: none"> <li>9. The application(s) shall be supported by, and prepared in accordance with a comprehensive Development Brief for the entire site to be jointly prepared and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council. The Development Brief shall be prepared in consultation with Oxfordshire County Council and Oxford City Council.</li> <li>10. The Development Brief shall include: <ol style="list-style-type: none"> <li>a. A scheme and outline layout for delivery of the required land uses and associated infrastructure</li> <li>b. Points of vehicular access and egress from and to existing highways with at least two separate points: first, from the Kidlington Roundabout junction, and second, from Croxford Gardens.</li> <li>c. An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment of Kidlington to the allocated site to the east of the A44 (Policy PR8) enabling accessibility over the Oxford Canal and to existing or new points of connection off-site and to existing or potential public transport services. The scheme shall include an access road from the Kidlington Roundabout to the easternmost development parcels and the Stratfield Farm building complex only as shown on the inset Policies Map.</li> <li>d. An outline scheme for pedestrian and cycle access to the surrounding countryside</li> <li>e. Design principles which seek to deliver a connected and integrated extension to Kidlington and a high quality landscape setting which responds to the historic environment of the farm and the Oxford</li> </ol> </li> </ol>	No	<p><b>Policy Type 2</b></p> <p><b>Recreation</b></p> <p>PR7b is located approximately 2.11 km from Oxford Meadows SAC.</p> <p>Parking provision at Oxford Meadows SAC is very limited and previous studies have identified that people visiting Oxford Meadows SAC for recreational purposes shows that people are willing to walk up to 1.9 km to the SAC. Creeping marshwort (<i>Apium repens</i>) is not sensitive to trampling, however, dog fouling may have an effect though nutrient enrichment. PR7b is located in excess of 1.9 km of the SAC and therefore it is considered unlikely that there would be a significant increase in the number of dog walkers and associated dog fouling. The site is also separated from the SAC by the A40, A44 and the A4260 all of which are major roads which may act as a deterrent for dog walkers from the site.</p> <p>Policy PR7b provides delivery requirements that look to ensure that provision of recreation is included within the development (bullets 3, 5, 6, 7 and 10).</p> <p>Policy PR7b is also supported by Policy ESD18 of the adopted Plan which outlines how improvements are to be made to Cherwell's green infrastructure network, Policy BSC10 also outlines how new community and recreation facilities will be provided and Policy BSC11 outlines how new development will provide areas of green space.</p> <p>These policies will help to protect the Oxford Meadows SAC as they will help to retain people in the local area rather than having to travel further afield for recreation purposes. People are likely to use these areas of land for recreation purposes.</p> <p>In addition, recreation is also not currently listed on the Natura 2000 Data Form as a risk for the SAC.</p> <p>Therefore, there are no likely significant effects of recreation on the Oxford Meadows SAC.</p> <p><b>Water Quality</b></p> <p>PR7b is located approximately 2.11 km (at its closest point) from the Oxford Meadows SAC.</p> <p>A review of contour mapping shows that the site has its high point in the north dropping to the south. Using the precautionary approach it is assumed that any water discharging from the site would likely discharge to the local sewer system which may enter the River Thames without treatment.</p> <p>However, Policy ESD8 and ESD9 of the adopted Plan requires developers to demonstrate that during construction and operation of any new development that there will be no adverse effects on water quality of any adjacent or nearby watercourses. The measures for ensuring this are unknown at this stage and will be dependent upon the assessment and development, however, such measures may include treatment works and the use of Sustainable Urban Drainage Schemes</p>



		<p>Canal</p> <p>f. Outline measures for securing net biodiversity gains informed by a Biodiversity Impact Assessment in accordance with 11below</p> <p>g. The maintenance and enhancement of the protected trees, existing tree lines and hedgerows</p> <p>h. An outline scheme for vehicular access by the emergency services</p> <p>11. The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology), to be agreed with Cherwell District Council</p> <p>12. The application(s) shall be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) informed by the findings of the BIA and habitat surveys and submitted Tree Survey and be agreed before development commences. The BIMP shall include:</p> <p>a. measures for securing net biodiversity gain within the site and for the protection of wildlife during construction</p> <p>b. measures for retaining and conserving protected/ notable species (identified within baseline surveys) within the development</p> <p>c. the re-creation and restoration of hedgerows reflecting the historic field pattern and enhancement of existing grassland habitats</p> <p>d. demonstration that designated environmental assets will not be harmed, including no detrimental impacts on down-canal Sites of Special Scientific Interest and Local Wildlife Sites through hydrological, hydro chemical or sedimentation impacts</p> <p>e. measures for the protection and enhancement of wildlife corridors and existing water habitats</p> <p>f. measures for enhancing existing designated and non-designated environmental assets</p> <p>g. A scheme for the provision for in-built bird and bat boxes, wildlife connectivity between gardens and the viable provision of designated green walls and roofs</p> <p>h. the creation of a green infrastructure network with connected wildlife corridors, including within the residential area, and the improvement of the existing network including within the Lower Cherwell Conservation Target Area and to the Meadows West of the Oxford Canal Local Wildlife Site</p> <p>i. Measures to minimise light spillage and noise levels on habitats and wildlife corridors including to maintain connectivity for nocturnal species in an east-west direction</p> <p>j. Measures for the protection and enhancement of the Oxford Canal corridor and towpath including the creation and restoration of water vole habitat in the Lower Cherwell Conservation Target Area and the maintenance of a dark canal corridor through the minimisation of light pollution</p> <p>k. Farmland bird compensation</p> <p>l. Proposals for wildlife management in conjunction with conservation organisations</p> <p>m. The protection and enhancement of the part of the site within the Lower Cherwell Conservation Target Area. There shall be no building in the CTA other than for a fenced footpath/cycle/wheelchair path and for the construction of the canal bridge</p> <p>13. The application(s) shall be supported by phase 1 habitat surveys including a habitat suitability index (HSI) survey for great crested newts, great crested newt presence/absence surveys (dependent on HSI survey), hedgerow and tree survey, surveys for badgers, water vole, otter, invertebrate, dormouse, breeding birds and reptiles, an internal building assessment for roosting barn owl, and an assessment of water bodies</p> <p>14. The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on new residents and existing communities, and actions for updating the Travel Plan during construction of the development</p> <p>15. The application shall be supported by a Flood Risk Assessment informed by a suitable ground investigation and having regard to guidance contained within the Council's Level 1 Strategic Flood Risk Assessment. A surface water management framework shall be prepared to maintain run off rates to greenfield run off rates and volumes, with use of Sustainable Drainage Systems in accordance with adopted Policy ESD7, taking into account recommendations contained in the Council's Level 1 SFRA.</p> <p>16. The application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network.</p> <p>17. The application shall be supported by a Heritage Impact Assessment which will include measures to avoid or minimise conflict with the identified heritage assets within the site, particularly Stratfield Farmhouse.</p> <p>18. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures</p> <p>19. The application(s) shall include proposals for the securing the long-term use, management and maintenance of public open green space and play area/public open green space</p> <p>20. A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement</p> <p>21. The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and</p>	<p>(SUDS).</p> <p>Policy ESD8 and ESD9 will ensure that any water that is discharged to watercourses will not have an effect on water quality in local watercourses and therefore there will be no effect on the Oxford Meadows SAC.</p> <p>Therefore, there are no likely significant effects of water quality on the Oxford Meadows SAC.</p> <p><b>Water Abstraction</b></p> <p>Thames Water Final Water Resources Management Plan 2015 – 2040 (WRMP14) identified that the Swindon and Oxfordshire area has a planning problem that in dry conditions there will be a water supply deficit from 2019/20 of 0.1 Ml/d, increasing to 32.7 Ml/d by 2039/40. The WRMP14 has addressed this through a number of short term (2015-2020) (and medium term (2020 – 2040) actions aimed at reducing household usage.</p> <p>Therefore, there are no likely significant effects of water abstraction on the Oxford Meadows SAC.</p> <p><b>Groundwater Flows</b></p> <p>A review of the British Geological Survey website has shown that PR7b is located in an area where superficial deposits are not recorded. The underlying bedrock is Oxford Clay Formation And West Walton Formation (undifferentiated) - Mudstone.</p> <p>There are no borehole logs available within the site, however, a review of borehole logs adjacent to the site show that the site is underlain by a mixture of clays. Owing to this layer of clay the ground is considered to be only semi permeable and unlikely to have a significant contribution to groundwater recharge.</p> <p>In addition, Policy ESD9 of the adopted Plan states that all developers must demonstrate that the development will not significantly alter groundwater flows and that the hydrological regime of the Oxford Meadows SAC is maintained in terms of water quantity. Policy ESD9 will ensure that the water quality within Oxford Meadows SAC is protected.</p> <p>Therefore, there will be no likely significant effects of groundwater flows on the Oxford Meadows SAC.</p> <p><b>Air Quality</b></p> <p>It was considered possible that there may be a deterioration in air quality on the roads surrounding Oxford Meadows SAC when this allocation site is considered 'in combination' with the existing housing development (a total of 22,840 houses) outlined within the adopted Cherwell Local Plan 2011-2031 (Part 1) and the additional 4,400 houses outlined in the Partial Review Proposed Submission Plan (with Transport Improvement Package 2 plus Super Cycle Route). Therefore, the air quality assessment undertaken in support of the Cherwell Local Plan 2011-2031 (Part 1) HRA was updated. The air quality assessment respectively is included in Appendix C.</p> <p>The air quality assessment was updated to address changes from additional housing, Transport Improvement Package 2 and Cycle Super Route (Scenario 4) and associated changes to the traffic model, guidance and air quality assessment tools since 2014.</p> <p>The Oxford Meadows SAC is adjacent to the south of the A40 and straddles the A34 at Lower Wolvercote. A small section of a minor road, Godstow Road, passes adjacent to it at Wolvercote. Two receptor transects listed were examined in detail to estimate the effect of vehicle emissions from these roads up to a distance of 200 m from the road centre.</p> <ul style="list-style-type: none"> <li>• T1: Perpendicular to A40, west of A34 in a southerly direction.</li> <li>• T2: Perpendicular to A34, south of A40 in an east - westerly direction.</li> </ul> <p>The assessment found that the annual mean NOx exceeds the critical level for the protection of vegetation within 200m of the A40 and A34 in the 2013 base year. These exceedances are dominated by high background NOx concentrations (around 30 µg/m<sup>3</sup>) and the proximity of the site to existing busy roads. Concentrations of annual mean NOx were estimated to be below the critical level in all 2031 scenarios with the exception of the A34, up to 50 m to the north west and 100 m to the south east of the road centreline. The greatest increase of 0.3 µg/m<sup>3</sup> or less on the A34</p>
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Policy PR8	Land East of the A44	<p>A new urban neighbourhood will be developed on 190 hectares of land to the east of the A44 as shown on inset Policies MapPR8. Development proposals will be permitted if they meet the following requirements:</p> <p>Key Delivery Requirements</p> <ol style="list-style-type: none"> <li>1. Construction of 1,950 dwellings (net) on approximately 66 hectares of land (the residential area as shown). The dwellings are to be constructed at an approximate average net density of 45 dwellings per hectare</li> <li>2. The provision of 50% of the homes as affordable housing as defined by the National Planning Policy Framework</li> <li>3. A secondary school on 8.2 hectares of land in the location shown, to incorporate a four court sports hall to Sport England specification, made available for community use"</li> <li>4. The provision of a primary school with at least three forms of entry on 3.2 hectares of land in the location shown</li> <li>5. The provision of a primary school with at least two forms of entry on 2.2 hectares of land in the location shown if required in consultation with the Education Authority and unless otherwise agreed with Cherwell District Council</li> <li>6. The provision of a local centre on one hectare of land in the location shown unless the location is otherwise agreed with Cherwell District Council. The Local Centre shall include provision for local convenience retailing (use class A1 - no more than 500 square metres net floor space and no less than 350 square metres), ancillary business development (use class B1(a) only) and/or financial and professional uses (use class A2); a café or restaurant (use class A3); the provision of community building to required standards providing the opportunity for social and childcare facilities, the opportunity for required health facilities to be provided and provision for required emergency services infrastructure</li> <li>7. The provision of facilities for formal sports and play areas to adopted standards within the developable area</li> <li>8. The creation of a publicly accessible Local Nature Reserve on 29.2hectares of land based on Rowel Brook in the location shown</li> <li>9. The creation of a nature conservation area on 12.2 ha of land to the east of the railway line, south of the Oxford Canal and north of sandy Lane as shown</li> </ol>	No	<p><b>Policy Type 2</b></p> <p><b>Recreation</b></p> <p>PR8 is located approximately 1.70 km from Oxford Meadows SAC.</p> <p>Parking provision at Oxford Meadows SAC is very limited and previous studies have identified that people visiting Oxford Meadows SAC for recreational purposes shows that people are willing to walk up to 1.9 km to the SAC. Creeping marshwort (<i>Apium repens</i>) is not sensitive to trampling, however, dog fouling may have an effect though nutrient enrichment. PR8 is located within 1.9 km of the SAC and therefore there is the potential for an increase in the number of dog walkers and associated dog fouling. However, the site is separated from the SAC by the A40 and A44 both of which are major roads which may act as a deterrent for dog walkers from the site.</p> <p>Policy PR8 provides delivery requirements that look to ensure that provision of recreation is included within the development (bullets 7, 8, 9, 10, 12, 13 and 18). Policy PR8 is also supported by Policy ESD18 of the adopted Plan which outlines how improvements are to be made to Cherwell's green infrastructure network, Policy BSC10 also outlines how new community and recreation facilities will be provided and Policy BSC11 outlines how new development will provide areas of green space.</p> <p>These policies will help to protect the Oxford Meadows SAC as they will help to retain people in the local area rather than having to travel further afield for recreation purposes. People are likely to use these areas of land for recreation purposes.</p> <p>In addition, recreation is also not currently listed on the Natura 2000 Data Form as a risk for the SAC.</p> <p>Therefore, there are no likely significant effects of recreation on the Oxford Meadows SAC.</p> <p><b>Water Quality</b></p> <p>PR8 is located approximately 1.70 km (at its closest point) from the Oxford Meadows SAC.</p>



	<p>10. The provision of public open green space as informal canalside parkland on 23.4hectares of land as shown</p> <p>11. The retention of 12 hectares of land in agricultural use in the location shown</p> <p>12. New public bridleways suitable for pedestrians, all-weather cycling, and wheelchair users connecting with the existing public rights of way network<sup>13</sup>. Provision for a pedestrian, cycle and wheelchair bridge over the Oxford Canal to enable the site and public bridleways to be connected to the allocated site at Stratfield Farm (PolicyPR7b)</p> <p>14. The reservation 0.5 hectares of land within the developable area for a future railway halt/station in the approximate location shown unless otherwise agreed with Cherwell District Council in consultation with Oxfordshire County Council, Network Rail and rail service providers</p> <p>15. The reservation of 14.7 hectares of land for the potential expansion of Begbroke Science Park</p> <p>16. The provision of a limited number of new homes, to be agreed with the Council, to provide for students and those working for the University at the Science Park to support its expansion and reduce car journeys</p> <p>Planning Application Requirements</p> <p>17. The application(s) shall be supported by a comprehensive Development Brief for the entire site to be jointly prepared and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council. The Development Brief shall be prepared in consultation with Oxfordshire County Council and Oxford City Council.</p> <p>18. The Development Brief shall include:</p> <ol style="list-style-type: none"> <li>A scheme and outline layout for delivery of the required land uses and associated infrastructure</li> <li>Points of vehicular access and egress from and to existing highways with at least two separate points from and to the A44 including the use of the existing Science Park access road</li> <li>An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site (including for public transport services), to the built environments of Begbroke, Kidlington, Yarnton and to existing or new points of connection off-site and to existing or potential public transport services</li> <li>Protection of existing public rights of way and an outline scheme for pedestrian and cycle access to the countryside surrounding Begbroke, Kidlington and Yarnton</li> <li>Accommodation of the pedestrian, cycle and wheelchair accessible bridge over the Oxford Canal</li> <li>In consultation with Oxfordshire County Council, proposals for the closure/unadoption of Sandy Lane, the closure of the Sandy Lane level crossing to motor vehicles (other than for direct access to existing properties on Sandy Lane), and the use of Sandy Lane as a 'green' pedestrian, cycle and wheelchair route between the development and the built-up area of Kidlington including the incorporation of a bridge or subway</li> <li>Design principles which seek to deliver an urban neighbourhood that responds positively to the Science Park and the canal location and which respects the historic development of nearby villages</li> <li>Outline measures for securing net biodiversity gains informed by a Biodiversity Impact Assessment in accordance with 19 below</li> <li>The sites for the required schools and the Local Centre</li> <li>Proposals for the safe remediation and use of the former landfill site as shown including a wildlife "stepping stone" within the development</li> <li>The retention or replacement (to an equivalent quantity and quality) of the existing allotments and proposals for extending the allotment space in accordance with adopted standards</li> <li>The reserved land within the site for the future railway halt/station</li> <li>A outline scheme for vehicular access by the emergency services</li> </ol> <p>19. The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology), prepared in consultation and agreed with Cherwell District Council. The BIA shall include investigation of any above or below ground hydrological connectivity between Rowel Brook and Rushy Meadows SSSI.</p> <p>20. The application(s) shall be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) informed by the findings of the BIA and habitat surveys and be agreed before development commences. The BIMP shall include:</p> <ol style="list-style-type: none"> <li>measures for securing net biodiversity gain within the site and within the residential area</li> <li>measures for retaining and conserving protected/ notable species (identified within baseline surveys) within the development</li> <li>demonstration that designated environmental assets will not be harmed, including no detrimental impacts on down-canal Sites of Special Scientific Interest and Local Wildlife Sites through hydrological, hydro chemical or sedimentation impacts</li> <li>measures to minimise light spillage and noise levels on habitats especially along wildlife corridors</li> <li>measures for enhancing existing designated and non-designated environmental assets</li> </ol>	<p>A review of contour mapping shows that the site is relatively at the same grade as the Oxford Meadows SAC.</p> <p>PR8 is located approximately 3.23 km (at its closest point) from the River Evenlode to the west and approximately 3.10 km (at its closest point) from the River Cherwell to the east. It is not known where any water would discharge to at this stage and therefore using a worst case scenario for the purposes of this assessment it is assumed that any water discharge would go to the River Evenlode which joins the River Thames immediately upstream of Oxford Meadows SAC, approximately 4.24 km downstream from the River Evenlode's closest pint to PR8. The precautionary approach assumes that any water discharging from the site would likely discharge to the local sewer system which may enter the River Thames without treatment. However, Policy ESD8 and ESD9 of the adopted Plan requires developers to demonstrate that during construction and operation of any new development that there will be no adverse effects on water quality of any adjacent or nearby watercourses. The measures for ensuring this are unknown at this stage and will be dependent upon the assessment and development, however, such measures may include treatment works and the use of Sustainable Urban Drainage Schemes (SUDS).</p> <p>Policy ESD8 and ESD9 will ensure that any water that is discharged to watercourses will not have an effect on water quality in local watercourses and therefore there will be no effect on the Oxford Meadows SAC.</p> <p>Therefore, there are no likely significant effects of water quality on the Oxford Meadows SAC.</p> <p><b>Water Abstraction</b></p> <p>Thames Water Final Water Resources Management Plan 2015 – 2040 (WRMP14) identified that the Swindon and Oxfordshire area has a planning problem that in dry conditions there will be a water supply deficit from 2019/20 of 0.1 MI/d, increasing to 32.7 MI/d by 2039/40. The WRMP14 has addressed this through a number of short term (2015-2020) (and medium term (2020 – 2040) actions aimed at reducing household usage.</p> <p>Therefore, there are no likely significant effects of water abstraction on the Oxford Meadows SAC.</p> <p><b>Groundwater Flows</b></p> <p>A review of the British Geological Survey website has shown that PR8 is located in an area where superficial deposits comprise Alluvium - Clay, Silt, Sand And Gravel and Summertown-radley Sand And Gravel Member - Sand And Gravel. . The underlying bedrock is Oxford Clay Formation And West Walton Formation (undifferentiated) - Mudstone.</p> <p>Only one borehole is located within the site which shows that the site overlies a band of clay approximately 0.7 thick below which is first terrace deposits of sandy gravel. Owing to this layer of clay the ground is considered to be only semi permeable and unlikely to have a significant contribution to groundwater recharge.</p> <p>In addition Policy ESD9 of the adopted Plan states that all developers must demonstrate that the development will not significantly alter groundwater flows and that the hydrological regime of the Oxford Meadows SAC is maintained in terms of water quantity. Policy ESD9 will ensure that the water quality within Oxford Meadows SAC is protected.</p> <p>Therefore there will be no likely significant effects of groundwater flows on the Oxford Meadows SAC.</p> <p><b>Air Quality</b></p> <p>It was considered possible that there may be a deterioration in air quality on the roads surrounding Oxford Meadows SAC when this allocation site is considered 'in combination' with the existing housing development (a total of 22,840 houses) outlined within the adopted Cherwell Local Plan 2011-2031 (Part 1) and the additional 4,400 houses outlined in the Partial Review Proposed Submission Plan (with Transport Improvement Package 2 plus Super Cycle Route). Therefore, the air quality assessment undertaken in support of the Cherwell Local Plan 2011-2031 (Part 1) HRA was updated. The air quality assessment respectively is included in Appendix</p>
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	<p>f. A scheme for the provision of in-built bird and bat boxes, for wildlife connectivity between gardens and for the viable provision of designated green walls and roofs</p> <p>g. measures for the protection and enhancement of Sandy Lane and Yarnton Lane as green links and wildlife corridors and wildlife connectivity from Sandy Lane to the required Local Nature Reserve</p> <p>h. the creation of a green infrastructure network with connected wildlife corridors, including within the residential area and alongside the railway line, and the improvement of the existing network including within the Lower Cherwell Conservation Target Area and to the Rushy Meadows Site of Special Scientific Interest, the Meadows West of the Oxford Canal Local Wildlife Site and to Stratfield Farm (policy PR7b)</p> <p>i. a scheme and programme for the creation of the required Local Nature Reserve and nature conservation area to be agreed with the Council. The scheme for the LNR shall include habitats to be restored to SSSI quality and measures for the protection of the Rushy Meadows SSSI. Both schemes shall provide for works to be undertaken outside of the bird nesting season.</p> <p>j. measures for the protection and enhancement of the Oxford Canal corridor and towpath including the creation and restoration of water vole habitat in the Lower Cherwell Conservation Target Area and the maintenance of a dark canal corridor through the minimisation of light pollution</p> <p>k. farmland bird compensation</p> <p>l. proposals for wildlife management in conjunction with conservation organisations including for the Local Nature Reserve and nature conservation area. The proposals shall include measures for restricting public access to sensitive habitats</p> <p>21. The application(s) shall be supported by phase 1 ecological surveys including for badgers, nesting birds, amphibians (in particular Great Crested Newts), reptiles and for bats including associated tree assessment, hedgerow regulations assessment.</p> <p>22. The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on new residents and existing communities, and actions for updating the Travel Plan during construction of the development</p> <p>23. The application shall be supported by a Flood Risk Assessment informed by suitable ground investigation, and having regard to guidance contained within the Council's Level 2 Strategic Flood Risk Assessment. A surface water management framework shall be prepared to maintain run off rates to greenfield run off rates and volumes with use of Sustainable Drainage Systems in accordance with adopted Policy ESD7, taking into account recommendations contained in the Council's Level 1 and Level 2 SFRAs.</p> <p>24. The application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network.</p> <p>25. The application shall be supported by a Heritage Impact Assessment which will include measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Oxford Canal Conservation Area and the listed structures along its length.</p> <p>26. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures.</p> <p>27. The application(s) shall include proposals for securing the long-term use, management and maintenance of the community building, formal sports provision and play areas</p> <p>28.. The application(s) shall include proposals for securing the use of the Local Nature Reserve, nature conservation area, public open green space/informal canal side parkland and agricultural land in perpetuity</p> <p>29.. In the interest of encouraging an educational relationship between the secondary school and the University of Oxford's Begbroke Science Park, the application(s) should demonstrate that the secondary school site has been designed in consultation with the University of Oxford</p> <p>30.. A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement. The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how individual development parcels, including the provision of supporting infrastructure, will be delivered. The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how a five year supply of housing (for the site) will be maintained year on year.</p> <p>31. The application shall include an Employment, Skills and Training Plan to be agreed with the Council</p> <p>Place shaping principles</p> <p>32. A layout, design and appearance for a contemporary urban neighbourhood in a high quality, publicly accessible and well connected green infrastructure and canalside setting and for a location associated with</p>	<p>C.</p> <p>The air quality assessment was updated to address changes from additional housing, Transport Improvement Package 2 and Cycle Super Route (Scenario 4) and associated changes to the traffic model, guidance and air quality assessment tools since 2014.</p> <p>The Oxford Meadows SAC is adjacent to the south of the A40 and straddles the A34 at Lower Wolvercote. A small section of a minor road, Godstow Road, passes adjacent to it at Wolvercote. Two receptor transects listed were examined in detail to estimate the effect of vehicle emissions from these roads up to a distance of 200 m from the road centre.</p> <ul style="list-style-type: none"> <li>• T1: Perpendicular to A40, west of A34 in a southerly direction.</li> <li>• T2: Perpendicular to A34, south of A40 in an east - westerly direction.</li> </ul> <p>The assessment found that the annual mean NOx exceeds the critical level for the protection of vegetation within 200m of the A40 and A34 in the 2013 base year. These exceedances are dominated by high background NOx concentrations (around 30 µg/m<sup>3</sup>) and the proximity of the site to existing busy roads. Concentrations of annual mean NOx were estimated to be below the critical level in all 2031 scenarios with the exception of the A34, up to 50 m to the north west and 100 m to the south east of the road centreline. The greatest increase of 0.3 µg/m<sup>3</sup> or less on the A34 compared to the assessment without the additional 4,400 homes (outlined in the Partial Review Proposed Submission Plan). The total concentration is however considerably lower in 2031 than is currently experienced. The increase on the A40 with Scenario 4 compared to the previous Local Plan is just 0.5 µg/m<sup>3</sup> or less**, but here the critical level is expected to be met in 2031. The marginal increases in NOx concentrations are inconsequential given existing baseline conditions and the limited extent of the area subject to the change, relative to the total SAC area. The condition of the Oxford Meadows SAC is currently favourable despite existing concentrations well above the critical level; small changes in NOx are therefore not considered to be significant.</p> <p>The nitrogen deposition rate was calculated using the APIS background deposition rates plus the modelled increment from the road within 200 m. The change in deposition rate due to the change in traffic data was noted and the total deposition rate compared with the UNECE critical load for low and medium altitude hay meadow habitat (20-30 kg N/ha/yr). The total deposition rates at locations in transect 1 (A40) and transect 2 (A34) were all estimated to be below the lower threshold of the critical load at all locations and for both 2031 scenarios. When the results for the two scenarios are compared, there is no measurable change in nitrogen deposition rates as a result of implementing the 4,400 homes (outlined in the Partial Review Proposed Submission Plan with Transport Improvement Package 2 plus Super Cycle Route). For some receptors, a change of 0.1 kg N/ha/yr is reported, however, this is down to rounding the decimal place. All changes are less than 1% of the lower critical load, equivalent to 0.02 kg N/ha/yr, and all estimated nitrogen deposition rates are below the lower critical load.</p> <p>It is therefore concluded that the changes introduced by the Partial Review Proposed Submission Plan in combination with the planned development in the rest of Oxfordshire by 2031, will not lead to any likely significant effects on the qualifying features of Oxford Meadows SAC.</p> <p>**NB. there is a marginally greater change of 0.5 µg/m<sup>3</sup> next to the A40 (this is due to closer proximity of SAC boundary to the road here) but total concentrations are expected to remain below the critical level in 2031 due to lower traffic flows.</p>
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		<p>a University Science Park and a primary transport corridor to Oxford</p> <p>33. A sensitively designed approach to the provision of the pedestrian, cycling and wheelchair route connecting the development, Sandy Lane and the canalside parkland/public open space to the canal corridor and the new bridge over the canal to Stratfield Farm (policy PR7b)</p> <p>34. Improved east-west pedestrian, cycle and wheelchair connections between the built up areas of Yarnton, Begbroke and Kidlington</p> <p>35. The development of the secondary school shall include provision for out-of-school hours shared community use including indoor sports and provision for controlled pedestrian, cycle and wheelchair access between the site and Begbroke Science Park. The playing pitches should be located to help maintain a gap between the development and Begbroke village (east).</p> <p>36. The Local Nature Reserve, nature conservation area, public open green space/informal canalside parkland shall be designed to reflect and enhance local landscape character and wildlife including that of the Oxford Canal and Rowel Brook. These areas and the agricultural land shall be kept free of buildings to avoid harm to the remaining Green Belt</p> <p>37. The contrast between the dense urban development and canalside parkland setting should be used as a positive design feature.</p> <p>38. The development must be designed to have a sensitive interface with Yarnton village (east). Development should provide an attractive frontage to the A44, to support a change in character away from a highways dominated environment, with appropriately located crossing points for pedestrians, cyclist and wheelchair users</p> <p>39. Development must not prevent the continued use of Begbroke Science Park or its potential expansion into the reserved area shown. It must not harm to the Grade II Listed Begbroke Farmhouse</p> <p>40. Layout and design that encourages the sustainable and safe management of waste by individual households and by residents collectively while minimising the visual and pollution impacts</p>		
<p>Policy PR9</p>	<p>Land West of Yarnton</p>	<p>A village extension to Yarnton will be developed within 99 hectares of land to the west of Yarnton as shown on inset Policies MapPR9. Development proposals will be permitted if they meet the following requirements:</p> <p><b>Key Delivery Requirements</b></p> <ol style="list-style-type: none"> <li>1. Construction of 530 dwellings (net) on approximately 16 hectares of land (the residential area as shown). The dwellings are to be constructed at an approximate average net density of 35 dwellings per hectare</li> <li>2. The provision of 50% of the homes as affordable housing as defined by the National Planning Policy Framework</li> <li>3. The provision of 1.6 hectares of land for use by the existing William Fletcher Primary School to enable potential school expansion within the existing school site and the replacement of playing pitches and amenity space</li> <li>4. The provision of facilities for formal sports, play areas and allotments to adopted standards within the developable area (unless shared or part shared use with William Fletcher Primary School is agreed with the Education Authority)</li> <li>5. Public access within the 74 hectares of land to the west of the residential area and a new Local Nature Reserve accessible to William Fletcher Primary School</li> <li>6. The creation of an area of a community woodland within 7.8 hectares of land to the north-west of the developable area and to the east of Dolton Lane</li> </ol> <p><b>Planning Application Requirements</b></p> <ol style="list-style-type: none"> <li>7. The application(s) shall be supported by, and prepared in accordance with a comprehensive Development Brief for the entire site to be jointly prepared and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council. The Development Brief shall be prepared in consultation with Oxfordshire County Council and Oxford City Council.</li> <li>8. The Development Brief shall include: <ol style="list-style-type: none"> <li>a. A scheme and outline layout for delivery of the required land uses and associated infrastructure</li> <li>b. Points of vehicular access and egress to and from the A44</li> <li>c. An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site (including public transport), to services and facilities in Yarnton, including William Fletcher Primary School, to the allocated site to the east of the A44 (Policy PR8) and to existing or new points of connection off-site and to existing or potential public transport services.</li> <li>d. Protection of existing public rights of way and an outline scheme for the creation of new pedestrian, cycle and wheelchair routes through the publicly accessible open space and to the surrounding countryside, including new public bridleways for horse riding, and connecting with the existing public right of way network.</li> <li>e. Design principles which seek to deliver an extension to Yarnton which responds positively to</li> </ol> </li> </ol>	<p>No</p>	<p><b>Policy Type 2</b></p> <p><b>Recreation</b></p> <p>PR9 is located approximately 1.78 km from Oxford Meadows SAC.</p> <p>Parking provision at Oxford Meadows SAC is very limited and previous studies have identified that people visiting Oxford Meadows SAC for recreational purposes shows that people are will to walk up to 1.9 km to the SAC. Creeping marshwort (<i>Apium repens</i>) is not sensitive to trampling, however, dog fouling may have an effect though nutrient enrichment. PR9 is located within 1.9 km of the SAC and therefore there is the potential for an increase in the number of dog walkers and associated dog fouling. However, the site is separated from the SAC by the A40, a minor road and a railway which may act as a deterrent for dog walkers from the site. In addition, the shortest route to the SAC via public footpaths is approximately 2.42 km, a distance greater than the 1.9 km distance that people walk to the SAC identified by previous studies.</p> <p>Policy PR9 provides delivery requirements that look to ensure that provision of recreation is included within the development (bullets 4, 5, 6, and 8).</p> <p>Policy PR9 is also supported by Policy ESD18 of the adopted Plan which outlines how improvements are to be made to Cherwell's green infrastructure network, Policy BSC10 also outlines how new community and recreation facilities will be provided and Policy BSC11 outlines how new development will provide areas of green space. These policies will help to protect the Oxford Meadows SAC as they will help to retain people in the local area rather than having to travel further afield for recreation purposes. People are likely to use these areas of land for recreation purposes. In addition, recreation is also not currently listed on the Natura 2000 Data Form as a risk for the SAC.</p> <p>Therefore, there are no likely significant effects of recreation on the Oxford Meadows SAC.</p> <p><b>Water Quality</b></p> <p>PR8 is located approximately 1.78 km (at its closest point) from the Oxford Meadows SAC.</p> <p>A review of contour mapping shows that the site is elevated above the Oxford Meadows SAC. The precautionary principal assumes that any water discharging from the site would likely discharge to the local sewer system which may enter the</p>

		<p>development planned to the east of the A44 and the historic context of Begbroke (west)</p> <p>f. Outline measures for securing net biodiversity gains informed by a Biodiversity Impact Assessment in accordance with 9 below</p> <p>g. The land reserved for education use by Yarnton Primary School</p> <p>h. An outline scheme for vehicular access by the emergency services</p> <p>9. The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology) and agreed with Cherwell District Council</p> <p>10. The application(s) shall be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) informed by the findings of the BIA and habitat surveys and agreed before development commences. The BIMP shall include:</p> <p>a. measures for securing net biodiversity gain within the site and within the residential area and for the protection of wildlife during construction</p> <p>b. measures for retaining and conserving protected/ notable species (identified within baseline surveys) within the development</p> <p>c. demonstration that designated environmental assets will not be harmed, including no detrimental impacts to watercourses through hydrological, hydro chemical or sedimentation impacts</p> <p>d. measures for the protection and enhancement of existing wildlife corridors, including along Frogwelldown Lane District Wildlife Site and Dolton Lane, and the protection of existing hedgerows and trees</p> <p>e. the creation of a new green infrastructure network with connected wildlife corridors, including within the developable area. The improvement of the existing network including hedgerows between the required Community Woodland and Begbroke Wood</p> <p>f. Measures to minimise light spillage and noise levels on habitats especially along wildlife corridors</p> <p>g. A scheme for the provision for in-built bird and bat boxes, for wildlife connectivity between gardens and for the viable provision of designated walls and roofs</p> <p>h. Farmland bird compensation</p> <p>i. proposals for wildlife management in conjunction with conservation organisations including for the Local Nature Reserve and community woodland</p> <p>11. The application(s) shall be supported by phase 1 habitat surveys including habitat suitability index survey for great crested newts, great crested newt presence/absence surveys (dependent on HSI survey), for badgers, breeding birds, internal building assessment for roosting barn owl, dormouse, reptile, tree and building assessment for bats, bat activity, hedgerow regulations assessment and assessment of water courses</p> <p>12. The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity and minimising the impact of motor vehicles on new residents and existing communities, and actions for updating the Travel Plan during construction of the development</p> <p>13. The application shall be supported by a Flood Risk Assessment informed by a suitable ground investigation and having regard to guidance contained within the Council's Level 2 Strategic Flood Risk Assessment. A surface water management framework shall be prepared to maintain run off rates to greenfield run off rates and volumes, with use of Sustainable Drainage Systems in accordance with adopted Policy ESD7, taking into account recommendations contained in the Council's Level 1 and Level 2 SFRA's</p> <p>14. The application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network.</p> <p>15. The application shall be supported by a Heritage Impact Assessment which will include measures to avoid or minimise conflict with identified heritage assets within or adjacent to the site</p> <p>16. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures.</p> <p>17. The application(s) shall include proposals for the securing the long-term use, management and maintenance of the formal sports provision and play areas</p> <p>18. A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement. The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how individual development parcels, including the provision of supporting infrastructure, will be delivered. The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how a five year supply of housing (for the site) will be maintained year on year</p> <p>19. The application shall include an Employment, Skills and Training Plan to be agreed with the Council</p>	<p>River Thames without treatment.</p> <p>However, Policy ESD8 and ESD9 of the adopted Plan requires developers to demonstrate that during construction and operation of any new development that there will be no adverse effects on water quality of any adjacent or nearby watercourses. The measures for ensuring this are unknown at this stage and will be dependent upon the assessment and development, however, such measures may include treatment works and the use of Sustainable Urban Drainage Schemes (SUDS).</p> <p>Policy ESD8 and ESD9 will ensure that any water that is discharged to watercourses will not have an effect on water quality in local watercourses and therefore there will be no effect on the Oxford Meadows SAC.</p> <p>Therefore, there are no likely significant effects of water quality on the Oxford Meadows SAC.</p> <p><b><u>Water Abstraction</u></b></p> <p>Thames Water Final Water Resources Management Plan 2015 – 2040 (WRMP14) identified that the Swindon and Oxfordshire area has a planning problem that in dry conditions there will be a water supply deficit from 2019/20 of 0.1 Ml/d, increasing to 32.7 Ml/d by 2039/40. The WRMP14 has addressed this through a number of short term (2015-2020) (and medium term (2020 – 2040) actions aimed at reducing household usage.</p> <p>Therefore, there are no likely significant effects of water abstraction on the Oxford Meadows SAC.</p> <p><b><u>Groundwater Flows</u></b></p> <p>A review of the British Geological Survey website has shown that PR9 is located in an area where superficial deposits are not recorded. The underlying bedrock is Oxford Clay Formation And West Walton Formation (undifferentiated) - Mudstone.</p> <p>Only one borehole is located within the site which shows that the site overlies a band of clay approximately 0.9 thick below which is first terrace deposits of sandy gravel. Owing to this layer of clay the ground is considered to be only semi permeable and unlikely to have a significant contribution to groundwater recharge.</p> <p>In addition Policy ESD9 of the adopted Plan states that all developers must demonstrate that the development will not significantly alter groundwater flows and that the hydrological regime of the Oxford Meadows SAC is maintained in terms of water quantity. Policy ESD9 will ensure that the water quality within Oxford Meadows SAC is protected.</p> <p>Therefore there will be no likely significant effects of groundwater flows on the Oxford Meadows SAC.</p> <p><b><u>Air Quality</u></b></p> <p>It was considered possible that there may be a deterioration in air quality on the roads surrounding Oxford Meadows SAC when this allocation site is considered 'in combination' with the existing housing development (a total of 22,840 houses) outlined within the adopted Cherwell Local Plan 2011-2031 (Part 1) and the additional 4,400 houses outlined in the Partial Review Proposed Submission Plan (with Transport Improvement Package 2 plus Super Cycle Route). Therefore, the air quality assessment undertaken in support of the Cherwell Local Plan 2011-2031 (Part 1) HRA was updated. The air quality assessment respectively is included in Appendix C.</p> <p>The air quality assessment was updated to address changes from additional housing, Transport Improvement Package 2 and Cycle Super Route (Scenario 4) and associated changes to the traffic model, guidance and air quality assessment tools since 2014.</p> <p>The Oxford Meadows SAC is adjacent to the south of the A40 and straddles the A34 at Lower Wolvercote. A small section of a minor road, Godstow Road, passes adjacent to it at Wolvercote. Two receptor transects listed were examined in detail to estimate the effect of vehicle emissions from these roads up to a distance of 200 m from the road centre.</p> <ul style="list-style-type: none"> <li>• T1: Perpendicular to A40, west of A34 in a southerly direction.</li> <li>• T2: Perpendicular to A34, south of A40 in an east - westerly direction.</li> </ul>
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		<p>Place shaping principles</p> <ol style="list-style-type: none"> <li>20. A layout, design and appearance to achieve an extension to Yarnton village that responds to the site's prominent position on the A44 corridor, its proximity and connectivity to the allocated site Land to the East of the A44 (policy PRPR8), the need to protect the identity of Begbroke village (west), the opportunity for sustainable travel into Oxford and the provision of green infrastructure and access to the countryside for the local community</li> <li>21. A layout, design and appearance that responds sensitively to the topography and landscape character of Frogwelldown Lane</li> <li>22. A landscaping structure for the community woodland which helps retain the perceived separation between Yarnton and Begbroke (west) and helps protect Begbroke Wood Local Wildlife Site</li> <li>23. Development which provides a frontage to the A44 which both reflects the character of Yarnton and responds to the planned development to the east of the A44</li> <li>24. The historic hedge lined bridleway of Dolton Lane shall be extended southwards through the developable area to create a potential connection to Yarnton Primary School</li> <li>25. Layout and design that encourages the sustainable and safe management of waste by individual households and by residents collectively while minimising the visual and pollution impacts</li> </ol>		<p>The assessment found that the annual mean NO<sub>x</sub> exceeds the critical level for the protection of vegetation within 200m of the A40 and A34 in the 2013 base year. These exceedances are dominated by high background NO<sub>x</sub> concentrations (around 30 µg/m<sup>3</sup>) and the proximity of the site to existing busy roads. Concentrations of annual mean NO<sub>x</sub> were estimated to be below the critical level in all 2031 scenarios with the exception of the A34, up to 50 m to the north west and 100 m to the south east of the road centreline. The greatest increase of 0.3 µg/m<sup>3</sup> or less on the A34 compared to the assessment without the additional 4,400 homes (outlined in the Partial Review Proposed Submission Plan). The total concentration is however considerably lower in 2031 than is currently experienced. The increase on the A40 with Scenario 4 compared to the previous Local Plan is just 0.5 µg/m<sup>3</sup> or less**, but here the critical level is expected to be met in 2031. The marginal increases in NO<sub>x</sub> concentrations are inconsequential given existing baseline conditions and the limited extent of the area subject to the change, relative to the total SAC area. The condition of the Oxford Meadows SAC is currently favourable despite existing concentrations well above the critical level; small changes in NO<sub>x</sub> are therefore not considered to be significant.</p> <p>The nitrogen deposition rate was calculated using the APIS background deposition rates plus the modelled increment from the road within 200 m. The change in deposition rate due to the change in traffic data was noted and the total deposition rate compared with the UNECE critical load for low and medium altitude hay meadow habitat (20-30 kg N/ha/yr). The total deposition rates at locations in transect 1 (A40) and transect 2 (A34) were all estimated to be below the lower threshold of the critical load at all locations and for both 2031 scenarios. When the results for the two scenarios are compared, there is no measurable change in nitrogen deposition rates as a result of implementing the 4,400 homes (outlined in the Partial Review Proposed Submission Plan with Transport Improvement Package 2 plus Super Cycle Route). For some receptors, a change of 0.1 kg N/ha/yr is reported, however, this is down to rounding the decimal place. All changes are less than 1% of the lower critical load, equivalent to 0.02 kg N/ha/yr, and all estimated nitrogen deposition rates are below the lower critical load.</p> <p>It is therefore concluded that the changes introduced by the Partial Review Proposed Submission Plan in combination with the planned development in the rest of Oxfordshire by 2031, will not lead to any likely significant effects on the qualifying features of Oxford Meadows SAC.</p> <p>**NB. there is a marginally greater change of 0.5 µg/m<sup>3</sup> next to the A40 (this is due to closer proximity of SAC boundary to the road here) but total concentrations are expected to remain below the critical level in 2031 due to lower traffic flows.</p>
Policy PR10 –	Land South East of Woodstock	<p>An extension to Woodstock village West Oxfordshire will be developed within 52 hectares of land as shown on the inset Policies MapPR10. Development proposals will be permitted if they meet the following requirements:</p> <p>Key delivery requirements</p> <ol style="list-style-type: none"> <li>1. Construction of 410 dwellings (net) on 16 hectares of land (the residential area as shown). The dwellings to be constructed at an approximate average net density of 30 dwellings per hectare</li> <li>2. Delivery of 50% of the homes as affordable housing as defined by the National Planning Policy Framework</li> <li>3. 3.1 hectares of land and financial contributions for a new primary school with at least 2.2 forms of entry. The school buildings should be provided on site unless provision is made elsewhere and required education/sports facilities are instead provided in agreement between the Council, West Oxfordshire District Council and Oxfordshire County Council.</li> <li>4. Provision of a community facility in accordance with adopted standards</li> <li>5. The provision of formal sports facilities, play areas and allotments to adopted standards within the developable area</li> <li>6. Creation of a community woodland and the retention of land in agricultural use</li> <li>7. Creation of a nature conservation area accessible by the local community</li> </ol> <p>Planning Application Requirements</p> <ol style="list-style-type: none"> <li>8. The application shall be made in full and for the entire site. All matters shall be included in the application.</li> <li>9. The application(s) shall be supported by, and prepared in accordance with, a comprehensive Development Brief for the entire site to be jointly prepared and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council. The Development Brief shall be</li> </ol>	No	<p><b>Policy Type 2 Recreation</b></p> <p>PR10 is located approximately 5.18 km from Oxford Meadows SAC. Parking provision at Oxford Meadows SAC is very limited and previous studies have identified that people visiting Oxford Meadows SAC for recreational purposes shows that people are willing to walk up to 1.9 km to the SAC. Therefore, based on its distance from the SAC and the limited parking available at the SAC that any development at PR10 would not result in a significant change to recreational use of the SAC.</p> <p>Policy PR10 is also supported by Policy ESD18 of the adopted Plan which outlines how improvements are to be made to Cherwell's green infrastructure network, Policy BSC10 also outlines how new community and recreation facilities will be provided and Policy BSC11 outlines how new development will provide areas of green space. These policies will help to protect the Oxford Meadows SAC as they will help to retain people in the local area rather than having to travel further afield for recreation purposes. People are likely to use these areas of land for recreation purposes. Policy PR10 also provides delivery requirements that look to ensure that provision of recreation is included within the development (bullets 4, 5, 6 and 10). In addition, recreation is also not currently listed on the Natura 2000 Data Form as a risk for the SAC.</p>

		<p>prepared in consultation with West Oxfordshire District Council, Historic England and Oxfordshire County Council</p> <p>10. The Development Brief shall include:</p> <ol style="list-style-type: none"> <li>A scheme and outline layout for delivery of the required land uses and associated infrastructure which unambiguously responds to the nationally significant heritage of the Blenheim Palace World Heritage Site, the Grade 1 Registered Park and Garden and the Blenheim Villa Scheduled Ancient Monument, their settings and influences on the historic, built and natural environments</li> <li>points of vehicular access and egress from and to existing highways</li> <li>an outline scheme for public vehicular, cycle and pedestrian connectivity within the site, to the built environment of Woodstock including the approved development immediately to the west of the site, to existing or new points of connection off-site and to existing or potential public transport services</li> <li>an outline scheme for pedestrian and cycle access to the surrounding countryside</li> <li>design principles which seek to deliver a connected and integrated extension to Woodstock which respond with the utmost sensitivity to the proximity of Blenheim Palace and Blenheim Park and the public approaches to the town</li> <li>Outline measures for securing net biodiversity gains informed by a Biodiversity Impact Assessment in accordance with 11 below</li> <li>the site for the required school provision/facilities</li> <li>The maintenance and enhancement of existing tree lines and hedgerows</li> <li>An outline scheme for vehicular access by the emergency services</li> </ol> <p>11. The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology), to be agreed with Cherwell District Council</p> <p>12. The application(s) shall be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) informed by the findings of the BIA and habitat surveys and submitted Tree Survey and to be agreed before development commences. The BIMP shall include:</p> <ol style="list-style-type: none"> <li>measures for securing net biodiversity gain within the site and within the residential area and for the protection of wildlife during construction</li> <li>measures for retaining and conserving protected/ notable species (identified within baseline surveys) within the development</li> <li>demonstration that designated environmental assets will not be harmed, including no detrimental impacts through hydrological, hydro chemical or sedimentation impacts</li> <li>farmland bird compensation</li> <li>measures for the protection and enhancement of existing wildlife corridors and water habitats</li> <li>measures for enhancing existing designated and non-designated environmental assets</li> <li>A scheme for the provision for in-built bird and bat boxes, for wildlife connectivity between gardens and for the viable provision of designated green walls and roofs</li> <li>the creation of a green infrastructure network with connected wildlife corridors, including within the residential area, and the improvement of the existing network</li> <li>measures to minimise light spillage and noise levels on habitats especially along wildlife corridors</li> <li>Contributions towards measures for the creation/protection/enhancement/restoration of important habitat (wetland, hedgerow, woodland and species specific) in the Blenheim and Ditchley Parks Conservation Target Area</li> <li>Create crossing which link new development to existing and proposed networks including Oxford Road and Campsfield Road.</li> </ol> <p>13. The application(s) shall be supported by phase 1 habitat surveys including habitat suitability index (HSI) survey for great crested newts, great crested newt presence/absence surveys (dependent on HSI survey), hedgerow and tree survey, surveys for badgers, breeding birds and reptiles</p> <p>14. The green infrastructure, woodland and agricultural land outside of the developable area be kept free from development and the application for planning permission shall include proposals for securing those uses in perpetuity</p> <p>15. The south and east boundaries to address the open aspect and landscape sensitivity for this area of land at the edge of Woodstock town and the Green Belt to the east by maintaining its openness, providing a Green Belt buffer and protecting the setting of Blenheim Palace World Heritage Site and Grade 1 Registered Park and Garden</p> <p>16. The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity and minimising the impact of motor vehicles on new residents and existing communities, and actions for updating the Travel Plan during construction of the development</p>	<p>Therefore, there are no likely significant effects of recreation on the Oxford Meadows SAC.</p> <p><b><u>Water Quality</u></b></p> <p>PR10 is located approximately 5.18 km (at its closest point) from the Oxford Meadows SAC.</p> <p>PR10 is located approximately 1.28 km from the River Glyme which flows into the River Evendale which joins the River Thames immediately upstream of Oxford Meadows SAC, approximately 8.83 km from PR10 closest point to the River Glyme. As yet it is not known how PR10 would be drained and therefore for the purposes of this assessment it is assumed that surface water is discharged to the River Glyme. Discharges to the River Glyme during construction would be managed through standard working practices and therefore no risk of pollution entering the River Glyme. During operation any pollution discharges, such as traffic accidents could enter the River Glyme, however, based on the probability of a significant pollution incident occurring in a housing development, the distance of PR10 from the River Glyme and distance from the River Thames (approximately 8.83 km) any incident would be suitably dispersed before it reached the Oxford Meadows SAC.</p> <p>Policy ESD8 and ESD9 will ensure that any water that is discharged to watercourses will not have an effect on water quality in local watercourses and therefore there will be no effect on the Oxford Meadows SAC.</p> <p>Therefore, there are no likely significant effects of water quality on the Oxford Meadows SAC.</p> <p><b><u>Water Abstraction</u></b></p> <p>There are no anticipated impacts on the Oxford Meadows SAC due to increased water abstraction.</p> <p>Thames Water Final Water Resources Management Plan 2015 – 2040 (WRMP14) identified that the Swindon and Oxfordshire area has a planning problem that in dry conditions there will be a water supply deficit from 2019/20 of 0.1 Ml/d, increasing to 32.7 Ml/d by 2039/40. The WRMP14 has addressed this through a number of short term (2015-2020) (and medium term (2020 – 2040) actions aimed at reducing household usage.</p> <p>Therefore, there are no likely significant effects of water abstraction on the Oxford Meadows SAC.</p> <p><b><u>Groundwater Flows</u></b></p> <p>A review of the British Geological Survey website has shown that PR10 is located in an area where superficial deposits are not recorded. The underlying bedrock Cornbrash Formation - Limestone.</p> <p>The boreholes located within the site show that the sites overlies a mixture of cobble to a depth of less than 1m with clay below. Owing to this layer of clay the ground is considered to be only semi permeable and unlikely to have a significant contribution to groundwater recharge.</p> <p>In addition, Policy ESD9 of the adopted Plan states that all developers must demonstrate that the development will not significantly alter groundwater flows and that the hydrological regime of the Oxford Meadows SAC is maintained in terms of water quantity. Policy ESD9 will ensure that the water quality within Oxford Meadows SAC is protected.</p> <p>Therefore, there will be no likely significant effects of groundwater flows on the Oxford Meadows SAC.</p> <p><b><u>Air Quality</u></b></p> <p>It was considered possible that there may be a deterioration in air quality on the roads surrounding Oxford Meadows SAC when this allocation site is considered 'in combination' with the existing housing development (a total of 22,840 houses) outlined within the adopted Cherwell Local Plan 2011-2031 (Part 1) and the additional 4,400 houses outlined in the Partial Review Proposed Submission Plan (with Transport Improvement Package 2 plus Super Cycle Route). Therefore, the air quality assessment undertaken in support of the Cherwell Local Plan 2011-2031 (Part 1) HRA was updated. The air quality assessment respectively is included in Appendix C.</p>
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		<p>17. The application shall be supported by a Heritage Impact Assessment which will include measures to avoid or minimise conflict with identified heritage assets within and adjacent to the site</p> <p>18. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures in particular around the Scheduled Ancient Monument</p> <p>19. The application will be supported by a Flood Risk Assessment, informed by a suitable ground investigation and having regard to guidance contained within the Council's Level 1 Strategic Flood Risk Assessment. A surface water management framework shall be prepared to maintain run off rates to greenfield run off rates and volumes, with use of Sustainable Drainage Systems in accordance with adopted Policy ESD7, taking into account recommendations contained in the Council's Level 1 SFRA.</p> <p>20. The application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network.</p> <p>21. A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement. The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how individual development parcels, including the provision of supporting infrastructure, will be delivered. The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how a five year supply of housing (for the site) will be maintained year on year</p> <p>22. The application shall include an Employment, Skills and Training Plan to be agreed with the Council Place Shaping Principles</p> <p>23. A layout, design and appearance for an extension to Woodstock that responds to the internationally and nationally significant heritage of the Blenheim Palace World Heritage Site, the Grade 1 Registered Park and Garden, and of Woodstock town. An approach that is fully integrated and connected with, the existing and planned built environment, which maximises the opportunity for walking, cycling and wheelchair use, which provides for a development that is integrated with a high quality green infrastructure and sensitive landscape setting, that fully protects the setting of the WHS and the Blenheim Villa Scheduled Ancient Monument and which greatly enhances the eastern built up edge of Woodstock</p> <p>24. Development that causes no harm to Blenheim Palace World Heritage Site and the Grade 1 Registered Park and Garden and their settings.</p> <p>25. Development that enhances the built and natural environment and provides green infrastructure that responds to the local historic context</p> <p>26. Creation of routes/green infrastructure links to ensure a layout that affords good access to Woodstock</p> <p>27. The siting, layout, and design of buildings and of green infrastructure to be the subject of design panel review. The panel shall be appointed by Cherwell and West Oxfordshire District Councils in consultation with Historic England.</p> <p>28. Development that fully integrates with the approved development to the west and the wider area through provision of public footpath and cycle ways and connectivity to public transport services.</p> <p>29. The cultural value of the Scheduled Ancient Monument should be reinforced through the design of public open space around the SAM appropriate to its setting and the setting of Blenheim Park. The provision of interpretation material should be accommodated</p> <p>30. Development should create an attractive built frontage to the north of the open space surrounding the Scheduled Ancient Monument.</p> <p>31. The existing wooded edges of the site to the A44 and Upper Campsfield Road are to be strengthened with new woodland planting creating a landscape buffer which limits views from the site towards the proposed Park &amp; Ride to the south and from the World Heritage Site to the west. The character of the woodland should mirror the character of woodland to the west of the A44 including an avenue of larger trees planted on the road frontage, creating a distinctive gateway to Woodstock.</p> <p>32. Pedestrian, cycle and wheelchair connections are to be created across the site connecting the public open space with the wider footpath network and A44 cycle route via new crossing points over the A44 and Upper Campsfield Road</p> <p>33. Layout and design that encourages the sustainable and safe management of waste by individual households and by residents collectively while minimising the visual and pollution impacts</p>		<p>The air quality assessment was updated to address changes from additional housing, Transport Improvement Package 2 and Cycle Super Route (Scenario 4) and associated changes to the traffic model, guidance and air quality assessment tools since 2014.</p> <p>The Oxford Meadows SAC is adjacent to the south of the A40 and straddles the A34 at Lower Wolvercote. A small section of a minor road, Godstow Road, passes adjacent to it at Wolvercote. Two receptor transects listed were examined in detail to estimate the effect of vehicle emissions from these roads up to a distance of 200 m from the road centre.</p> <ul style="list-style-type: none"> <li>• T1: Perpendicular to A40, west of A34 in a southerly direction.</li> <li>• T2: Perpendicular to A34, south of A40 in an east - westerly direction.</li> </ul> <p>The assessment found that the annual mean NOx exceeds the critical level for the protection of vegetation within 200m of the A40 and A34 in the 2013 base year. These exceedances are dominated by high background NOx concentrations (around 30 µg/m<sup>3</sup>) and the proximity of the site to existing busy roads. Concentrations of annual mean NOx were estimated to be below the critical level in all 2031 scenarios with the exception of the A34, up to 50 m to the north west and 100 m to the south east of the road centreline. The greatest increase of 0.3 µg/m<sup>3</sup> or less on the A34 compared to the assessment without the additional 4,400 homes (outlined in the Partial Review Proposed Submission Plan). The total concentration is however considerably lower in 2031 than is currently experienced. The increase on the A40 with Scenario 4 compared to the previous Local Plan is just 0.5 µg/m<sup>3</sup> or less**, but here the critical level is expected to be met in 2031. The marginal increases in NOx concentrations are inconsequential given existing baseline conditions and the limited extent of the area subject to the change, relative to the total SAC area. The condition of the Oxford Meadows SAC is currently favourable despite existing concentrations well above the critical level; small changes in NOx are therefore not considered to be significant.</p> <p>The nitrogen deposition rate was calculated using the APIS background deposition rates plus the modelled increment from the road within 200 m. The change in deposition rate due to the change in traffic data was noted and the total deposition rate compared with the UNECE critical load for low and medium altitude hay meadow habitat (20-30 kg N/ha/yr). The total deposition rates at locations in transect 1 (A40) and transect 2 (A34) were all estimated to be below the lower threshold of the critical load at all locations and for both 2031 scenarios. When the results for the two scenarios are compared, there is no measurable change in nitrogen deposition rates as a result of implementing the 4,400 homes (outlined in the Partial Review Proposed Submission Plan with Transport Improvement Package 2 plus Super Cycle Route). For some receptors, a change of 0.1 kg N/ha/yr is reported, however, this is down to rounding the decimal place. All changes are less than 1% of the lower critical load, equivalent to 0.02 kg N/ha/yr, and all estimated nitrogen deposition rates are below the lower critical load.</p> <p>It is therefore concluded that the changes introduced by the Partial Review Proposed Submission Plan in combination with the planned development in the rest of Oxfordshire by 2031, will not lead to any likely significant effects on the qualifying features of Oxford Meadows SAC.</p> <p>**NB. there is a marginally greater change of 0.5 µg/m<sup>3</sup> next to the A40 (this is due to closer proximity of SAC boundary to the road here) but total concentrations are expected to remain below the critical level in 2031 due to lower traffic flows.</p>
Policy PR11	Infrastructure Delivery	<p>The Council's approach to infrastructure planning to contribute in meeting Oxford's unmet housing needs will be to ensure delivery by</p> <ol style="list-style-type: none"> <li>1. Working with partners including central Government, the Local Enterprise Partnership, Oxford City Council,</li> </ol>	No	<p><b>Policy Type 1- A1:</b></p> <p>This policy will not itself lead to development (because it relates to design and other qualitative criteria for development and it is not a site specific land use planning</p>

		<p>West Oxfordshire District Council, Oxfordshire County Council and other service providers to (a) provide physical, community and green infrastructure (b) identify infrastructure needs and costs, phasing of development, funding sources and responsibilities for delivery</p> <ol style="list-style-type: none"> <li>2. Completing and keeping up-to-date a Development Contributions Supplementary Planning Document setting out the Council's approach to the provision of essential infrastructure including affordable housing, education, transport, health, flood defences and open space</li> <li>3. Development proposals will be required to demonstrate that infrastructure requirements can be met including the provision of transport education, health, social, leisure and community facilities, wastewater treatment and sewerage, and with necessary developer contributions to adopted requirements</li> </ol>		<p>policy).</p> <p>This policy is considered to have no likely significant effects on the European sites.</p>
Policy PR12a	Delivering Sites and Maintaining Housing Supply	<p>The Council will manage the supply of housing land for the purpose of constructing 4,400 homes to meet Oxford's needs. A separate five year housing land supply will be maintained for meeting Oxford's needs. At least 1700 homes will be delivered for Oxford for the period 2021 to 2026 for which a five year land supply shall be maintained on a continuous basis from 1 April 2021. The remaining homes will be delivered by 2031. Land South East of Kidlington (Policy PR7a – 230 homes) and Land South East of Woodstock (Policy PR10 – 410 homes) will only be permitted to commence development before 1 April 2026 if the calculation of the five year land supply over the period 2021 to 2026 falls below five years.</p> <p>For the period 2026-2031, the Council will maintain a land supply equivalent to the number of remaining years of that period taking into account any delivery surplus or shortfall and a 5% additional requirement. If there has been a record of persistent under delivery of housing in meeting Oxford's needs, the Council will increase the buffer to 20%.</p> <p>Permission will only be granted for any of the allocated sites if it can be demonstrated at application stage that they will deliver a continuous five year housing land supply on a site specific basis (i.e. measured against the allocation for the site).</p> <p>In the interest of securing delivery, planning conditions will be used to place time restrictions on the unimplemented 'life' of planning permissions.</p> <p>Should planning permission be granted for housing that will be delivered beyond 2031 and which results in the requisite 4,400 homes for Oxford being exceeded, this will be taken into account in meeting Cherwell's housing need in the next Local Plan review.</p> <p>Should the 4400 homes not be fully delivered by 2031, they will continue to be developed but will not contribute in meeting Cherwell's housing need in the next Local Plan review.</p>	No	<p><b>Policy Type 1- A5:</b></p> <p>This policy will lead to development by informing other policies, however this policy does not outline any development proposals and the exact details of where development may be located other than the general area. Their design and/or when (or if) these sites will be constructed upon are not stated.</p> <p>The Cherwell Local Plan 2011-2031 (Part 1) seeks to protect European sites through Policies ESD 9 and ESD 10. Therefore, should development arise from this objective, the need for HRA will be highlighted and will be undertaken at the development management stage and/or the preparation of Local Plan documents (including site specific policies in the Proposed Submission Partial Review Plan). Future allocations sites/planning applications will only be taken forward if it can be proven through HRA that there will be no adverse effect on the integrity of the European Sites from any of the proposed allocations sites/proposed planning applications. Any adverse effects on the integrity of European sites must be effectively mitigated.</p> <p>This policy is considered to have no likely significant effects on the European sites.</p>
Policy PR12b	Sites Not Allocated in the Partial Review	<p>Applications for planning permission for the development of sites to meet Oxford's needs that are not allocated in the Partial Review will not be supported unless:</p> <ol style="list-style-type: none"> <li>1. Cherwell District Council has taken a formal decision that additional land beyond that allocated in the Partial Review is required to ensure the requisite housing supply</li> <li>2. the proposed developments comply with Policy PR1</li> <li>3. the site has been identified in the Council's Housing and Economic Land Availability Assessment as a potentially developable site</li> <li>4. that prior consultation has been undertaken with the local community in a form to be agreed with the Council and the proposed development has the demonstrable support of the local community</li> <li>5. the application is supported by: <ol style="list-style-type: none"> <li>a. a comprehensive Development Brief to be agreed by the Council in consultation with Oxfordshire County Council and Oxford City Council</li> <li>b. a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how individual development parcels, including the provision of supporting infrastructure, will be delivered. The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how a five year supply of housing (for the site) will be maintained year on year</li> <li>c. a Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology) to be agreed with Cherwell District Council</li> <li>d. a proposed Biodiversity Improvement and Management Plan (BIMP) informed by the BIA and habitat surveys and to be agreed with the Council before development commences.</li> <li>e. phase 1 habitat surveys and other ecological surveys as appropriate</li> <li>f. a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on new residents and existing communities, and actions for updating the Travel Plan during construction of the development</li> <li>g. a Flood Risk Assessment</li> <li>h. a Heritage Impact Assessment which will include measures to avoid or minimise conflict with identified heritage assets within or adjacent to the site</li> <li>i. a desk-based archaeological investigation which may then require predetermination evaluations and</li> </ol> </li> </ol>	No	<p><b>Policy Type 1- A5:</b></p> <p>This policy will lead to development by informing other policies, however this policy does not outline any development proposals and the exact details of where development may be located other than the general area. Their design and/or when (or if) these sites will be constructed upon are not stated.</p> <p>The Cherwell Local Plan 2011-2031 (Part 1) seeks to protect European sites through Policies ESD 9 and ESD 10. Therefore, should development arise from this objective, the need for HRA will be highlighted and will be undertaken at the development management stage and/or the preparation of other Local Plan documents. Future allocations sites/planning applications will only be taken forward if it can be proven through HRA that there will be no adverse effect on the integrity of the European Sites from any of the proposed allocations sites/proposed planning applications. Any adverse effects on the integrity of European sites must be effectively mitigated.</p> <p>This policy is considered to have no likely significant effects on the European sites.</p>

		<p>appropriate mitigation measures</p> <p>j. proposals for securing the long-term use, management and maintenance of the formal sports provision and play areas</p> <p>k. draft Heads of Terms for developer contributions to be secured by way of legal agreement</p>		
Policy PR13	Monitoring and Securing Delivery	<p>The delivery of the policies contained within this Partial Review of the Local Plan will be monitored at least annually against the framework at Policy PR12a in order to complete the construction of 4,400 homes by 2031, to meet the strategic objectives and achieve the vision.</p> <p>The Council will work closely with relevant site promoters, developers and landowners to ensure that Development Briefs and applications for planning permission are prepared and considered within a timescale that will facilitate the delivery of homes required to deliver the Plan requirement and the maintenance of land supply.</p> <p>The Council will work in partnership with the Oxfordshire local authorities and other stakeholders to address strategic requirements arising from the cumulative effect of growth in the County. This will include the implementation of Local Plans and County wide strategies such as the Local Transport Plan and the Oxfordshire Infrastructure Strategy.</p> <p>The results of monitoring will be used to assess:</p> <ol style="list-style-type: none"> <li>1. whether there are any obstacles to development that the Council can act upon</li> <li>2. whether there are any obstacles to development that require discussion with site promoters, developers, service and infrastructure providers or Government agencies</li> <li>3. whether there is a significant risk to the delivery of the Plan's requirements or the maintenance of land supply</li> <li>4. delivery progress including for reporting to through the Oxfordshire Growth Board</li> </ol> <p>If monitoring indicates that the vision and objectives cannot be met, the Council will consider whether it wishes to ask the Secretary of State for Communities and Local Government to revoke the Partial Review under Section 25 of the Planning and Compulsory Purchase Act 2004 in the interest of releasing alternative sites that will achieve delivery by 2031.</p>	No	<p><b>Policy Type 1- A5:</b></p> <p>This policy will lead to development, however, the details of where development may be located, their design and/or when (or if) these sites will be constructed are not contained in the policy.</p> <p>The Cherwell Local Plan 2011-2031 (Part 1) seeks to protect European sites through Policies ESD 9 and ESD 10. Therefore, should development arise from this objective, the need for HRA will be highlighted and will be undertaken at the development management stage and/or the preparation of other Local Plan documents. Future allocations sites/planning applications will only be taken forward if it can be proven through HRA that there will be no adverse effect on the integrity of the European Sites from any of the proposed allocations sites/proposed planning applications. Any adverse effects on the integrity of European sites must be effectively mitigated.</p> <p>This policy is considered to have no likely significant effects on the European sites.</p>



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# Appendix C. Air Quality Assessment

# **Partial Review of the Cherwell Local Plan 2011- 2031 (Part 1): Oxford's Unmet Housing Need Proposed Submission Plan HRA**

Air Quality Assessment Update 2017  
Cherwell District Council

6 June 2017

# Notice

This document and its contents have been prepared and are intended solely for Cherwell District Council's information and use in relation to the Partial Review of the Cherwell Local Plan 2011-2031 (Part 1) Oxford's Unmet Housing Need Proposed Submission Plan HRA Air Quality Assessment Update.

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## Client signoff

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# 1 Introduction

## 1.1 Background

This report describes the assessment of air quality impacts on the ecosystems within Oxford Meadows Special Area of Conservation (SAC), for the purposes of the Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Needs Proposed Submission Plan- Habitats Regulations Assessment (HRA). The HRA is required under the Habitats Directive (92/43/EEC), implemented in England by the Conservation of Habitats and Species Regulation 2010 (SI 2010/490).

An air quality assessment was originally undertaken by Atkins in 2010 for the Cherwell Draft Core Strategy Habitats Regulations Assessment: Stage 1 – Screening, which was subsequently updated in 2012, 2013 and 2014 to address changes to the total housing and employment provision accommodated in the Local Plan, revisions to the associated Oxfordshire County Council (OCC) strategic traffic model (OSM) and updates to air quality assessment tools produced by the Department for Environment, Food and Rural Affairs (DEFRA). This report updates the “Proposed Modifications to the Submission Cherwell Local Plan August 2014 – Habitats Regulations Assessment Screening - Air Quality Ecosystem Assessment Update 2014”.

Cherwell District Council (Cherwell) has examined a new scenario described as the “2031 Cherwell Transport Improvement Package 2 plus Cycle Super Route” (Scenario 4) which includes all the planned and permitted housing and employment detailed in the adopted Cherwell Local Plan with additional housing identified in the emerging Cherwell Local Plan Part 1 Partial Review (an additional 4,400 dwellings), plus additional policies to moderate road traffic increases and promote a modal shift to other forms of transport, notably cycling.

The changes have been accounted for in a further revision to the OSM (which has a 2013 Base Year and a 2031 Future Year), and three new air quality scenarios are examined: a base model for the year 2013, a Do Minimum scenario for 2031 with the Cherwell Local Plan policies in place and a Do Something Scenario 4, described as the “2031 Cherwell Transport Improvement Package 2 plus Super Cycle Route scenario”. The transport models take account of the latest information on development completions, commitments and allocations in the other Oxfordshire districts.

In 2016, DEFRA published updated air quality technical guidance<sup>7</sup> and associated tools relating to background concentrations, vehicle emission factors. These tools are re-issued periodically and represent the current understanding of vehicle emissions and assumptions regarding future trends in air pollutant concentrations.

This report presents the findings of an updated air quality assessment to estimate the change in concentrations and deposition within the Oxford Meadows SAC from implementing the Cherwell Local Plan 2011-2031 (Part 1) Partial Review Proposed Submission Plan compared to the previously assessed Cherwell Local Plan (Atkins 2014), using the most up to date traffic data and assessment tools.

## 1.2 Air pollutants and criteria

Concentrations of pollutants in ambient air and their consequent deposition to vegetation, soil and water can potentially damage vegetation directly or indirectly, through:

- reduced plant health and productivity,
- a shift in the competitive balance between species,
- changes in plant species composition or,
- subtle changes in vegetation structure which could affect the use of a habitat by an animal species.

The main air pollutants affecting vegetation and ecosystems are oxides of nitrogen (NO<sub>x</sub>), sulphur dioxide (SO<sub>2</sub>) and ammonia (NH<sub>3</sub>). These have both direct effects e.g. through exposure to the gas itself; and indirect effects, e.g. through deposition of the gas to soil and freshwater (dry deposition) or with precipitation (wet deposition).

<sup>7</sup> Local Air Quality Management. Technical Guidance 2016, Defra, (LAQM.TG(16)) available at <https://laqm.defra.gov.uk/technical-guidance/>

This report focusses on the effect of additional vehicle emissions (a key source of NO<sub>x</sub> emissions) due to the future development traffic within Cherwell on NO<sub>x</sub> concentrations and dry nitrogen deposition within the Oxford Meadows SAC.

An increase in road traffic due to the additional development may cause an adverse effect on the habitat within a designated site. The magnitude of the impact on air quality at the designated site will depend upon the magnitude of the source (number, type and speed of vehicles), the distance from pollution source, and other site characteristics such as ground cover which affect dispersion and deposition. The potential for significant effects on the vegetation within the site will depend on the sensitivity of the species to changes in nitrogen deposition and the existing conditions within the site.

The European Directive on ambient air quality (2008/50/EC) sets a critical level for annual mean NO<sub>x</sub> concentrations for the protection of vegetation of 30 µg/m<sup>3</sup>, as an annual average. This value is based on the work of the United Nations Economic Commission for Europe (UNECE) and World Health Organisation (WHO). In England, the critical levels have been incorporated into the Air Quality Standards Regulations 2010, Schedule 6 (SI 2010/1001). The Directive 2008/50/EC identifies that *"The risk posed by air pollution to vegetation and natural ecosystems is most important in places away from urban areas. The assessment of such risks and the compliance with critical levels for the protection of vegetation should therefore focus on places away from built-up areas."*

It should be noted that assessment against the 30 µg/m<sup>3</sup> annual mean NO<sub>x</sub> critical level is only strictly applicable at locations more than 20 kilometres (km) from towns with more than 250,000 inhabitants or more than five km from other built-up areas, industrial installations or motorways (including major roads with over 50,000 vehicles). The Oxford Meadows SAC is less than five kilometres from the built-up areas of north Oxford, and the A34 is classed as a major road. Nevertheless, the policy of the Statutory Nature Conservation Agencies in the UK (in England, Natural England) is to apply the critical levels as a benchmark in all European designated conservation sites, on a precautionary basis.

In addition to the critical level for annual mean NO<sub>x</sub> concentrations, critical loads for nitrogen deposition flux have been set by UNECE. These represent, according to current knowledge, the exposure below which there should be no significant harmful effects on sensitive elements of the ecosystem. The critical loads have been established for many habitat types that are dependent on low nitrogen levels. Critical loads are expressed in deposition units of kilograms of nitrogen per hectare per year (kg N/ha/yr). The main source of critical loads is the Air Pollution Information System (APIS) online resource.

It is noted that the main role of NO<sub>x</sub> is as a source of nitrogen and the critical level for NO<sub>x</sub> is set at a precautionary level<sup>8</sup> to allow for effects from increased atmospheric inputs. The comparison with the critical load should be the overriding consideration in an assessment of potential effects.

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<sup>8</sup> WHO Regional Office for Europe, Copenhagen, Denmark, 2000. Air Quality Guidelines – Second Edition. Chapter 11 Effects of nitrogen containing air pollutants: critical levels. The evidence presented in this report indicates that, other than growth effects, biochemical or physiological effects have been demonstrated in vascular plants from exposure to annual average concentrations of more than 100 µg/m<sup>3</sup>.

## 2. Methodology

### 2.1 Changes since 2014

This air quality assessment update for the Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Need Proposed Submission Plan HRA considers the impact of updates to the OSM transport model and scenario modelling since 2014, plus changes to DEFRA air quality assessment guidance and supporting tools published in 2016.

The calculation of roadside pollutant concentrations uses the detailed atmospheric dispersion model, ADMS-Roads (v4.0).

The assessment for estimating impacts at ecological sites follows Annex F of Highways Agency's Design Manual for Roads and Bridges, Volumes 11, Section 3, Part 1 (May 2007)<sup>9</sup> and supporting Interim Advice Notes (IAN)<sup>10</sup>

The assessment uses:

- DEFRA Technical Guidance LAQM.TG16
- Emission Factor Toolkit (EFT) 2016 (v 7.0)
- 2013 reference year background maps for years 2013-2030<sup>11</sup>
- updated version of the NO<sub>x</sub> to NO<sub>2</sub> Calculator (v5.1)<sup>12</sup>

### 2.2 Spatial scope

For the purposes of HRA, an examination of concentrations of NO<sub>x</sub> concentrations and nitrogen deposition flux (rate) is required where any national or European designated sites (Natura 2000) are identified within 200 metres (m) of roads affected by the proposals and where the designated features are sensitive to air pollution.

The study area for this air quality assessment update is limited to the Oxford Meadows SAC. This site, situated in the Thames Valley Distribution, currently demonstrates good conservation of structure and function of lowland hay meadows (an Annex 1 habitat). Additional information about the site is provided in the Atkins report "Partial Review of the Cherwell Local Plan 2011-2031 (Part 1) –Oxford's Unmet Housing Need Proposed Submission Plan -Habitat Regulations Assessment Screening Report".

The Oxford Meadows SAC is adjacent to the south of the A40 and straddles the A34 at Lower Woodcote. A small section of a minor road, Godstow Road, passes adjacent to it at Wolvercote. Therefore, three receptor transects were examined to estimate the effect of vehicle emissions from these roads up to a distance of 200 m from the road centre (see Table 2-1 and Appendix A, Figure A-1).

**Table 2-1 Transects used in the assessment of Oxford Meadows SAC**

Transect	Location
T1	Perpendicular to A40, west of A34 in a southerly direction.
T2	Perpendicular to A34, south of A40 in an east - westerly direction.
T3	Perpendicular to Godstow Road in a south easterly direction.

<sup>9</sup> Highways Agency Design Manual for Roads and Bridges (DMRB) Volume 11, Section 3, Part 1, Air Quality, revised May 2007 (Ref: HA 207/07)

<sup>10</sup> <http://www.standardsforhighways.co.uk/ha/standards/ians/>

<sup>11</sup> Available at <https://uk-air.defra.gov.uk/data/laqm-background-maps?year=2013>

<sup>12</sup> Available at <https://laqm.defra.gov.uk/review-and-assessment/tools/background-maps.html#NOxNO2calc>

## 2.3 Traffic data

The traffic flow data used in the assessment were taken from the OSM. A summary of traffic data for road links within 200 m of the SAC is provided in Table B-1 of Appendix B. The traffic data used in the 2012 and 2014 air quality updates are presented in Table B-2 and Table B-3 for comparison.

The traffic modelling outputs assessed in this report are:

- 2013 Baseline- representing travel conditions in 2013
- 2031 Do Minimum scenario - includes all the planned and permitted housing and employment detailed in the adopted Cherwell Local Plan and that of neighbouring local authorities.
- 2031 Do Something -Scenario 4 'Transport Improvement Package 2 and Super Cycle Route', includes all the planned and permitted housing and employment in the Cherwell Local Plan and that of neighbouring authorities plus additional housing identified in the emerging Cherwell Local Plan Part 1 Partial Review (4,400 dwellings), transport mitigation Package 2 and Super Cycle Route.

The Annual Average Daily Traffic (AADT) flows for 24 hours, twenty-four hour daily average speed and percentage HDV data were provided by the transport modelling team, factored from the OSM morning (AM) and evening (PM) peak period data.

The traffic data for each of the roads adjacent to the transects were examined and the changes in 2031 due to the revised Local Plan were compared with assessment criteria to determine the extent of assessment required. In light of the recent Wealden Forest Case judgment, an amendment to the standard DMRB affected roads criteria was adopted<sup>13</sup>. Roads were therefore included in the modelling where they met any of the following criteria:

- within 200 m of the designated site; and
- Total daily traffic flows will change by 500 AADT or more; or
- Heavy Duty Vehicle (HDV)<sup>14</sup> flows will change by 100 AADT or more; or
- daily average speed will change by 10 km/hr or more; or
- peak hour speed will change by 20 km/hr or more; or
- road alignment will change by 5 m or more.

The HDV percentages used in this assessment include Heavy Goods Vehicles (HGVs) as well as buses and coaches. This represents an improvement in the methodology compared with the 2014 air quality assessment update, where bus and coach numbers were estimated to be zero.

The 2031 Scenario 4 (Do Something) data were compared with the Cherwell Local Plan (Do Minimum) data and the following changes in traffic flow and speed were identified:

- A40, west of A34: +1,129 AADT, +26 HDV, -2 kph;
- A34, south of the A40: +1,008 AADT, +24 HDV, 0 kph; and
- Godstow Road: -56 AADT, -3 HDV, 0 kph.

The changes on the A34 and A40 clearly require further examination; however, the change in traffic on Godstow Road would result in an inconsequential change in NO<sub>x</sub> and N deposition (based on recent work by Atkins).

The latest traffic data representing the latest Cherwell Local Plan in 2031 were compared with the Cherwell Local Plan in 2031 used in the 2014 air quality assessment update. The following changes (rounded to nearest 10 vehicles) are noted:

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<sup>13</sup> A High Court judgment handed down on 20 March 2017 Wealden District Council v Secretary of State for Communities and Local Government, Lewes District Council and South Downs National Park Authority [2017] EWHC 351 (Admin) has shed doubt on the acceptability of the Highways England criterion of 1,000 AADT. Until further clarification is received, Atkins advises using a more stringent criterion of 500 AADT. Such a change was estimated to give an inconsequential increase of 0.2% in nitrogen deposition at Oxford Meadows in 2031 (extract from forthcoming Non Statutory HRA for Oxfordshire, Atkins 2017).

<sup>14</sup> Any vehicle with a gross weight greater than 3.5 tonnes, including heavy goods vehicles (HGVs), buses and coaches.

- A40: decrease ~180 AADT, decrease in HDVs from 11% to 4% (-1440 vehicles);
- A34: decrease ~3,800 AADT, decrease in HDVs from 9% to 2%; (-6,300 vehicles); and
- Godstow Road: increase ~1,120 AADT, decrease in HDVs from 9% to 3% (-350 vehicles).

This suggests that findings from the 2014 air quality assessment update may no longer be relied upon, and confirms that with the revisions to air quality tools released in 2016 an updated detailed assessment is appropriate where the SAC borders the A40 and the A34.

Further assessment at Godstow Road is not deemed necessary. The total flow on Godstow Road remains low at only 7,000 AADT and the findings from all previous assessment work identified no risk of ecological receptors near Godstow Road exceeding the critical level or the critical load for the site. Although an increase in traffic flows since the 2014 assessment is expected, this will be partly offset by the lower number of HDVs meaning there will be little change to overall vehicle emissions on the road link in question.

## 2.4 Detailed dispersion modelling

The ADMS-Roads(v4.0) detailed dispersion model and associated air quality assessment tools were used to estimate concentrations of nitrogen oxides (NO<sub>x</sub>) and nitrogen dioxide (NO<sub>2</sub>)<sup>15</sup> along the A34 and A40 transects. Model receptors were placed at intervals from the closest SAC boundary to the road up to a distance of 200 m from the road centreline.

The air dispersion modelling uses:

- annual average daily vehicle flows and speeds;
- the proportion of HDVs;
- diurnal profile to represent the change in flow over a typical week;
- hour by hour meteorological conditions over a year;
- changes in future exhaust emissions due to legislation;
- road type; and
- the distance between the receptor and the roads carrying the traffic.

Emission rates for each road link were calculated using the DEFRA EFT (v7.0). Background concentrations from DEFRA (2013 base year), and the DEFRA NO<sub>x</sub> to NO<sub>2</sub> calculator (v5.1) were used to convert the NO<sub>x</sub> contribution output from the detailed dispersion model to total NO<sub>x</sub> and NO<sub>2</sub> concentrations.

No change in emission factors is assumed beyond 2030, as this is the limit of the EFT projections.

Model verification was undertaken in line with DEFRA guidance LAQM.TG16.

Further detail on the air dispersion model input data, verification process and assessment criteria are provided in Appendix C.

## 2.5 Background concentrations

The ADMS-Roads dispersion model provides an estimate of the explicitly modelled emissions from the road links. These must be added to a background component to estimate total NO<sub>x</sub>.

Estimates of background concentrations were obtained for the study area from one-kilometre square resolution maps published by DEFRA. These provide total concentrations of NO<sub>x</sub> and NO<sub>2</sub> for each grid square. In addition, the data are broken down by source sectors for NO<sub>x</sub> to enable the individual emission sectors to be subtracted from the total concentrations when modelling of that sector has been carried out. This avoids double counting of sources and is an important element of road dispersion modelling.

Not all roads within the one kilometre grid squares of interest have been modelled explicitly. On this basis, no road sectors have been subtracted for total grid square NO<sub>x</sub> backgrounds for this assessment. This is a precautionary approach.

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<sup>15</sup> NO<sub>2</sub> rather than NO<sub>x</sub> concentrations are used in the calculation of the road increment of nitrogen deposition according to HA207/07.



The background concentrations for the one kilometre grid squares containing the transects are provided in Table 2-2 below. As for the EFT, background concentrations are only available up to 2030, beyond which it is assumed that these concentrations would not change.

**Table 2-2 DEFRA Background concentrations for the 1km grid squares used in the assessment ( $\mu\text{g}/\text{m}^3$ )**

Transect	1km Grid Square	2013		2031	
		NO <sub>x</sub>	NO <sub>2</sub>	NO <sub>x</sub>	NO <sub>2</sub>
T1 (A40)	448500, 210500	32.0	21.6	19.5	13.8
T2 (A34)	448500, 209500	29.0	19.9	17.5	12.6

The tabulated values suggest that for Transect 1, the annual mean NO<sub>x</sub> background concentration marginally exceeds the critical level for the protection of vegetation of 30  $\mu\text{g}/\text{m}^3$  in 2013, i.e. before modelled road contributions are added. The background concentration at Transect 2 is just below the critical level. In 2031, annual mean NO<sub>x</sub> background concentrations are expected to reduce by approximately one third and thus meet the objective (note, a discussion on trends is provided below in the section on uncertainty).

Modelling of the additional contribution of road traffic emissions was undertaken (results presented in Section 3) to allow a comparison of total pollutant concentrations with the critical level for NO<sub>x</sub> and subsequent calculation of nitrogen deposition.

For nitrogen deposition flux calculations in accordance with DMRB (HA207/07) (see next section) average background concentrations of NO<sub>x</sub> and NO<sub>2</sub> are required for a five-kilometre grid square. This is calculated from the average of the one kilometre grid squares covering the same area. The background concentrations for the five-kilometre grid squares containing the transects are provided in Table 2-3 Table .

**Table 2-3 Average DEFRA Background concentrations for the APIS 5km grid squares ( $\mu\text{g}/\text{m}^3$ )**

Transect	5km Grid Square	2013		2031	
		NO <sub>x</sub>	NO <sub>2</sub>	NO <sub>x</sub>	NO <sub>2</sub>
T1 (A40)	445000,210000	22.6	15.9	13.8	10.1
T2 (A34)	445000,205000	22.1	15.6	13.2	9.8

## 2.6 Nitrogen deposition

The Oxford Meadows SAC is designated for its important lowland hay meadows (*Alopecurus pratensis*, *Sanguisorba officinalis*) and is one of only two known sites in the UK where creeping meshwork (*Apium ripens*) is present. The critical load range for nitrogen deposition is 20 to 30 kg N/ha/yr for low and medium altitude hay meadow. The effect of nitrogen deposition in excess of this range is an increase in tall grasses and decreased diversity.

The Air Pollution Information System (APIS) is used to evaluate the effects of air pollution on ecological habitats as part of consenting or permitting work. The APIS website<sup>16</sup> provides modelled pollutant concentrations, nitrogen and acid deposition rates across the whole of the UK and site specific data for SSSIs, SACs and SPAs. The data are provided as a 2014 average (2013 to 2015) at a 5 km grid resolution.

The background nitrogen deposition rate across the entire area of the Oxford Meadows SAC (2014 average) is 17.1 kg N/ha/yr, below the lower critical load. The range across the SAC is a maximum of 21.4 kgN/ha/yr and a minimum of 15.3 kg N/ha/yr (see Table 2-3). To estimate the change in total nitrogen deposition rate from traffic changes on roads adjacent to the SAC, total average nitrogen deposition rates were determined using the value for the appropriate 5 km grid square within which each transect lies.

The 2014 APIS deposition rates were adjusted to estimate conditions in the opening year 2031, by reducing rates by a set amount each year. In previous HRA air quality assessments (2012 and 2014) a sensitivity test was carried out whereby the total nitrogen deposition rate was reduced by 1% per year instead of the 2%

<sup>16</sup> <http://www.apis.ac.uk/>

used in the standard DMRB methodology. (This approach was agreed with Natural England for the 2014 assessment). More recently evidence from nitrogen deposition monitoring across the country has confirmed a 2% decrease in total nitrogen deposition each year is unrealistic (see Appendix D). Therefore, for this assessment, a rate of reduction of 1% per annum has been directly applied to the APIS nitrogen deposition rates for 2014 (see Table 2-4 below). This is in line with projected trends in background NO<sub>x</sub> concentrations (Appendix D).

Average total nitrogen deposition rates obtained for 2014 and the 2031 future scenarios are shown in.

**Table 2-4 APIS 5km Nitrogen Deposition Rates (kgN/ha/yr)**

Transect	5km Grid Square	Average Total Nitrogen Deposition Rate	
		2014	2031*
T1 (A40)	445000,210000	21.4	17.8
T2 (A34)	445000,205000	15.3	12.7

\*estimated based on a 1% year on year reduction

It is noted that the nitrogen deposition rates presented in Table 2-4 for the two transects the background rate for T1 is 40% higher than T2, though the average background NO<sub>x</sub> concentrations for the equivalent 5 km grid squares (presented in Table 2-3) are relatively similar. The mapping methodology for determining the total nitrogen deposition includes many aspects which are not related to airborne NO<sub>x</sub> concentrations. The 5km maps do not provide sufficient resolution to determine whether the elements which lead to a higher deposition rate in square 445000, 210000 are likely to reflect the conditions at the SAC. Thus, the APIS deposition rates have been applied for each transect without any adjustment, in line with standard methodology.

To estimate the total nitrogen deposition rates for the 2031 scenarios, the total annual mean NO<sub>2</sub> concentration at each transect receptor, according to the procedure described in Annex F of DMRB. The road increment at each transect receptor is the remainder when the average background NO<sub>2</sub> values for the 5 km grid square, presented in Table 2-3 Table are removed from the modelled total NO<sub>2</sub> concentration at the receptor and adjusted to the dry NO<sub>2</sub> deposition rate by multiplying by 0.1. The average total nitrogen deposition rate is the background nitrogen deposition rate presented in Table 2-4 plus the road increment. The calculated total nitrogen deposition rates can then be compared with the critical load for Oxford Meadows SAC, 20-30 kg N/ha/yr.

## 2.7 Consideration of uncertainty

Since the previous air quality assessment update was undertaken in 2014, several of the uncertainties explored within that report have been addressed. The following improvements have been made:

- use of a detailed atmospheric dispersion model instead of the DMRB air quality screening method;
- use of the latest estimates of background NO<sub>x</sub> and NO<sub>2</sub> concentrations from the updated DEFRA mapping;
- verification of the model results for the base year against monitoring data to ensure the model is representative of real world conditions;
- applied the latest DEFRA EFT (v7.0) which forecast traffic composition and vehicle emission rates up to 2030.
- use of a realistic method to reduce background nitrogen deposition in future years, based on recent evidence.

There is expected to be a further update to the EFT and background maps in 2017, to reflect new information about vehicle emissions. Until this information becomes available from DEFRA, the currently published data must be applied. The suitability of assumptions within the current version of background maps has been verified through comparison to monitoring data from the past 11 years. There is evidence of declining background pollutant concentrations (details in Appendix D) at a rate of 0.7 µg/m<sup>3</sup> NO<sub>x</sub> per year, or a 40% reduction over the 11-year period examined (approximately 4% per year). This is in line with the rate of reduction used in the background mapped concentrations for the study area, therefore the use of 2030 projections is appropriate. Further evidence of a declining trend in concentrations across the Cherwell

district, including at roadside locations, is found in the Cherwell Annual Status Report for local air quality management<sup>17</sup>.

There remain some uncertainties that cannot be fully addressed as they are outside the scope of an individual assessment; for instance, the resolution of the APIS background nitrogen deposition rates being limited to 5km grid squares. However, the application of robust assumptions throughout the assessment ensures that the findings of this air quality assessment update are appropriate.

## 2.8 Assessment criteria

The assessment of air quality impacts is made against the critical level of 30 µg/m<sup>3</sup> for general vegetation and the critical load range of 20 to 30 kg N/ha/yr for low altitude hay meadows. Below these values, significant effects on vegetation are not expected to occur.

The Environment Agency risk assessment guidance<sup>18</sup>, the Institute of Air Quality Management Position Statement<sup>19</sup> and Highways England IAN on evaluating significant local air quality effects<sup>20</sup> all refer to a 1% threshold below which an increase in pollution can be deemed to be inconsequential (either alone or in combination) and therefore the potential for significant effects is insignificant. This 1% threshold represents a "*de minimis*" amount, which air quality professionals deem to be inconsequential since it is a) challenging to measure to an accurate degree (i.e. it is within the precision range of even the best available instrumentation) and b) very difficult if not impossible to differentiate from natural fluctuations in background levels (e.g. due to meteorological conditions and other, variable emission sources).

A 1% threshold has been adopted for use in this screening assessment, and thus where the modelled increment at the location within the designated site nearest to the road edge is less than 1% of the criterion in terms of NOx (0.3 µg/m<sup>3</sup>) or critical load (0.02 kg N/ha/yr for the habitat in question)<sup>21</sup> it is deemed to have no risk of significant adverse effects.

In summary,

- If the PC does not exceed 1% of relevant critical level/load the potential for significant effects is insignificant; and
- If the PC exceeds 1% but the resulting total concentration is below the relevant critical level/load, the potential for significant effects is considered not to be significant;
- If the PC exceeds 1% and the PEC exceeds the relevant critical level/load, the potential for significant effects cannot be ruled out and further consideration is recommended.

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<sup>17</sup> [http://www.cherwell.gov.uk/media/pdf/h/1/2016\\_Annual\\_Status\\_Report.pdf](http://www.cherwell.gov.uk/media/pdf/h/1/2016_Annual_Status_Report.pdf)

<sup>18</sup> <https://www.gov.uk/guidance/air-emissions-risk-assessment-for-your-environmental-permit#screening-for-protected-conservation-areas>

<sup>19</sup> IAQM (2016) Use of a Criterion for the Determination of an Insignificant Effect of Air Quality Impacts on Sensitive Habitats

<sup>20</sup> <http://www.standardsforhighways.co.uk/ha/standards/ians/pdfs/ian174.pdf> The IAN notes that, even if considered further, a change of 1% of the critical level for NOx would be reversible within approximately two years based on current long term trends.

<sup>21</sup> The absolute contribution of a pollutant to an ecosystem which receives an impact at this level is deemed to be inconsequential. A contribution of 1% of the critical load of 20 kg/ha/yr is equivalent to 0.02 grams of nitrogen per square metre per year. It is extremely unlikely that an emission at this level will result in a significant effect.

## 3. Assessment results

### 3.1 Oxides of nitrogen

Annual mean NO<sub>x</sub> concentrations were estimated at the boundary of the Oxford Meadows SAC and at regular intervals up to 200 m from the road centreline on two transects (A40 and A34), identified in Table 2-. The results are presented in Table for the three modelled scenarios (Base, Do Minimum (DM) and Do Something (DS)) and the two transects of interest. Note that Transect 2 (A34) covers both sides of the road.

As identified in the methodology section, the modelled road contribution to NO<sub>x</sub> is added to the mapped background NO<sub>x</sub> concentration. For the grid square containing Transect 1, the background annual average NO<sub>x</sub> concentration is 32.0 µg/m<sup>3</sup> in 2013; for Transect 2 the background NO<sub>x</sub> concentration is 29.0 µg/m<sup>3</sup>. The assessment of annual mean NO<sub>x</sub> concentrations shows that the critical level is exceeded in the 2013 base scenario up to 200 m from the A40 and A34 adjacent to the Oxford Meadows SAC (including SSSI units 2 and 3 of Pixey and Yarnton Meads). The condition of these SSSI units was identified<sup>22</sup> as favourable (from 1997 to 2012). There is anticipated to be a substantial improvement in NO<sub>x</sub> concentrations between 2013 and 2031.

In 2031 estimated concentrations at Transect 1 (A40) are below the critical level at all receptors for both scenarios. The difference in NO<sub>x</sub> concentrations between the Do Something (2031 Cherwell Transport Improvement Package 2 plus Cycle Super Route; Scenario 4) and the Do Minimum (2031 Cherwell Local Plan) is an increase in NO<sub>x</sub> concentrations of 0.5 µg/m<sup>3</sup> at the closest receptor to the A40 i.e. at the SAC boundary. The modelled differences in NO<sub>x</sub> concentrations are 0.3 µg/m<sup>3</sup> (1% of the critical level) or less beyond 25 m of the road centreline. At all locations, total NO<sub>x</sub> concentrations are below the critical level.

Annual mean NO<sub>x</sub> concentrations at Transect 2 (A34) exceed the critical level in the 2013 base scenario at all transect receptor locations up to 200 m from the road. This road carries a high volume of traffic thus this is not unexpected. In 2031 the critical level is still exceeded up to 50 m to the north west of the road and 100 m to the south east of the A34 in both scenarios. The highest concentration is estimated at 24 m south east of the road centreline, the closest point to the SAC. Estimated concentrations were below the critical level at all other locations. The difference in NO<sub>x</sub> concentrations between the Do Something (2031 Cherwell Transport Improvement Package 2 plus Cycle Super Route; Scenario 4) and the Do Minimum (2031 Cherwell Local Plan) is an increase in NO<sub>x</sub> concentrations of 0.3 µg/m<sup>3</sup> (1% of the critical level) or less at all receptors.

In summary, the largest modelled difference in NO<sub>x</sub> concentrations in 2031 as a result of Cherwell Transport Improvement Package 2 plus Cycle Super Route (Scenario 4) compared to the Cherwell Local Plan is an increase of 0.5 µg/m<sup>3</sup> at the closest receptor to the A40. The total NO<sub>x</sub> concentration is less than the critical level in 2031 at all locations. The NO<sub>x</sub> critical level is exceeded within 50 m to the north west and 100 m to the south east of the A34 in 2031. The difference between the two modelled scenarios is just 0.3 µg/m<sup>3</sup> or less at 25m from the road centreline. This change in NO<sub>x</sub> concentration is just 1% of the critical level and occurs over a relatively small area of the total site.

<sup>22</sup> <http://magic.defra.gov.uk/>

**Table 3-1 Estimated annual mean NO<sub>x</sub> concentrations (µg/m<sup>3</sup>)**

Receptor Distance	2013 Base	2031 Cherwell Local Plan (DM)	2031 Transport Improvement Package 2 plus Super Cycle Route (DS)	Change
<b>Transect 1 (A40)</b>				
14m	<b>49.7</b>	26.9	27.4	0.5
24m	<b>44.6</b>	25.4	25.7	0.3
34m	<b>42.1</b>	24.5	24.8	0.3
44m	<b>40.6</b>	24.0	24.3	0.3
53m	<b>39.5</b>	23.6	23.8	0.2
73m	<b>38.3</b>	23.1	23.3	0.2
83m	<b>37.8</b>	22.9	23.1	0.2
102m	<b>37.2</b>	22.6	22.8	0.2
122m	<b>36.8</b>	22.4	22.5	0.1
142m	<b>36.5</b>	22.3	22.4	0.1
161m	<b>36.2</b>	22.2	22.3	0.1
181m	<b>36.1</b>	22.1	22.2	0.1
199m	<b>35.9</b>	22.0	22.1	0.1
<b>Transect 2 (A34)</b>				
199m	<b>36.8</b>	22.0	22.0	<0.1
173m	<b>37.9</b>	22.5	22.6	0.1
152m	<b>39.0</b>	23.0	23.1	0.1
131m	<b>40.5</b>	23.7	23.8	0.1
111m	<b>42.5</b>	24.6	24.7	0.1
90m	<b>45.3</b>	25.8	25.9	0.1
69m	<b>49.5</b>	27.4	27.6	0.2
48m	<b>56.8</b>	30.0	<b>30.1</b>	0.1
38m	<b>63.0</b>	<b>31.9</b>	<b>32.0</b>	0.1
24m	<b>87.8</b>	<b>48.3</b>	<b>48.6</b>	0.3
34m	<b>74.6</b>	<b>41.7</b>	<b>41.9</b>	0.2
44m	<b>66.8</b>	<b>37.8</b>	<b>38.0</b>	0.2
55m	<b>61.5</b>	<b>35.1</b>	<b>35.3</b>	0.2
65m	<b>57.8</b>	<b>33.2</b>	<b>33.3</b>	0.1
85m	<b>52.6</b>	<b>30.5</b>	<b>30.7</b>	0.2
105m	<b>49.2</b>	28.7	28.8	0.1
125m	<b>46.7</b>	27.4	27.5	0.1
146m	<b>44.8</b>	26.4	26.5	0.1
166m	<b>43.3</b>	25.6	25.7	0.1
186m	<b>42.1</b>	24.9	25.0	0.1
199m	<b>41.4</b>	24.6	24.6	<0.1
Values shown in <b>bold</b> highlight NO <sub>x</sub> concentrations above the critical level for NO <sub>x</sub> annual mean 30 µg/m <sup>3</sup>				



## 3.2 Nitrogen deposition

The nitrogen deposition rate was calculated using the APIS background deposition rates plus the modelled increment from the road within 200 m. The change in deposition rate due to the change in traffic data was noted and the total deposition rate compared with the UNECE critical load for low and medium altitude hay meadow habitat (20-30 kg N/ha/yr).

The total nitrogen deposition rate, the road increment and the comparison with the critical load on each transect are presented in Table 3.2 and Table 3.3.

The total deposition rate at locations in transect 1(A40) and transect 2(A34) were all estimated to be below the lower threshold of the critical load at all locations and for both 2031 scenarios.

When the results for the two scenarios are compared, there is no measurable change in nitrogen deposition rates as a result of implementing the Transport Improvement Package 2 plus Super Cycle Route. The change in nitrogen deposition is reported as 0.1 kg N/ha/yr or less for all receptors. For some receptors, a change of 0.1 is reported, however this is down to rounding the figures to the nearest 0.1 decimal place and does not occur at the receptors closest to the road. All changes are less than 1% of the lower critical load which is 0.02 kg N/ha/yr, and all estimated nitrogen deposition rates are below the lower limit of the critical load.

**Table 3-2 Nitrogen deposition assessment at Oxford Meadows SAC Transect 1 (A40)**

Distance from centre (m)	Total N deposition rate (kgN/ha/yr)			Road increment (kgN/ha/yr)			Road increment as % of total N deposition rate		Critical Load Range (kgN/ha/yr)	Critical Load Exceedance Range	
	DM	DS	Change	DM	DS	Change	DM	DS		DM	DS
14m	18.6	18.6	<0.1	0.8	0.8	<0.1	4.3%	4.3%	20 - 30	Not Exceeded	Not Exceeded
24m	18.5	18.5	<0.1	0.7	0.7	<0.1	3.8%	3.8%	20 - 30	Not Exceeded	Not Exceeded
34m	18.4	18.5	0.1	0.6	0.7	0.1	3.3%	3.8%	20 - 30	Not Exceeded	Not Exceeded
44m	18.4	18.4	<0.1	0.6	0.6	<0.1	3.3%	3.3%	20 - 30	Not Exceeded	Not Exceeded
53m	18.4	18.4	<0.1	0.6	0.6	<0.1	3.3%	3.3%	20 - 30	Not Exceeded	Not Exceeded
73m	18.4	18.4	<0.1	0.6	0.6	<0.1	3.3%	3.3%	20 - 30	Not Exceeded	Not Exceeded
83m	18.4	18.4	<0.1	0.6	0.6	<0.1	3.3%	3.3%	20 - 30	Not Exceeded	Not Exceeded
102m	18.3	18.4	0.1	0.5	0.6	0.1	2.7%	3.3%	20 - 30	Not Exceeded	Not Exceeded
122m	18.3	18.3	<0.1	0.5	0.5	<0.1	2.7%	2.7%	20 - 30	Not Exceeded	Not Exceeded
142m	18.3	18.3	<0.1	0.5	0.5	<0.1	2.7%	2.7%	20 - 30	Not Exceeded	Not Exceeded
161m	18.3	18.3	<0.1	0.5	0.5	<0.1	2.7%	2.7%	20 - 30	Not Exceeded	Not Exceeded
181m	18.3	18.3	<0.1	0.5	0.5	<0.1	2.7%	2.7%	20 - 30	Not Exceeded	Not Exceeded
199m	18.3	18.3	<0.1	0.5	0.5	<0.1	2.7%	2.7%	20 - 30	Not Exceeded	Not Exceeded

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**Table 3-3 Nitrogen deposition assessment at Oxford Meadows SAC Transect 2 (A34)**

Distance from centre (m)	Total N deposition rate (kgN/ha/yr)			Road increment (kgN/ha/yr)			Road increment as % of total N deposition rate			Critical Load Range (kgN/ha/yr)	Critical Load Exceedance Range		
	DM	DS	Change	DM	DS	DM	DS	Change	DM		DS	DM	
199m	13.2	13.2	<0.1	0.5	0.5	<0.1	3.8%	3.8%	20 - 30	Not Exceeded	Not Exceeded		
173m	13.2	13.3	0.1	0.5	0.6	0.1	3.8%	4.5%	20 - 30	Not Exceeded	Not Exceeded		
152m	13.3	13.3	<0.1	0.6	0.6	<0.1	4.5%	4.5%	20 - 30	Not Exceeded	Not Exceeded		
131m	13.3	13.3	<0.1	0.6	0.6	<0.1	4.5%	4.5%	20 - 30	Not Exceeded	Not Exceeded		
111m	13.4	13.4	<0.1	0.7	0.7	<0.1	5.2%	5.2%	20 - 30	Not Exceeded	Not Exceeded		
90m	13.4	13.4	<0.1	0.7	0.7	<0.1	5.2%	5.2%	20 - 30	Not Exceeded	Not Exceeded		
69m	13.5	13.5	<0.1	0.8	0.8	<0.1	5.9%	5.9%	20 - 30	Not Exceeded	Not Exceeded		
48m	13.6	13.6	<0.1	0.9	0.9	<0.1	6.6%	6.6%	20 - 30	Not Exceeded	Not Exceeded		
38m	13.7	13.7	<0.1	1.0	1.0	<0.1	7.3%	7.3%	20 - 30	Not Exceeded	Not Exceeded		
24m	14.5	14.5	<0.1	1.8	1.8	<0.1	12.4%	12.4%	20 - 30	Not Exceeded	Not Exceeded		
34m	14.2	14.2	<0.1	1.5	1.5	<0.1	10.6%	10.6%	20 - 30	Not Exceeded	Not Exceeded		
44m	14.0	14.0	<0.1	1.3	1.3	<0.1	9.3%	9.3%	20 - 30	Not Exceeded	Not Exceeded		
55m	13.9	13.9	<0.1	1.2	1.2	<0.1	8.6%	8.6%	20 - 30	Not Exceeded	Not Exceeded		
65m	13.8	13.8	<0.1	1.1	1.1	<0.1	8.0%	8.0%	20 - 30	Not Exceeded	Not Exceeded		
85m	13.7	13.7	<0.1	1.0	1.0	<0.1	7.3%	7.3%	20 - 30	Not Exceeded	Not Exceeded		
105m	13.6	13.6	<0.1	0.9	0.9	<0.1	6.6%	6.6%	20 - 30	Not Exceeded	Not Exceeded		
125m	13.5	13.5	<0.1	0.8	0.8	<0.1	5.9%	5.9%	20 - 30	Not Exceeded	Not Exceeded		
146m	13.4	13.5	0.1	0.7	0.8	0.1	5.2%	5.9%	20 - 30	Not Exceeded	Not Exceeded		
166m	13.4	13.4	<0.1	0.7	0.7	<0.1	5.2%	5.2%	20 - 30	Not Exceeded	Not Exceeded		
186m	13.4	13.4	<0.1	0.7	0.7	<0.1	5.2%	5.2%	20 - 30	Not Exceeded	Not Exceeded		
199m	13.4	13.4	<0.1	0.7	0.7	<0.1	5.2%	5.2%	20 - 30	Not Exceeded	Not Exceeded		

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## 4. Conclusions

An update to the air quality assessment for the Cherwell Local Plan HRA has been undertaken to reflect additional housing, Transport Improvement Package 2 and Cycle Super Route (Scenario 4) and associated changes to the traffic model, guidance and air quality assessment tools since 2014.

Concentrations of annual mean NO<sub>x</sub> exceed the critical level for the protection of vegetation within 200m of the A40 and A34 in the 2013 base year. These exceedances are dominated by high background NO<sub>x</sub> concentrations (around 30 µg/m<sup>3</sup>) and the proximity of the site to existing busy roads.

Concentrations of annual mean NO<sub>x</sub> were estimated to be below the critical level in all 2031 scenarios with the exception of the A34, up to 50 m to the north west and 100 m to the south east of the road centreline. The increases at these sites with Scenario 4 compared to the previous Local Plan are just 0.3 µg/m<sup>3</sup> or less. This is an inconsequential change in NO<sub>x</sub> concentrations given baseline conditions and the limited extent of the area subject to the change, relative to the total SAC area.

Compared to the previous Local Plan, Scenario 4 gives NO<sub>x</sub> concentrations up to 0.5 µg/m<sup>3</sup> higher at the closest receptor to the A40; however, the total NO<sub>x</sub> concentration here in 2031 is below the critical level so this is not considered to be a significant change in NO<sub>x</sub> concentrations.

In 2031, the difference between the results for the previous Cherwell Local Plan and Scenario 4 is less than 0.1 kg/ha/yr. Such a change (equivalent to less than 0.01 g/m<sup>2</sup>/yr) is inconsequential by itself but particularly given the nitrogen deposition rates within the Oxford Meadows SAC are expected to be below the lower critical load for low altitude hay meadows of 20 kg/ha/yr.

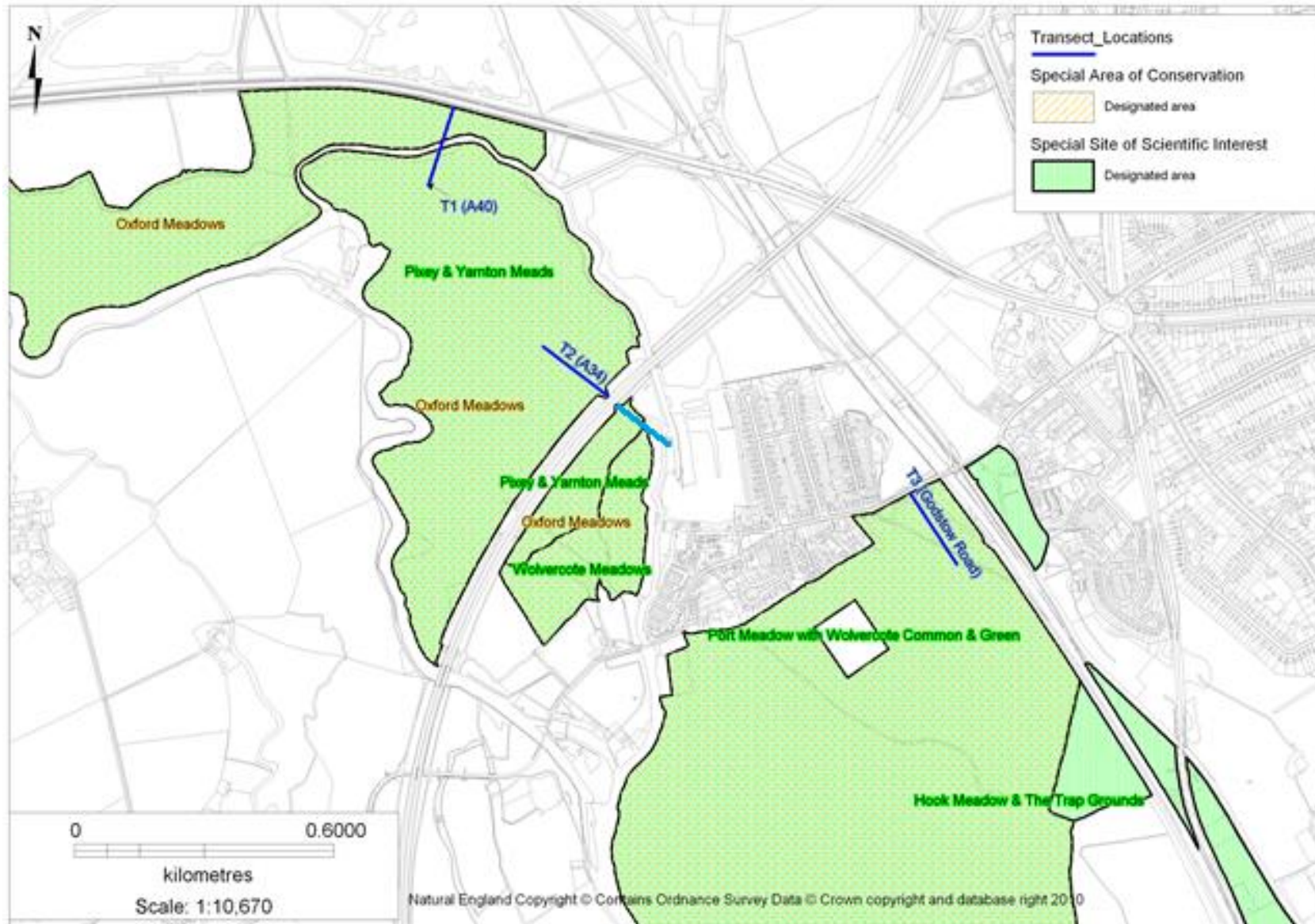
Further assessment is not recommended on the basis of these estimated changes in NO<sub>x</sub> concentration and nitrogen deposition.

# Air Quality Assessment Appendices



# Appendix A. Transect Locations

Figure A-1 Map showing transect locations within designated sites



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## Appendix B. Traffic Data

**Table B-1** Traffic data used in the 2017 air quality assessment update

Link Name	2013 (and 2031) Base			2031 Cherwell Local Plan			'Transport Improvement Package 2 and Super Cycle Route'		
	AADT	%HGV	Speed (kph)	AADT	%HGV	Speed (kph)	AADT	%HGV	Speed (kph)
A40 (W of A34)	20,022	2.7	55.8	21,819	4.3	45.5	22,948	4.2	43.4
A34 (S of A40)	83,196	2.5	67.8	96,296	2.4	64.2	97,304	2.4	64.0
Godstow Rd	4,791	4.1	39.0	7,317	2.9	39.3	7,261	2.8	39.3

**Table B-2** Traffic data used in the 2014 air quality assessment update

Link Name	2013 (and 2031) Base			2031 Cherwell growth			2031 Cherwell growth with SHMA		
	AADT	%HGV	Speed (kph)	AADT	%HGV	Speed (kph)	AADT	%HGV	Speed (kph)
A40 (W of A34)	18,000	4.5	57.4	22,000	10.8	52.1	21,800	10.9	52.8
A34 (S of A40)	69,900	5.5	74.4	100,100	8.6	64.2	102,000	8.7	64.2
Godstow Rd	1,300	6.3	34.7	6,200	9.1	39.2	6,900	8.5	39.3

**Table B-3** Traffic data used in the 2012 air quality assessment

Link Name	2009 (and 2030) Base			2030 Cherwell Growth			2030 Ref		
	AADT	%HGV	Speed (kph)	AADT	%HGV	Speed (kph)	AADT	%HGV	Speed (kph)
A40 (W of A34)	21,629	14.3	56	25,436	5.8	53	25,033	6.3	54
A34 (S of A40)	84,899	13.5	78	102,593	12.7	68	102,593	12.7	68
Godstow Rd	1,548	0	35	2,760	0	35	2,622	0	35

**Table B-4 Traffic data used in the 2017 air quality assessment update for Base 2013 Scenario**

Link Name	2013 (and 2031) Base		
	AADT	%HDV	Speed (kph)
A34(T) -WESTERN BY-PASS ROAD_South	84,647	2.5	67.4
WESTMINSTER WAY-Jct with A34	11,714	2	34.9
NORTH HINKSEY LANE - S	4,416	2.6	38.7
A34(T) -SOUTHERN BY-PASS ROAD _Botley South	76,812	2.2	69.3
A34 - A420 Junction	17,171	1.8	97
A34(T) -SOUTHERN BY-PASS ROAD _Hincksey Hill Int approach	81,027	2.4	68.3
A34 - A420 Junction	28,167	1.6	40
A34 - A420 Junction	13,329	2.5	27.9
A34 - A420 Junction	15,060	1	30
A34 - A420 Junction	17,945	1.8	30
A34 - A420 Junction	7,077	2.5	26.2
A34 - A420 Junction	15,935	2.4	35
A34 - A420 Junction	9,827	1	43.7
A34 - A420 Junction	10,446	1.5	78
A34(T) -SOUTHERN BY-PASS ROAD _Botley Jct SB	27,658	2.7	73.8
A34 - A420 Junction	9,045	1.2	47.4
A34(T) -SOUTHERN BY-PASS ROAD _Botley Jct NB	30,557	2.4	72.9
A34 - A420 Junction	13,107	2.4	54.5
A34(T) -WESTERN BY-PASS ROAD_North	83,196	2.5	67.8
Stanley Close	2,256	1	24
A34(T) -SOUTHERN BY-PASS ROAD_Botley North	77,085	2.2	69.3
A34(T) -SOUTHERN BY-PASS ROAD _South of Botley	78,772	2.4	68.8
A34 - A420 Junction	8,578	2	25
A34 - A420 Junction	19,595	1.5	25.2
A34 - A420 Junction	25,750	1.9	40
A34 - A420 Junction	24,980	2	40
A34 - A420 Junction	28,391	1.7	30
A40 -Northern Bypass	20,022	2.7	55.8
WEST WAY - E	12,486	5.4	30
WESTMINSTER WAY - N	6,491	4	22.1
WEST WAY - W	7,724	5.5	28.2
WESTMINSTER WAY - C	5,529	3.8	40
YARNELL'S HILL	2,831	0.3	38.6
WESTMINSTER WAY - S	8,351	2.6	48.4

# Appendix C. Detailed Dispersion Modelling

## C.1 Emission Factors

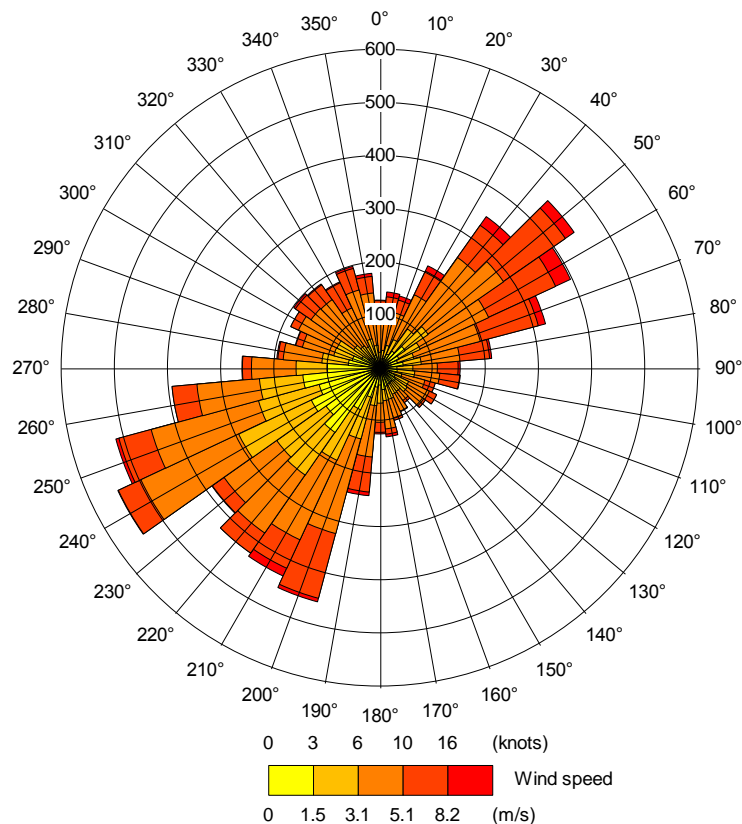
Vehicle exhaust emissions of NO<sub>x</sub> for each road link in each scenario were calculated using DEFRA's latest Emissions Factors Toolkit (Emission Factor Toolkit (EFT) 2016 (v 7.0) using traffic data provided from the OSM by Atkins Transportation. The emission calculations assumed an Urban (not London) road type for all modelled links, on the basis of 2011 Census information identifying the area included in the modelling as urban.

## C.2 Meteorological Data

Hourly sequential meteorological data were obtained from the nearest suitable weather station, in this case Brize Norton. The Brize Norton weather station is located approximately 20 km to the east of Oxford Meadows SAC. The basic data include: date, hour, direction that the wind is blowing from, wind speed, how many eighths ('oktas') of the sky are covered by cloud, and surface air temperature.

A windrose for the Brize Norton weather station for the year 2013 (the base year in the air quality assessment) is presented in Figure C-1, which shows winds predominantly blowing from the south-west quadrant, with a secondary prevailing wind from the north-east.

Figure C-1 Windrose for Brize Norton (2013)





### C.3 Modelled Receptors

A total of 38 discrete receptor points were included in the ADMS dispersion model. These comprised 34 ground level receptors across two transects through the SAC estimating the effect of road emissions on vegetation and 4 local authority air quality monitoring sites (for use in model verification). The assessed receptors are listed in Table C-1 and shown in Figure C-2 and Figure C-3. Figure C-4 shows the monitoring sites used for model verification (verification is discussed in detail later in this Appendix).

Figure C-2 Air Quality Assessment Receptor Locations

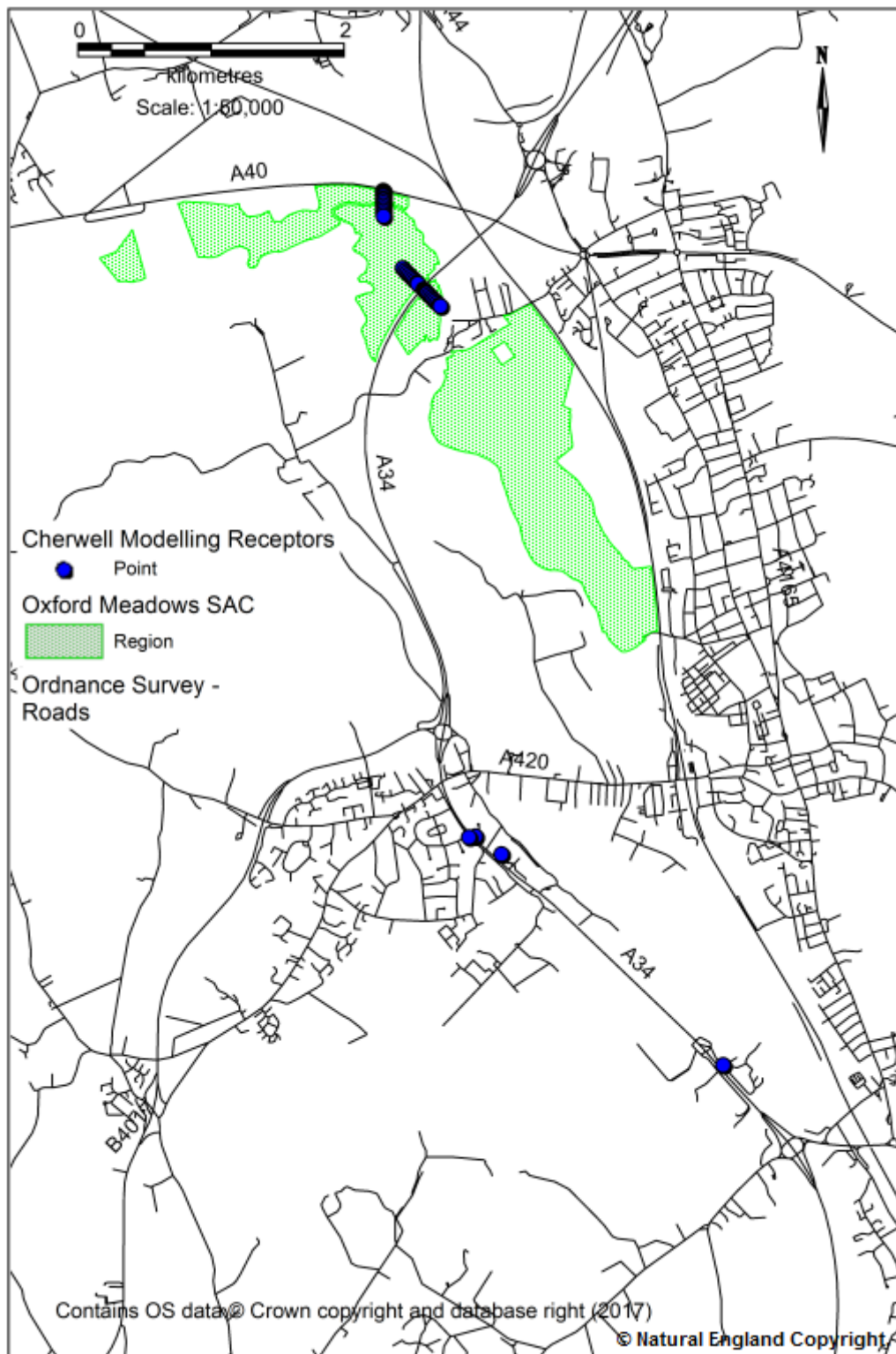


Figure C-3 Air Quality Assessment Receptors - Detailed map showing transect receptors

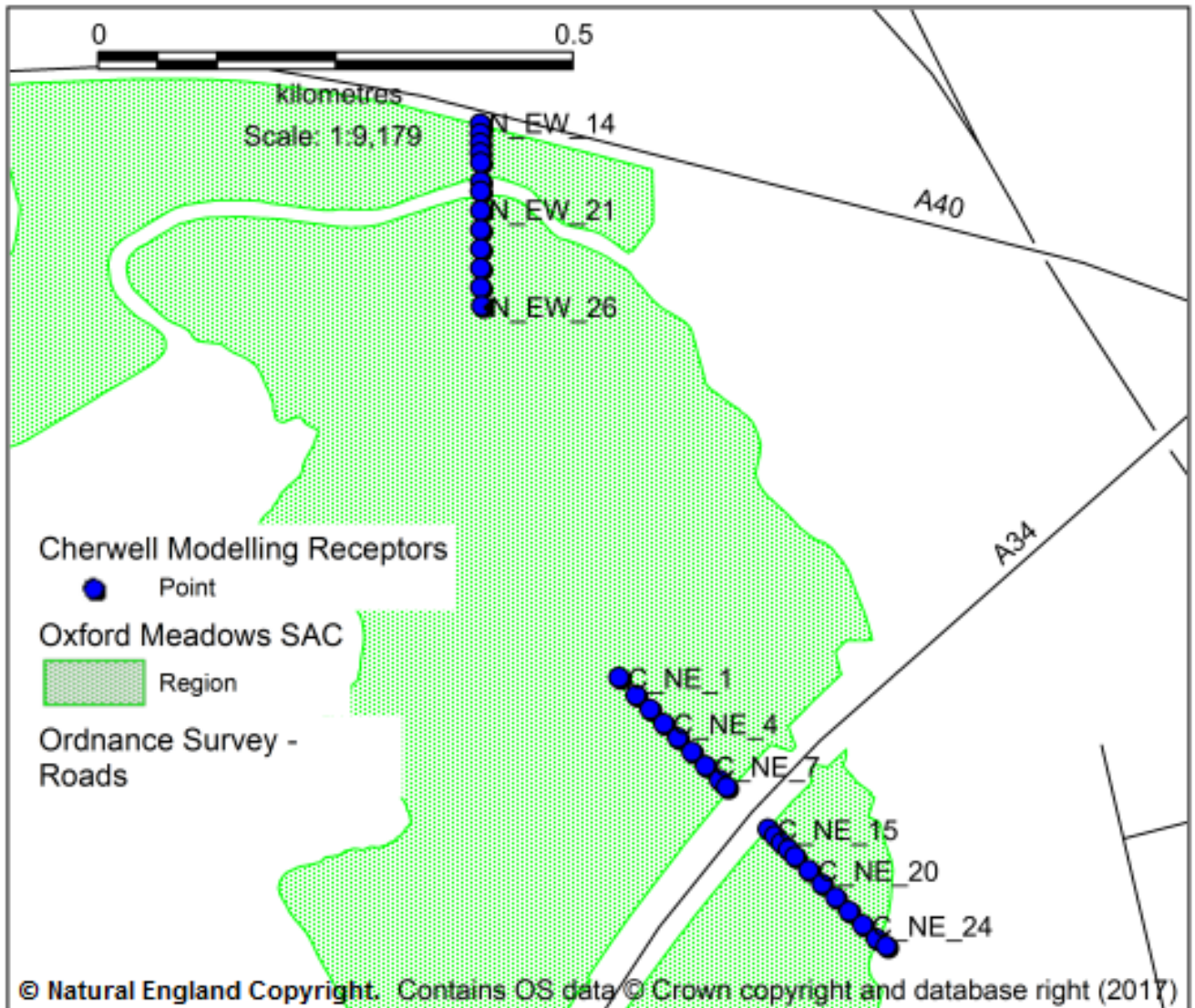


Figure C-4 Air quality monitoring sites used in model verification



The height of all transect receptors was set at 0 m above ground level to represent vegetation height. The height of the monitoring sites used for verification were set at 2 m except where local photography indicated that 2 m was not the correct height. The x, y co-ordinates, height and distance from the nearest road are presented in the table below.

**Table C-1 Location of Modelled Air Quality Receptors**

ID	Distance from receptor to road	X	Y	Z (Height), m
<b>Transect 1 (A40)</b>				
N_EW_14	14	448223	210657	0
N_EW_15	24	448223	210647	0
N_EW_16	34	448223	210637	0
N_EW_17	44	448223	210626	0
N_EW_18	53	448223	210616	0
N_EW_19	73	448223	210596	0
N_EW_20	83	448223	210586	0
N_EW_21	102	448223	210566	0
N_EW_22	122	448223	210545	0
N_EW_23	142	448223	210525	0
N_EW_24	161	448223	210505	0
N_EW_25	181	448223	210485	0
N_EW_26	199	448224	210465	0
<b>Transect 2 (A34)</b>				
C_NE_1	199	448369	210074	0
C_NE_2	173	448387	210055	0
C_NE_3	152	448401	210041	0
C_NE_4	131	448416	210026	0
C_NE_5	111	448431	210011	0
C_NE_6	90	448445	209996	0
C_NE_7	69	448460	209981	0
C_NE_8	48	448475	209966	0
C_NE_9	38	448482	209959	0
C_NE_15	24	448526	209915	0
C_NE_16	34	448533	209908	0
C_NE_17	44	448540	209900	0
C_NE_18	55	448547	209893	0
C_NE_19	65	448554	209886	0
C_NE_20	85	448568	209872	0
C_NE_21	105	448583	209857	0
C_NE_22	125	448597	209843	0
C_NE_23	146	448611	209828	0
C_NE_24	166	448625	209814	0
C_NE_25	186	448640	209799	0
C_NE_26	199	448650	209791	0
<b>Monitoring Sites</b>				
S1	33	450771	204098	1.5
S2	48	449108	205679	2
S3	4	448913	205813	1.5
S4	4	448866	205807	2



## C.4 ADMS Roads model parameters

The ADMS-Roads model v4.0 was used for the detailed dispersion modelling for Oxford Meadows SAC. For the study area, a latitude of 52 degrees and a minimum Monin Obukhov length of 30 m were selected. Meteorological data for 2013 from the Brize Norton monitoring site was used, with a surface roughness of 0.2 m set for the meteorological site. All other model parameters were model default settings except surface roughness at the dispersion site, discussed further below.

The 2013 Baseline model study area was larger than the study area to include monitoring data representing conditions in 2012. Therefore, an appropriate surface roughness was chosen for each model scenario to reflect these conditions. The extreme of grassland coverage across the modelled transects identified at Oxford Meadows SAC is represented by selecting a surface roughness of 0.02 m. To represent conditions around the monitoring sites which are generally village / suburban a surface roughness of 0.5 m is selected.

Table C-2 summarises the modelling parameters. Figure C-5 presents the diurnal profiles applied to the traffic increment for A-roads to represent the change in flow over a typical week.

**Table C-2 Summary of dispersion modelling parameters**

Model element	Parameter
Pollutant	NO <sub>x</sub>
Scenario	2013 Base, 2031 DM and 2031 Scenario 4
Meteorological data	Brize Norton 2013
Surface roughness, m	Grassland: 0.02 Suburban: 0.5
Minimum Monin-Obukhov (MO), m	30
Model receptors	Transect 1 and 2
Receptor height, m	0
Extent of model	Oxford Meadows and monitoring in Botley
Traffic scenario	As detailed in traffic data input tables
Diurnal profile used	A34 profile for A roads
Method to estimate road emissions	DEFRA EFT v7.0
Traffic mix used in EFT	Basic split
Average speed or hourly profile?	Average based on flow weighted average of AM and PM modelled speed
Background values used	2013 and 2030 DEFRA maps for NO <sub>x</sub> (without removal of in-square roads component) and NO <sub>2</sub> . 2013 APIS maps for N deposition (reduced by 1% per year for 2031)
Calculation of NO <sub>2</sub> from NO <sub>x</sub>	DEFRA NO <sub>x</sub> -NO <sub>2</sub> calculator (v5.1)

## C.5 Model verification

Since the dispersion model output is in the form of nitrogen oxide (NO<sub>x</sub>) contributions for the modelled roads, this is compared to the NO<sub>x</sub> road contribution derived from available monitoring data and Defra background maps and the NO<sub>x</sub>-NO<sub>2</sub> calculator (v5.1). Where systematic bias is evident in the verification, adjustment is applied to bring modelled concentrations more into line with monitored concentrations.

Monitoring sites were chosen from across the limited traffic model area within the study area. The bias adjusted monitored NO<sub>2</sub> concentration and the background NO<sub>2</sub> concentration obtained from the Defra background mapping are presented in Table C-3. A comparison of modelled estimates of annual mean total NO<sub>2</sub> (µg/m<sup>3</sup>) with the Monitored NO<sub>2</sub> are presented in Table C-4.



**TableC-3 Monitoring Sites Used in Model Verification**

ID*	Description	X	Y	2013 Measured NO <sub>2</sub> Annual Mean (µg/m <sup>3</sup> )	2013 Background NO <sub>2</sub> Annual Mean (µg/m <sup>3</sup> )**
S1	Diffusion tube, roadside – South Hinksey	450771	204098	29.5	20.4
S2	Diffusion tube, roadside – Southern bypass	449108	205679	26.4	19.9
S3	Diffusion tube, roadside – Stanley Close	448913	205813	45.6	16.8
S4	Diffusion tube, roadside – Westminster Way	448866	205807	37.8	16.8
*Local authority monitoring site ID					
** No background sector removal undertaken					

**TableC-4 Comparison of Unadjusted Modelled Annual Mean NO<sub>2</sub> to Monitored Annual Mean NO<sub>2</sub>**

Site Name	Monitored Annual Mean Total NO <sub>2</sub> (µg/m <sup>3</sup> )	Modelled Annual Mean Total NO <sub>2</sub> (µg/m <sup>3</sup> )	% Difference (unadjusted modelled NO <sub>2</sub> - monitored NO <sub>2</sub> ) / monitored NO <sub>2</sub> * 100
S1	29.5	39.6	34.2%
S2	26.4	35.5	34.5%
S3	45.6	45.7	0.2%
S4	37.8	34.4	-8.9%

**Table C-5 Model Statistics Without Adjustment**

RMSE[i]	FB[ii]	R[iii]
7.00	-0.11	0.64
<p>Notes:</p> <p>[i] Root Mean Square Error: RMSE is used to define the average error or uncertainty of the model (units µg/m<sup>3</sup>). Ideal value is 0.01. In the case of modelled annual mean NO<sub>2</sub> a value of less than 10 is acceptable.</p> <p>[ii] Fractional Bias: FB is used to identify if the model shows a systematic tendency to over or under estimate. Ideal value is 0.</p> <p>[iii] Correlation coefficient: r is used to measure the linear relationship between modelled and observed data. Ideal value is 1.</p>		

The comparison of annual mean NO<sub>2</sub> monitoring and modelling presented in Table C-4 reveals that two monitoring sites, S3 and S4 have good agreement as the modelled results are within 10% of the monitoring values. For two sites, S1 and S2, the modelling is more than 25% greater than the monitoring results. Closer inspection of the monitoring sites for S1 and S2 reveal that there is small barrier between the A34 and the tube at site S1 and the diffusion tube located at S2 is mounted on the façade of a house. These factors could justify monitoring results being lower than the modelled concentrations. No adjustment was applied to the model results to avoid underprediction at these sites from application of an adjustment factor of 0.8. The model statistics without adjustment are presented in Table C-5 and reveal the performance is within the standard parameters with an acceptable though not ideal RMSE of less than 10 µg/m<sup>3</sup>.

## C.6 Diurnal profiles used in detailed dispersion modelling

Figure C-5 A34 Diurnal Traffic Profile

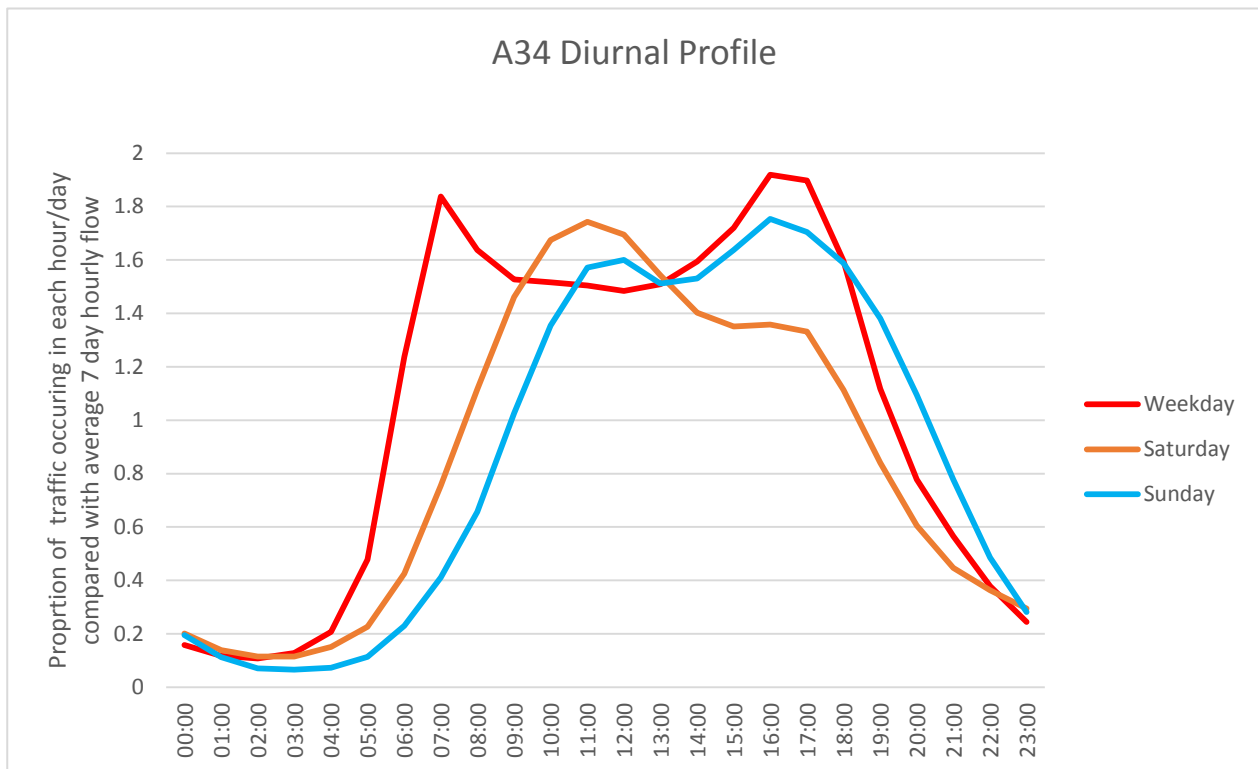
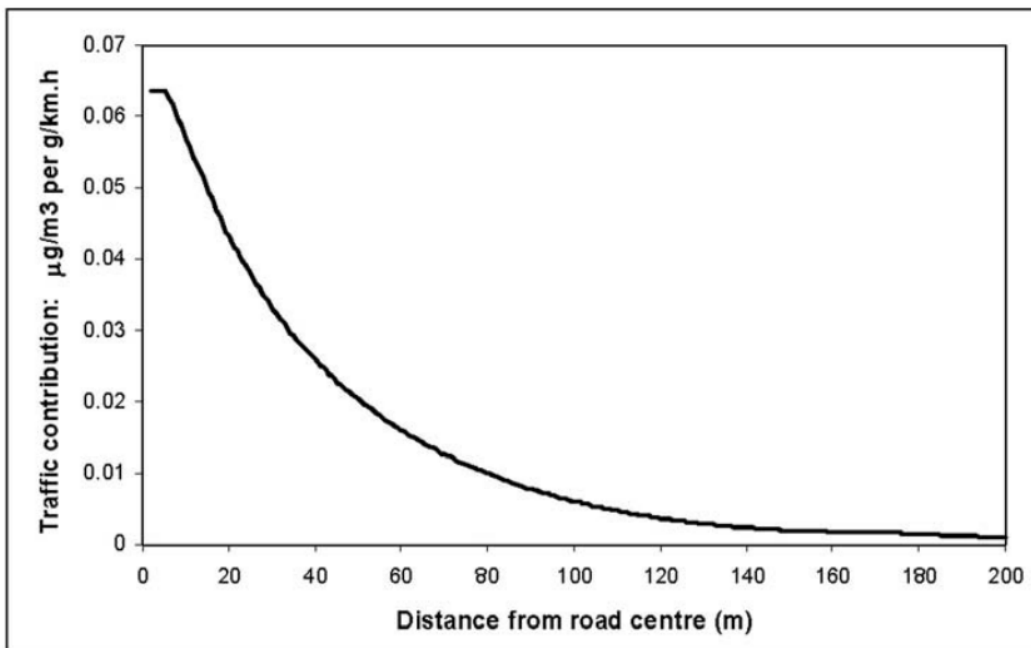


Figure C-6 Decrease in traffic contribution to concentration with distance from road



Source: DMRB HA207/07

# Appendix D. Trend Analysis

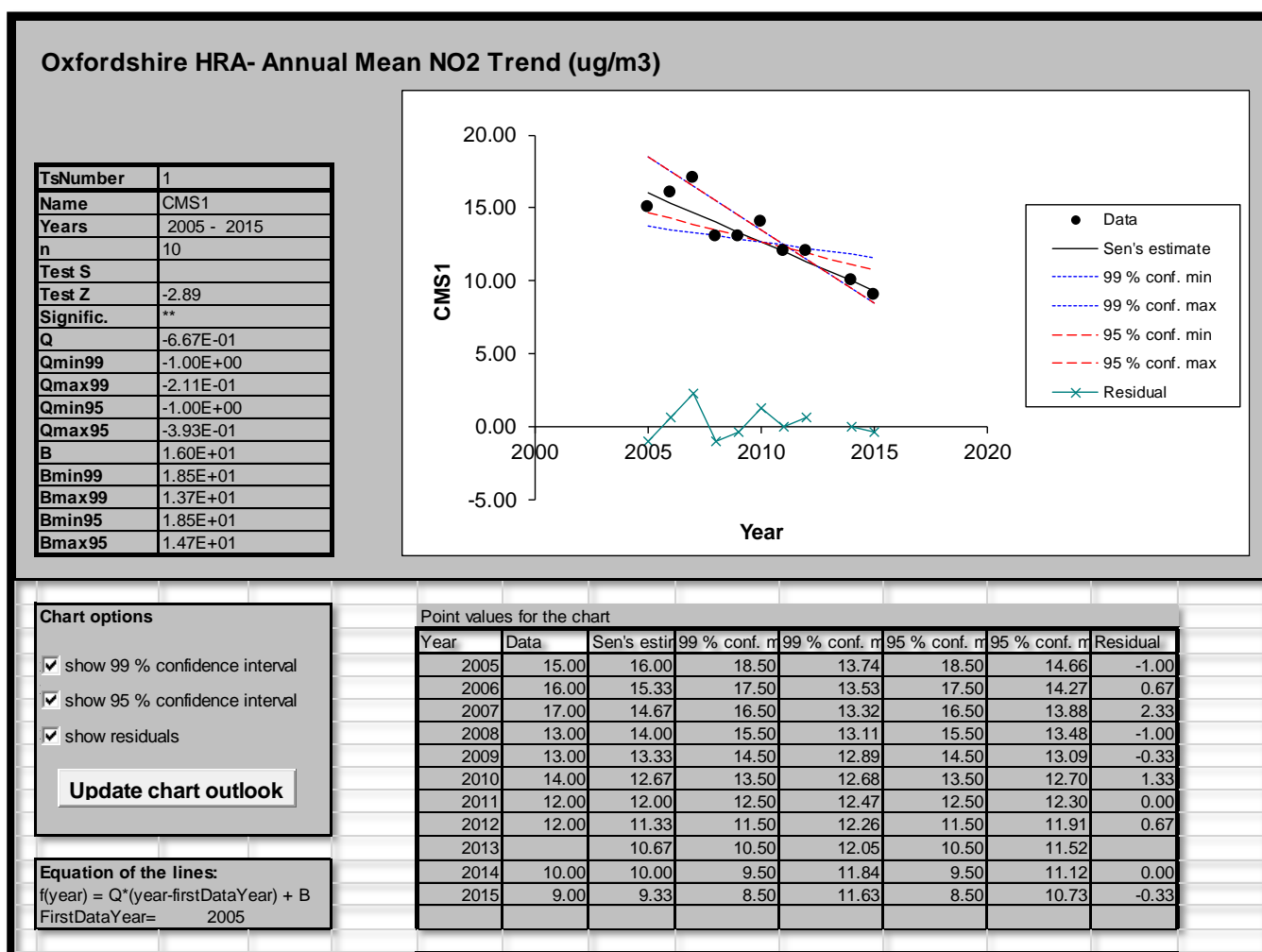
## D.1 NO<sub>x</sub> concentrations

Trends in background pollutant concentrations recorded at an Automatic Rural Monitoring Network analyser at a rural background site in Oxfordshire (Harwell) have been analysed, to inform decisions regarding the projection of concentrations and deposition rates to the year 2031.

The data were analysed using the MAKESENS 1.0 MS Excel template for detecting and estimating trends in times series of annual values of atmospheric chemistry. The Mann-Kendall test requires at least four years' data to determine if there is an increasing or decreasing trend and calculation of the confidence intervals for the Sen's slope estimate requires at least 10 values in a time series. Annual mean NO<sub>2</sub> concentrations are presented for the 11 year period 2005 to 2015 were analysed.

The data and analysis are presented in Figure D-1. A significant downward trend was detected with a level of confidence of +/- 0.01 as indicated by the \*\* rating in the Significance box. The estimated rate of decrease in annual mean NO<sub>2</sub> is 0.7 µg/m<sup>3</sup> per year, a 40% reduction over the 11-year period, or approximately 4% per year.

Figure D-1 Rural background NO<sub>x</sub> monitoring trends 2005 – 2015



The projected concentrations for the year 2031 from DEFRA mapping are considered to be suitable to apply in the modelling as the rate of reduction at Oxford Meadows SAC is equal to 0.7 µg/m<sup>3</sup> per year over the 17 year period from 2013 to 2030 (32.0 to 19.5 µg/m<sup>3</sup> and 29.0 to 17.5.9 µg/m<sup>3</sup> at T1 and T2 respectively).

## D.2 Nitrogen deposition

Nitrogen deposition rates reported in APIS for the average period 2012-2014 need to be forecast to 2031 for use in the assessment. Annex F of the DMRB provides guidance on the assessment of designated sites<sup>23</sup>. The guidance advises that “*The total average deposition rates obtained from the Air Pollution Information System for 2000 should be reduced by 2% per year to estimate deposition*”. The Institute of Air Quality Management advises (pers comm)<sup>24</sup> that a 2% per annum reduction in nitrogen deposition rates, as recommended in Highways England may not be a valid for assessments examining an assessment year in 2031. As the DMRB guidance was published in 2007 this assumption has been interrogated.

This footnote to the DMRB method explains the use of the 2% change,

*“Reduced nitrogen generally contributed about 45% of the total nitrogen deposited in Britain in 1997 with oxidised nitrogen contributing the remainder, although the proportion will vary depending on the location of the site and sources. Based on the results of transboundary deposition modelling for 1997 and 2010, deposition of reduced and oxidised nitrogen is expected to decrease on average across Britain by 1.5% and 2.6% per annum respectively due to increasingly stringent emission limits (National Expert Group on Transboundary Air Pollution on behalf of Defra and the devolved administrations. Transboundary Air Pollution: Acidification, eutrophication and ground level ozone in the UK. ISBN 1 870393 61 9, 2001). As the deposition of oxidised nitrogen is expected to decrease faster than that of reduced nitrogen, the proportion of the total nitrogen deposited from reduced nitrogen will increase in the future. It is expected to have reached 60% by 2010. If reduced and oxidised nitrogen are assumed to contribute to total deposition in equal proportions, then the annual decrease in nitrogen deposition can be assumed to be 2% (estimated in a non-cumulative manner, i.e. decrease over five years is  $5 \times 2\% = 10\%$ ) However, the deposition changes will not be linear across the country but 2% should be indicative of the typical change.”*

More recent work was published in 2012, RoTAP (2012) Review of Transboundary Air Pollution: Acidification, Eutrophication, Ground Level Ozone and Heavy Metals in the UK<sup>25</sup>, CEH report. The summary for policy makers identified the following information:

*“Eutrophication from atmospheric deposition in the UK is caused by the emissions of nitrogen oxides and ammonia. Emissions of nitrogen oxides have decreased by 58% since 1970, with a corresponding 50% reduction in air concentrations at background locations. Emissions of ammonia are only reliable from 1990 onwards, since when they have decreased by 21%, although there is large inter-annual variability, masking any overall trend. Concentrations of ammonia have changed little over the last decade. The proportion of ammonia to total nitrogen deposition has increased over the last twenty years from 45 to 50%.*

*Despite the large reduction in emissions, total deposition of nitrogen (oxidised and reduced forms) has changed little. This surprising result is due to changes in atmospheric chemistry leading to accelerated oxidation and deposition of nitrogen compounds over the UK compared to the rates measured in the late 1980s. Thus a larger proportion of UK nitrogen emissions is deposited in the UK than occurred twenty years ago. The main consequence of the emission reductions has been a reduction in the export of pollution.*

*At sites in the UK where nitrogen deposition exceeds the capacity of the vegetation and soil to sequester inputs, nitrate is leaching into surface waters and has the potential to stimulate algal growth and affect species composition.*

*Between 2006 and 2008, 58% of all habitat areas sensitive to eutrophication from nitrogen deposition exceeded the Critical Load for nutrient nitrogen. This figure is predicted to decrease to 48% by 2020. Data from field surveys and experimental studies in the terrestrial environment provide a strong body of coherent evidence that these exceedances are associated with adverse effects on biodiversity, and in particular the loss of species adapted to the low nutrient availability that is characteristic of many habitats of high conservation importance.”*

<sup>23</sup> Highways Agency, Design Manual for Roads and Bridges (DMRB), Volume 11, part 3, section 1, Air Quality, May 2007 (HA207/07);

<sup>24</sup> Discussion meeting with IAQM, 24/05/17.

<sup>25</sup> RoTAP (2012) Review of Transboundary Air Pollution: Acidification, Eutrophication, Ground Level Ozone and Heavy Metals in the UK. Contract Report to the Department for Environment, Food and Rural Affairs. Centre for Ecology & Hydrology.

The body of the CEH report identified no overall trend in total nitrogen deposition, which has only been correctly measured since 2000 when HNO<sub>3</sub>, gaseous NH<sub>3</sub> and ammonia aerosol components were included in the UK between 2000 and 2008. Overall it is expected that some elements will increase and some will decrease with no overall trend detected by this publication in 2012.

Given that the more recent monitoring data for Harwell demonstrates a significant declining trend in NO<sub>x</sub>, and this is supported by diffusion tube monitoring of NO<sub>2</sub> by Cherwell District Council<sup>26</sup>, the assumption that nitrogen deposition will decrease at a rate of 1% per year has been applied to project deposition rates to 2031.

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<sup>26</sup> [http://www.cherwell.gov.uk/media/pdf/h/1/2016\\_Annual\\_Status\\_Report.pdf](http://www.cherwell.gov.uk/media/pdf/h/1/2016_Annual_Status_Report.pdf)



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# Partial Review of the Cherwell Local Plan 2011-2031 (Part 1): Oxford's Unmet Housing Needs

## Proposed Submission Plan

Addendum to Habitat Regulations  
Assessment Screening Report to  
accompany Focused Changes and Minor  
Modifications

Cherwell District Council

February 2018



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# 1. Introduction and Background

The Cherwell Local Plan 2011-2031 (Part 1) was adopted in July 2015. The Council is undertaking a Partial Review of the adopted Local Plan to address Oxford's unmet housing need, and published an Options Consultation document, including the Habitat Regulations Assessment (HRA) Stage 1 Screening Assessment, in November 2016, to seek views on how the unmet housing need should be addressed. The Council published the Cherwell Local Plan 2011-2031 (Part 1): Partial Review - Oxford's Unmet Housing Need Proposed Submission Plan for consultation in July 2017. The Proposed Submission Plan was also accompanied by a Habitats Regulations Screening Report.

Following consultation on the Proposed Submission Plan the Council is now proposing a number of focused changes and minor modifications to the Plan proposals, to be submitted - alongside the Submission draft of the Partial Review of the Cherwell Local Plan 2011-2031 - to the Secretary of State for Housing, Communities and Local Government for independent examination. This HRA Addendum considers the focused changes and minor modifications proposed to assess whether the findings of the HRA are still pertinent.

## 2. Findings

The proposed amendments to the Partial Review Proposed Submission Plan were sent in tabular form to Atkins to make clear the proposed amendments. Each proposed amendment was then checked to assess whether the amendments would change the findings of the June 2017 HRA report. The findings of this process can be found in Table 1 below.

Overall, the amendments relate to minor changes in text and additional paragraphs, where required, to clarify any policy wording. There is no significant change in the themes of the Plan, nor are there any significant changes in the housing or employment allocations in terms of size, location and type. The amendments do not change the use or distribution of infrastructure. This means that the traffic study relating to the effects of the Local Plan on the Oxford Meadows Special Area of Conservation (SAC) is still relevant and the findings of 'no likely significant effects' are still pertinent.

## 3. Conclusion

The June 2017 HRA of the Cherwell Local Plan 2011-2031 (Part 1): Partial Review - Oxford's Unmet Housing Need Proposed Submission Plan concluded that there would be 'no likely significant effects' on any Natura 2000 Sites as a result of the proposals within the Plan. Following a review of the February 2018 amendments to the Plan, it is concluded that this HRA and its conclusions still apply.

**Table 1. Summary of Amendments in relation to Proposed Focused Changes and Minor Modifications February 2018**

Ref. No.	Plan Section	Change	Comment	Change to HRA Findings
MM01	All relevant maps	Minor change	Does not change the findings of the HRA.	No
MM02	All relevant maps	Minor change	Does not change the findings of the HRA.	No
MM03	All relevant maps	Minor change	Does not change the findings of the HRA.	No
MM04	All relevant maps	Minor change	Does not change the findings of the HRA.	No



MM05	All relevant maps	Minor change	Does not change the findings of the HRA.	No
MM06	All relevant maps	Minor change	Does not change the findings of the HRA.	No
MM07	Whole Plan	Comprises re-dating and renaming Plan as Submission Plan	Does not change the findings of the HRA.	No
MM08	All relevant maps	Minor change	Does not change the findings of the HRA.	No
MM09	All relevant maps	Minor change	Does not change the findings of the HRA.	No
MM10	All relevant maps	Minor change	Does not change the findings of the HRA.	No
MM11	Plan text and footnotes	Minor update	Does not change the findings of the HRA.	No
FC01, FC02, MM12	Executive Summary (page 9)	Minor text additions and amendments	There have been changes to housing numbers (discussed below). Whilst there is a change in housing numbers the overall amount of housing and the allocations remain the same.	No
MM13	Table 3 (page 21)	Change in number from 200 to 2200	This is the correction of a typing error only.	No
MM14	Text Box (Memorandum of Cooperation, November 2016) (page 21)	Minor text amendment	Does not change the findings of the HRA.	No
MM15, MM16, MM17	Various changes to footnotes (pages 24 and 29)	Amendments to references in footnotes	Does not change the findings of the HRA.	No
MM18	Paragraph 3.17 (page 35)	Minor text amendment	Does not change the findings of the HRA.	No
FC03	Paragraph 3.57 (page 49)	Minor text amendment	Does not change the findings of the HRA.	No
FC04	Paragraph 3.66 (page 53)	Minor text amendment	Does not change the findings of the HRA.	No
FC05	Paragraph 3.73 (page 54)	Minor text change	Does not change the findings of the HRA.	No
FC06	Paragraph 3.76 (page 54)	Text change is for a reduction from 33,000 to 30,000 homes in Aylesbury Vale	Does not change the findings of the HRA.	No
FC07	Table 4 (page 64)	Reduction in housing allocation from	Refer to PR9 below	No

		530 to 440 for PR9		
FC08	Table 4 (page 64)	Increase in housing from 410 to 500 for PR10	Refer to PR10 below	No
MM19	Figure 10 Key Diagram (page 65)	Minor changes for clarification	Does not change the findings of the HRA.	
MM20	Paragraph 5.17 (page 66)	Minor text change	Does not change the findings of the HRA.	No
FC09	Policy PR1 - Achieving Sustainable Development for Oxford's Needs, Point (a) (page 69)	Minor text change	Does not change the findings of the HRA.	No
FC10	Paragraph 5.39: PR3 (a) (page 77)	Minor text change	Does not change the findings of the HRA.	No
MM21	Policy PR3: The Oxford Green Belt (b) (page 78)	Minor text change	Does not change the findings of the HRA.	No
MM22	Policy PR3: The Oxford Green Belt (c) (page 78)	Minor text change	Does not change the findings of the HRA.	No
MM23	Policy PR3: The Oxford Green Belt (d) (page 78)	Minor text change	Does not change the findings of the HRA.	No
MM24	Policy PR3: The Oxford Green Belt (e) (page 78)	Minor text change	Does not change the findings of the HRA.	No
MM25	Paragraph 5.57 2 <sup>nd</sup> sentence (page 80)	Minor text change	Does not change the findings of the HRA.	No
FC11	Paragraph 5.67 point 5 (page 85)	Minor text change	Does not change the findings of the HRA.	No
FC12	Paragraph 5.69 New point (page 86)	Minor text change	Does not change the findings of the HRA.	No
FC13	Policy PR5: Green Infrastructure (point 1) (page 86)	Minor text change	Does not change the findings of the HRA.	No
FC14	Policy PR5: Green Infrastructure (point 8) (page 86)	Minor text change	Does not change the findings of the HRA.	No
FC15	Policy PR5: Green Infrastructure (point 9) (page 86)	Minor text change	Does not change the findings of the HRA.	No

MM26	Paragraph 5.78 (line 3) (page 88)	Minor text change	Does not change the findings of the HRA.	No
FC16	Paragraph 5.85 2 <sup>nd</sup> sentence (page 88)	Minor text change	Does not change the findings of the HRA.	No
FC17, MM27	Policy PR6a – Policies Map (page 89)	Amendment to plan	Does not change the findings of the HRA.	No
FC18	Policy PR6a (point 1) (page 90)	Change relates to density of buildings	Does not change the findings of the HRA.	No
FC19	Policy PR6a (point 3) (page 90)	Minor text change	Does not change the findings of the HRA.	No
FC20	Policy PR6a (point 7) (page 90)	Minor text change	Does not change the findings of the HRA.	No
FC21	Policy PR6a (point 10(b) ) (page 91)	Minor text change	Does not change the findings of the HRA.	No
FC22	Policy PR6a (point 10(c) ) (page 91)	Minor text change	Does not change the findings of the HRA.	No
FC23	Policy PR6a (point 13) (page 92)	Minor text change	Does not change the findings of the HRA.	No
FC24	Policy PR6a (point 15) (page 92)	Minor text change	Does not change the findings of the HRA.	No
FC25	Policy PR6a (point 17) (page 92)	Text amended to say that Thames Water, the Environment Agency and Natural England have been consulted regarding wastewater treatment capacity, and that an agreement has been reached in principle that foul drainage from the site will be accepted into the drainage network	The previous iteration assessed in the HRA was that <i>'the application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network'</i> . The original HRA assessment found that the policy would have no likely significant effect. The amendment to the text provides additional protection, therefore this amendment does not change the findings of the HRA.	No
FC26	Policy PR6a (point 18)	Minor text change	Does not change the findings of the HRA.	No

	(page 93)		HRA.	
FC27	Policy PR6a (new point) (page 93)	Minor text change	Does not change the findings of the HRA.	No
FC28	Policy PR6a (point 28) (page 94)	Minor text change	Does not change the findings of the HRA.	No
MM28	Policies Map PR6b (page 95)	Minor map change	Does not change the findings of the HRA.	No
FC29	Policy PR6b (point 1) (page 96)	Change relates to density of building	Does not change the findings of the HRA.	No
FC30	Policy PR6b (point 8(b) ) (page 96)	Minor text change	Does not change the findings of the HRA.	No
FC31	Policy PR6b (point 10(j) ) (page 98)	Minor text change	Does not change the findings of the HRA.	No
FC32	Policy PR6b (point 11) (page 98)	Minor text change	Does not change the findings of the HRA.	No
FC33	Policy PR6b (point 13) (page 98)	Minor text change	Does not change the findings of the HRA.	No
FC34	Policy PR6b (point 15) (page 98)	Text amended to say that Thames Water, the Environment Agency and Natural England have been consulted regarding wastewater treatment capacity, and that agreement has been reached in principle that foul drainage from the site will be accepted into the drainage network	The previous iteration assessed in the HRA was that <i>'the application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network'</i> . The original HRA assessment found that the policy would have no likely significant effect. The amendment to the text provides additional protection, therefore this amendment does not change the findings of the HRA.	No
FC35	Policy PR6b (new point) (page 98)	Minor text change	Does not change the findings of the HRA.	No
MM29	Policies Map PR6c (page 100)	Minor map change	Does not change the findings of the HRA.	No

FC 36	Policy PR6c (page 101)	The original policy required a development brief to be produced. The amended text provides the detail of what the brief and the planning application should include	Does not change the findings of the HRA.	No
MM30	Paragraph 5.87 (2 <sup>nd</sup> sentence) (page 103)	Minor text change	Does not change the findings of the HRA.	No
FC37	Paragraph 5.96 (new point and points 5 to 8) (pages 104/105)	Minor text change	Does not change the findings of the HRA.	No
MM31	Paragraph 5.96 (point 7) (page 105)	Minor text change	Does not change the findings of the HRA.	No
MM32	Paragraph 5.697 (page 105)	Minor text change	Does not change the findings of the HRA.	No
FC38	Policy PR7a (point 1) (page 107)	Change relates to density of building	Does not change the findings of the HRA.	No
FC39	Policy PR7a (point 12) (page 109)	Minor text change	Does not change the findings of the HRA.	No
FC40	Policy PR7a (point 14) (page 109)	Text amended to say that Thames Water, the Environment Agency and Natural England have been consulted regarding wastewater treatment capacity, and that an agreement has been reached in principle that foul drainage from the site will be accepted into the drainage network	The previous iteration assessed in the HRA was that <i>'the application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network'</i> . The original HRA assessment found that policy would have no likely significant effect. The amendment to the text provides additional protection, therefore this amendment does not change the findings of the HRA.	No
FC41	Policy PR7a (point 16) (page 109)	Minor text change	Does not change the findings of the HRA.	No



FC42	Policy PR7a (new point) (page 109)	Minor text change	Does not change the findings of the HRA.	No
MM33	Policy PR7b – Policies Map (page 111)	Presentational correction	Does not change the findings of the HRA.	No
FC43	Policy PR7b (point 1) (page 112)	Change relates to density of building	Does not change the findings of the HRA.	No
MM34	Policy PR7b (point 7) (page 112)	Minor text change	Does not change the findings of the HRA.	No
MM35	Policy PR7b (point 8) (page 112)	Minor text change	Does not change the findings of the HRA	No
FC44	Policy PR7b (point 9) (page 112)	Minor text change	Does not change the findings of the HRA.	No
FC45, MM36	Policy PR7b (point 13) (page 114)	Minor text changes	Does not change the findings of the HRA.	No
FC46	Policy PR7b (point 16) (page 115)	Text amended to say that that Thames Water, the Environment Agency and Natural England have been consulted regarding wastewater treatment capacity, and that an agreement has been reached in principle that foul drainage from the site will be accepted into the drainage network	The previous iteration assessed in the HRA was that <i>'the application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network'</i> . The original HRA assessment found that policy would have no likely significant effect. The amendment to the text provides additional protection, therefore this amendment does not change the findings of the HRA.	No
FC47	Policy PR7b (point 17) (page 115)	Minor text change	Does not change the findings of the HRA.	No
FC48	Policy PR7b (point 18) (page 115)	Minor text change	Does not change the findings of the HRA.	No
FC49	Policy PR7b (new point) (page 115)	Minor text change	Does not change the findings of the HRA.	No
MM37	Policy PR7b (point 24)	Minor text change	Does not change the findings of the	No

			HRA.	
MM38	Policy PR7b (point 26)	Minor text change	Does not change the findings of the HRA.	No
FC50	Policy PR8 (point 1) (page 121)	Minor text change	Does not change the findings of the HRA.	
FC51	Policy PR8 (point 4) (page 121)	Minor text change	Does not change the findings of the HRA.	No
FC52	Policy PR8 (point 5) (page 121)	Minor text change	Does not change the findings of the HRA.	No
FC53	Policy PR8 (point 17) (page 122)	Minor text change	Does not change the findings of the HRA.	No
FC54	Policy PR8 (point 18(b) ) (page 122)	Minor text change	Does not change the findings of the HRA.	No
FC55	Policy PR8 (point 18(f) ) (page 123)	Minor text change	Does not change the findings of the HRA.	No
FC56	Policy PR8 (point 19) (page 123)	Minor text change	Does not change the findings of the HRA.	No
FC57	Policy PR8 (point 21) (page 124)	Minor text change	Does not change the findings of the HRA.	No
FC58	Policy PR8 (point 22) (page 124)	Minor text change	Does not change the findings of the HRA.	No
FC59	Policy PR8 (point 23) (page 125)	Minor text change	Does not change the findings of the HRA.	No
FC60	Policy PR8 (point 24) (page 125)	Text amended to say that Thames Water, the Environment Agency and Natural England have been consulted regarding wastewater treatment capacity, and that an agreement has been reached in principle that foul drainage from the site will be accepted into the drainage	The previous iteration assessed in the HRA was that <i>'the application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network'</i> . The original HRA assessment found that policy would have no likely significant effect. The amendment to the text provides additional protection, therefore this amendment does not change the findings of the HRA.	No

		network		
FC61	Policy PR8 (point 25) (page 125)	Minor text change	Does not change the findings of the HRA.	No
FC62	Policy PR8 (point 26) (page 125)	Minor text change	Does not change the findings of the HRA.	
FC63	Policy PR8 (new point) (page 125)	Minor text change	Does not change the findings of the HRA.	No
MM39	Paragraph 5.118 (page 127)	Minor text change	Does not change the findings of the HRA.	No
FC64	Policy PR9 (point 1) (page 130)	The change relates to the number of houses reducing from 530 to 440	The HRA did not identify any likely significant effects as a result of development for PR9. As the change will result in a reduction in housing any change could only lead to a reduction in impacts.	No
FC65	Policy PR9 (point 8(b) ) (page 130)	Minor text change	Does not change the findings of the HRA.	No
MM40	Policy PR9 (point 10(d) ) (page 131)	Minor text change	Does not change the findings of the HRA.	No
FC66	Policy PR9 (point 11) (page 132)	Minor text change	Does not change the findings of the HRA.	No
FC67	Policy PR9 (point 14) (page 132)	Text amended to say that Thames Water, the Environment Agency and Natural England have been consulted regarding wastewater treatment capacity, and that an agreement has been reached in principle that foul drainage from the site will be accepted into the drainage network	The previous iteration assessed in the HRA was that <i>'the application should demonstrate that Thames Water has agreed in principle that foul drainage from the site will be accepted into its network'</i> . The original HRA assessment found that policy would have no likely significant effect. The amendment to the text provides additional protection, therefore this amendment does not change the findings of the HRA.	No
FC68	Policy PR9 (point 15) (page 132)	Minor text change	Does not change the findings of the HRA.	No
FC69	Policy PR9 (point 16) (page 132)	Minor text change	Does not change the findings of the HRA.	No

FC70	Policy PR9 (new point) (page 132)	Minor text change	Does not change the findings of the HRA.	No
MM41	Paragraph 5.137 Point 6 (page 137)	Minor text change	Does not change the findings of the HRA.	No
FC71	Paragraph 5.138 (page 137)	Change of 410 houses to 500 houses and other minor text changes	Refer to PR9 below	No
MM42	Paragraph 5.139 (page 137)	Minor text change	Does not change the findings of the HRA.	No
FC72	PR10 Policies Map (page 138)	Change relates to extent of allocation	Does not change the findings of the HRA.	No
FC73	PR10 (point 1) (page 139)	Text amended to show 500 dwellings on 16.3 hectares of land from a density of 30 dwellings per hectare	Although there is an increase in the number of dwellings from that assessed it is not considered to have any effect on the assessment undertaken for the HRA. In addition, the increase in dwelling numbers at this location is offset by a reduction in other policies which are closer to the Oxford Meadows SAC.	No
FC74	PR10 (point 3) (page 139)	Minor text change	Does not change the findings of the HRA.	No
FC75	Policy PR10 (point 5) (page 139)	Removal of reference to formal sports facilities within the development area	The requirement for formal sports facilities remains, only the specification of it being within the developable area has been removed. Therefore, the facilities will be provided but they may be elsewhere. As the site is over 5 km from the Oxford Meadows SAC this amendment does not affect the findings of the HRA.	No
FC76	Policy PR10 (point 6) (page 139)	Text amended to read 'Creation of green space including a community woodland' from the retention of land in agricultural use	This amendment seeks to provide improvements which have no change on the HRA findings.	No
FC77	Policy PR10 (point 10(a) ) (page 139)	Minor text change	Does not change the findings of the HRA.	No
FC78	Policy PR10 (point 10(b) ) (page 140)	Minor text change	Does not change the findings of the HRA.	No
FC79	Policy PR10 (point	Minor text	Does not change the findings of the	No

	13) (page 141)	change	HRA.	
FC80	Policy PR10 (point 14) (page 141)	Minor text change	Does not change the findings of the HRA.	No
FC81	Policy PR10 (point 17) (page 141)	Minor text change	Does not change the findings of the HRA.	No
FC82	Policy PR10 (point 18) (page 141)	Minor text change	Does not change the findings of the HRA.	No
FC83	Policy PR10 (new point) (page 141)	Minor text change	Does not change the findings of the HRA.	No
FC84	Policy PR10 (point 24) (page 142)	Minor text change	Does not change the findings of the HRA.	No
FC85	Paragraph 5.143 (page 145)	Minor text change	Does not change the findings of the HRA.	No
FC86	Policy PR11 (point 1(a) ) (page 147)	Minor text change	Does not change the findings of the HRA.	No
MM43	Policy PR11 – Infrastructure Delivery (point 2) (page 148)	Minor text change	Does not change the findings of the HRA.	No
FC87	Policy PR11 – Infrastructure Delivery (point 3) (page 148)	Minor text change	Does not change the findings of the HRA.	No
MM44	Paragraph 5.157 1 <sup>st</sup> sentence (page 149)	Minor text change	Does not change the findings of the HRA.	No
FC88	Policy PR12a - Delivering Sites and Maintaining Housing Supply (3 <sup>rd</sup> paragraph) (page 150)	Minor text amendment relating to number of dwellings at PR10	Refer to PR10	No
FC89	Policy PR12a (5 <sup>th</sup> paragraph) (page 150)	Minor text change	Does not change the findings of the HRA.	No
FC90	Policy PR12b - Sites Not Allocated in the Partial Review (point 3) (page 151)	Minor text change	Does not change the findings of the HRA.	No
FC91	Policy PR12b - Sites Not Allocated in the Partial Review (point 5(a)) (page 151)	Minor text change	Does not change the findings of the HRA.	No



FC92	Policy PR12b - Sites Not Allocated in the Partial Review (point 5(h)) (page 152)	Minor text change	Does not change the findings of the HRA.	No
FC93	Policy PR12b - Sites Not Allocated in the Partial Review (point 5(j) ) (page 152)	Minor text change	Does not change the findings of the HRA.	No
FC94	Policy PR12b – Sites Not Allocated in the Partial Review (new point) (page 152)	Minor text change	Does not change the findings of the HRA.	No
FC95	Policy PR13 – Monitoring and Securing Delivery (3 <sup>rd</sup> paragraph) (page 155)	Minor text change	Does not change the findings of the HRA.	No
MM45	Policy PR13 – Monitoring and Securing Delivery (final paragraph) (page 155)	Minor text change	Does not change the findings of the HRA.	No
MM46	Appendix 1 – Policies Map (page 158)	Updating to reflect changes to other Policies Maps	Does not change the findings of the HRA.	No
MM47	Appendix 2 (page 160)	Presentational: labelling of sites	Does not change the findings of the HRA.	No
MM48	Appendix 3 – Housing Trajectory (page 162)	Minor text change	Does not change the findings of the HRA.	No
FC96	Appendix 3 – Housing Trajectory (page 162)	Reduction in dwelling numbers from 530 to 440	Refer to PR9	No
FC97	Appendix 3 – Housing Trajectory (page 162)	Increase in dwelling numbers from 410 to 500	Refer to PR10	No
FC98	Appendix 4 (pages 163-182)	Minor text changes	Does not change the findings of the HRA.	No
MM49	Appendix 6 – Thematic Maps (pages 190-191)	Minor change	Does not change the findings of the HRA.	No

#### Footnote

Following its representation submitted in response to the Cherwell Local Plan 2011-2031 (Part 1): Partial Review - Oxford's Unmet Housing Need Proposed Submission Plan, Natural England has requested that consideration be given to the in-combination outputs of Cherwell's HRA and Vale of White Horse District Council's HRA of its emerging Local Plan Part 2. Discussion between the two Councils and Natural England is ongoing at the time of writing this Addendum.



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# **Cherwell Local Plan 2011 – 2031(Part 1) Partial Review - Oxford's Unmet Housing Need**

## **Submission Plan – February 2018**

## **Duty to Cooperate Statement February 2018**

## 1. Introduction

- 1.1. The Duty to Cooperate places a legal duty on local planning authorities and 'prescribed bodies' to engage constructively, actively and on an on-going- basis to secure effective cooperation on strategic cross boundary matters when preparing Local Plans.
- 1.2. All 6 Oxfordshire's councils have accepted that Oxford cannot fully meet its own housing needs and committed collectively to consider how that need might be sustainably distributed to neighbouring authorities. Cherwell District Council made a commitment to undertaking a Partial Review of its Local Plan if joint work revealed a need to provide additional development. This commitment is provided at para. B.95 of the existing Cherwell Local Plan (2015).
- 1.3. The Submission Plan is a partial review of the adopted Local Plan with the specific focus of meeting that part of Oxford's unmet housing need apportioned to Cherwell through the Oxfordshire Growth Board. This duty to cooperate statement therefore has the specific focus on the strategic priorities associated with the preparation of the Submission Plan for that particular purpose. The Submission Plan should be read in alongside the adopted Cherwell Local Plan 2015 and its evidence base.
- 1.4. This statement demonstrates how Cherwell District Council has complied with the 'Duty to Cooperate' in preparing the Cherwell Local Plan (Part1) Partial Review – Submission Plan in the following sections:
  - Section 1 (this section): Introduction and legal and regulatory context to the Duty to Cooperate
  - Section 2: Context to consultation and engagement
  - Section 3: How the Council has cooperated with prescribed bodies and other relevant Duty to Cooperate bodies on cross-boundary strategy matters
  - Section 4: Conclusion
- 1.5. Appendix 1 of this statement contains a map of the neighbouring authorities to Cherwell District Council and Appendix 2 provides a summary table of engagement with prescribed bodies and other relevant Duty to Cooperate bodies.

### Legislation

- 1.6. Section 110 of the 2011 Localism Act inserts a new Section 33A in the Planning and Compulsory Purchase Act 2004 which places a legal duty to actively and constructively engage on strategic cross-boundary issues.
- 1.7. The duty to cooperate requires Local Planning Authorities to engage constructively and actively with relevant bodies, as part of an ongoing process, to maximise effective working on the preparation of development plan documents in relation to strategic matters. Strategic matters as those relating to:
  - Sustainable development or use of land that has or would have a significant impact on at least two planning areas.
  - In particular, sustainable development or use of land in connection with infrastructure that is strategic and has or would have a significant impact on at least two planning areas.



1.8. Cherwell's neighbouring authorities are:

- Aylesbury Vale District Council
- Buckinghamshire County Council
- Northamptonshire County Council\*
- Oxford City Council
- Oxfordshire County Council
- South Northamptonshire Council\*
- South Oxfordshire District Council
- Stratford-on-Avon District Council
- Vale of White Horse District Council
- Warwickshire County Council
- West Oxfordshire District Council

*\*Daventry District Council, Northampton Borough Council, South Northamptonshire Council and Northamptonshire County Council have established the West Northamptonshire Joint Planning Unit to prepare joint development plan documents, including the Joint Core Strategy and other joint Supplementary Planning Documents.*

1.9. These are illustrated in Appendix 1.

### ***Town and Country Planning (Local Planning) (England) Regulations 2012***

1.10. Regulation 4 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out the 'prescribed bodies' for the purposes of implementing Section 33A of the 2004 Act.. Of those bodies listed in the Regulation it is considered that the following bodies are relevant to Cherwell District:

- The Environment Agency
- Historic England (Historic Buildings and Monuments Commission for England)
- Natural England
- The Civil Aviation Authority
- Homes Agency (Homes and Communities Agency)
- Oxfordshire Clinical Commissioning Groups
- The NHS England South East Commissioning Board
- Office of Rail and Road (Office of Rail Regulation)
- The Highway Authority – Section 1 of the Highways Act 1980:
  - Oxfordshire County Council
  - Highways England (The Highways Agency)
- Local Enterprise Partnerships:
  - The Oxfordshire Local Enterprise Partnership (OxLEP)
  - The South East Midlands Local Enterprise Partnership (SEMLEP)
- The Oxfordshire Local Nature Partnership

## **National Planning Policy Framework and Planning Policy Guidance**

- 1.11. The application of the 'Duty to Co-operate' is also informed by the National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG).
- 1.12. Paragraph 156 of the NPPF highlights the strategic priorities that local planning authorities should deliver including homes, jobs and infrastructure.
- 1.13. Paragraphs 178-181 of the NPPF explain that public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those related to strategic issues, and that joint working should enable local planning authorities to work together to meet development requirements which cannot be wholly met within their areas. The NPPF also identifies that co-operation should be a continuous process of engagement to ensure that plans are in place to provide the infrastructure necessary to support current and projected future levels of development. Local planning authorities will be expected to demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination.
- 1.14. Paragraph 182 of the NPPF sets out four tests of soundness, two of which expressly relate to the need for cross-boundary co-operation:

*“Positively prepared – The plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;” and;*

*“Effective – The plan should be deliverable over its period and based on effective joint working on cross - boundary strategic priorities”*
- 1.15. Paragraph 31 states, 'Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development...'
- 1.16. Planning Policy Guidance (PPG) provides further guidance and makes clear the Duty to Cooperate:
  - is separate from but related to the Local Plan test of soundness.
  - is not a duty to agree.
  - has no definitive list of actions that constitute effective cooperation. The focus is on Cooperation to produce effective policies on cross boundary strategic matters and effective cooperation is likely to require sustained joint working with concrete actions and outcomes.

## **2. Consultation and engagement**

- 2.1. The Council has involved the local community, stakeholders and statutory bodies in the preparation of the Submission Plan.

- 2.2. The Council has undertaken significant consultation with a wide range of stakeholders, including the general public, Parish Councils, national organisations and statutory bodies as part of the statutory consultation processes during the preparation of the Submission Plan. The consultation was carried out in accordance with the adopted Statement of Community Involvement (SCI) document (July 2016). The SCI is available on-line at: <https://www.cherwell.gov.uk/info/33/planning-policy/383/statement-of-community-involvement>
- 2.3. Consultation has been supported by exhibitions, workshops and stakeholder meetings at various stages of plan preparation.
- 2.4. There have been three main stages of consultation as listed in Table 1. Engagement and cooperation with other bodies has taken place within and outside of these formal consultation periods.

**Table 1: Formal consultations**

<b>Date</b>	<b>Formal consultations</b>
29 January 2016 – 11 March 2016	Local Plan Part 1 Partial Review Issues
14 November 2016 – 9 January 2017	Local Plan Part 1 Partial Review Options
17 July 2017 – 10 October 2017	Local Plan Part 1 Partial Review Proposed Submission Plan

- 2.5. Statement of Consultation accompanying the Submission Plan provides an account of the consultation carried out at the different stages of the Local Plan preparation. It explains how the Council has formally involved the local community, stakeholders and statutory bodies in the plan-making process, describes the various consultations undertaken and who was consulted and when. The Statement and its appendices summarise the main issues raised and explains how these were addressed.
- 2.6. Section 3 of this statement shows how the Council has engaged constructively, actively and on an on-going basis with the prescribed bodies and relevant 'duty to cooperate' bodies on cross-boundary strategic matters throughout the preparation of the Submission Plan.

### **3. Strategic Cross Boundary Matters and cooperation with prescribed bodies**

#### **3.1 Introduction**

- 3.1.1 The specific focus of the Submission Plan is that of meeting that part of Oxford's unmet housing need apportioned to Cherwell through the Oxfordshire Growth Board. This duty to cooperate statement therefore has the specific focus on the strategic priorities associated with the preparation of the Submission Plan for that particular purpose.

3.1.2 Strategic matters not related to the provision of Oxford's unmet housing need are outside the scope of the Submission Plan.

3.1.3 This section explains how the council has cooperated with prescribed bodies through the preparation of the Submission Local Plan Partial Review – Oxford's Unmet Housing Need to address effectively cross boundary strategic matters on the subsections below:

Section 3.2: Oxford's unmet housing need

Section 3.3: Economic growth

Section 3.4: Transport infrastructure

Section 3.5: Other Infrastructure

Section 3.6: Green Belt

Section 3.7: Open space and recreation

Section 3.8: Biodiversity and nature conservation

Section 3.9: Flood risk management and climate change

Section 3.10: Historic environment

## 3.2 Oxford's unmet housing need

### *Strategic Issues*

- Identifying the level of unmet housing need
- Apportionment of unmet need
- Addressing Oxford's unmet housing needs in Cherwell
- Location of growth and its relationship to neighbouring authorities
- Oxford's affordable housing and key worker housing needs
- Landscape and heritage impacts of PR10
- Plan delivery

### *Relevant prescribed bodies*

- Homes Agency (former Homes and Communities Agency)
- Oxfordshire County Council
- Historic England
- Natural England
- Oxfordshire Local Enterprise Partnership (Oxfordshire LEP)
- Neighbouring District and County Councils

### **Engagement**

#### Cooperation through the Oxfordshire Growth Board

3.2.1 Cherwell District Council shares a Housing Market Area with all the local authorities in Oxfordshire and two Functional Economic Market Areas one with Oxfordshire and one with South East Midlands (refer to Section 3.3 on Economic Growth).

3.2.2 The six Oxfordshire local authorities (county, districts and city councils) have a record of cooperation on cross boundary matters which precedes the 'duty to cooperate' requirements in the NPPF. The Oxfordshire Planning Policy Officers group (OPPO) was a forum for countywide discussion and cooperation for many years.

- 3.2.3 Prior to the establishment of the Oxfordshire Growth Board (OGB), the six authorities were members of the Oxfordshire Spatial Planning and Infrastructure Partnership (SPIP) which commenced county wide co-operation on the preparation of the Oxfordshire Strategic Market Housing Assessment (SHMA) (evidence doc. PR04) and the Oxfordshire City Deal. In 2014, this became the Oxfordshire Growth Board (OGB), a Joint Committee of all six Oxfordshire councils. The six councils are the core voting members. The Board also includes co-opted non-voting members from the following organisations:
- Oxfordshire Local Enterprise Partnership (OxLEP)
  - Oxford Universities
  - The Oxfordshire Skills Board
  - The Environment Agency
  - Homes England ( former Homes and Communities Agency)
  - Network Rail
  - Highways England
- 3.2.4 In November 2014 the OGB agreed a programme of work for addressing the unmet housing need arising from the Strategic Housing Market Assessment (SHMA) for Oxford City. On 19 November 2015 the OGB agreed a total working figure for Oxford's unmet housing need of 15,000 homes (evidence doc. PR12).
- 3.2.5 On 26 September 2016 the OGB decided on an apportionment of 14,850 homes for consideration in the preparation the Oxfordshire Authorities Local Plans. Cherwell's apportionment was a net 4,400 homes (evidence doc PR27).
- 3.2.6 Details of the OGB terms of reference, meetings, work programmes and evidence documents are available at: <https://www.oxfordshire.gov.uk/cms/content/oxfordshire-growth-board>
- 3.2.7 From 2014, the Councils worked together as part of the OGB to assess how and where any unmet housing need might best be accommodated in the Oxfordshire housing market area. From 2016 all six authorities cooperated in the preparation of the Oxfordshire Infrastructure Strategy and more recently on the emerging Oxfordshire Housing and Growth Deal.
- 3.2.8 The Oxfordshire councils work together through the Oxfordshire Local Economic Partnership (OXLEP) which prepares the Strategic Economic Plan for Oxfordshire. Cherwell also work with South East Midlands authorities through the South East Midlands Local Economic Partnership (SEMLEP) which prepares the Strategic Economic Plan for South East Midlands. Housing need and housing provision are an important part of planning for growth and relevant to the preparation of economic plans.
- 3.2.9 The Oxfordshire Strategic Housing Market Assessment (SHMA) 2014 was prepared jointly by the 6 Oxfordshire councils and informs the objectively assessed housing needs for Oxfordshire and the individual districts and city council areas. The SHMA 2014 provides an evidence based assessment of market and affordable housing and helps the Oxfordshire local planning authorities to prepare and adopt Local Plans based on robust 'objectively assessed housing need' evidence.
- 3.2.10 The council's adopted Cherwell Local Plan (Part 1) meets the full, objectively assessed need for Cherwell (22,840 homes) for the period to 2031.



3.2.11 In 2014 all Oxfordshire authorities signed up to a Joint Statement of Cooperation (PR01) committing to a process and arrangements for cooperation should one of the Parties be unable to accommodate their objectively assessed need identified in the Oxfordshire Strategic Housing Market Assessment (SHMA).

3.2.12 In November 2014, the Growth Board reached a general agreement between the authorities that there was limited capacity within Oxford to accommodate the number of homes required to meet its needs. There was a significant potential shortfall which would need to be provided for in neighbouring districts (evidence doc. PR05).

3.2.13 In order to address soundness matters, the Planning Inspector examining the Cherwell Local Plan required that a commitment to help meet the needs of Oxford was recorded in the plan.

*“...It is ...essential for clarity and soundness that the Council’s firm commitment to help meet the needs of Oxford city as part of the countywide housing market area, jointly with other relevant authorities including through the Oxfordshire Growth Board, as well as in respect of the Oxford and Oxfordshire City Deal (2014), is formally recorded in the plan...”*

*(Inspector Report for the Cherwell Local Plan – Evidence document PR45)*

3.2.14 Paragraph B.95 of the adopted Local Plan (2015) addresses that commitment and triggered county wide joint working through the Oxfordshire Growth Board and between councils to address Oxford’s unmet housing needs.

3.2.15 The Oxfordshire authorities worked to an agreed programme to review the capacity of Oxford to address its housing need. The authorities commissioned a report to examine this issue and following the consideration of the report’s outcomes all authorities agreed in November 2015 a working assumption of 15,000 homes for Oxford City’s unmet need to 2031 (evidence doc. PR12).

3.2.16 On 26 September 2016 the Oxfordshire Growth Board considered a report summarising the output of the countywide work programme and decided on an apportionment of 14,850 homes to the districts and city councils (evidence doc. PR27).

<b>Oxfordshire Growth Board Apportionment of Oxford's Unmet Housing Needs</b>	
<b>District</b>	<b>Apportionment - No. of Homes (Net)</b>
<b>Cherwell</b>	<b>4400</b>
Oxford	550
South Oxfordshire*	4950
Vale of White Horse	2200
West Oxfordshire	2750
Total	14850
*Note: South Oxfordshire District Council did not agree to the apportionment	

3.2.17 This apportionment was followed by a Memorandum of Cooperation in November 2016 signed by Oxford City Council, Cherwell District Council, Vale of the White Horse District Council, West Oxfordshire District Council and Oxfordshire County Council (evidence doc. PR 28).

- 3.2.18 Although South Oxfordshire District Council did not sign the Memorandum of Cooperation, South Oxfordshire officers played an active part in the Growth Board work programme and contributed to the preparation of all evidence documents.
- 3.2.19 The OGB work programme included the preparation of a county wide Green Belt Study (October 2015, evidence doc. PR13), a Transport Assessment (May 2016, evidence doc. PR15), an education evidence (September 2016, evidence doc. PR15), an Assessment of Spatial Options (September 2016, evidence doc. PR14). The Statement of Cooperation, Memorandum of Cooperation, agreed joint work programme, evidence documents and the details of meetings and minutes are can be viewed at <https://www.oxfordshire.gov.uk/cms/content/oxfordshire-growth-board>.
- 3.2.20 Key documents are available as part of the Partial Reviews evidence base at: <https://www.cherwell.gov.uk/info/112/evidence-base/369/local-plan-part-1-partial-review---evidence-base>.
- 3.2.21 The main outcomes of effective cooperation in cross-boundary housing matters are the testing of the level of Oxford's unmet housing needs; the determination of an apportionment of that need, closer understanding of the needs arising from Oxford City; strategic information on Green Belt, Transport, Education; and consensus building that have all informed the preparation of Cherwell's Submission Local Plan Part 1 Partial Review February 2018. The Plan proposes meeting the agreed apportionment of Oxford's unmet housing need in the Cherwell District. Work on the Oxfordshire Infrastructure Strategy has assisted the preparation of the Partial's Review's Infrastructure Schedule. Continued work on the Oxfordshire Growth Deal assists wider delivery of the Plan.

#### Cooperation outside the Oxfordshire Growth Board

- 3.2.22 In addition to joint working through the Oxfordshire Growth Board, the Submission Plan was informed by direct discussions and joint working with local authorities and other organisations relevant to the duty to cooperate.
- 3.2.23 The Council held a stakeholder workshop (13.12.16) attended by adjoining local authorities, Oxford University representatives, Oxfordshire Clinical Commissioning Group (OCCG), rail representatives, site promoters, and local groups (including green belt). This engagement enable early discussion on strategic matters from location of growth and infrastructure provision to Green Belt considerations. Similar workshops were undertaken for parishes, town councils on (07.12.16, 12.12.16, 23.02.16 and 24.02.16). This engagement and comments received through representations helped inform the preparation of the Proposed Submission Plan. The council's Consultation Statement provides details of attendance and main issues raised.
- 3.2.24 Specific duty to cooperate meetings with South Oxfordshire District Council (03.08.17), Vale of the White Horse District Council (18.09.17 and 27.09.17), Oxford City Council (15.09.17), West Oxfordshire District Council (22.09.17 and 10.04.17) and Oxford City Council (15.09.17 and 15.11.17) helped the councils to identify cross boundary strategic issues.

#### *South Oxfordshire DC*

- 3.2.25 In August 2017 Cherwell and South Oxfordshire councils met to discuss cross-boundary issues arising from their respective emerging plans. Although the councils

have taken different approaches to address Oxford's unmet need in the preparation of their respective local plans, South Oxfordshire have committed to undertake a partial review of its Local Plan once the City's Plan has been adopted.

3.2.26 In November 2017 West Oxfordshire, Oxford City and Cherwell councils objected to South Oxfordshire's Publication Local Plan 2033 (Regulation 19 stage). The main reasons for the joint objection were:

- departure from the agreed Growth Board apportionment to address Oxford City's unmet housing needs.
- delivering housing to contribute to Oxford's needs solely in accordance with the SODC's own spatial strategy (including disregarding GB sites on the City's boundaries)
- failure to prepare a plan which effectively contributes to Oxford's unmet affordable housing need element of the apportionment given the low percentage of affordable housing

3.2.27 Nevertheless, the two councils have a positive working relationship and track record of effective joint working. The only substantive matter of disagreement is the approach to Oxford's unmet housing need in the emerging SODC Local Plan 2033 and LP1 Partial Review.

#### *West Oxfordshire*

3.2.28 In May 2017 the two Councils signed a statement of common ground (SoCG) to confirm their agreed position on the Duty to Cooperate, the Oxfordshire SHMA and West Oxfordshire's apportionment of Oxford's unmet housing need for the WODC Local Plan Examination. The two council's did not have any substantive areas of disagreement, at that time. The SoCG precedes Cherwell's consultation on the Proposed Submission Local Plan.

3.2.29 Although, West Oxfordshire response to the overall Submission Plan is supportive, the council objects to Policy PR10 Land South East of Woodstock on landscape and heritage grounds. West Oxfordshire are also of the view that increasing the housing densities at other proposed allocations would negate the need to allocate Policy PR10. The Submission Plan proposes amendments to Policy PR10 responding to its heritage and landscape constraints and informed by a meeting with Historic England on 06.09.2017 and further communication. This included avoiding areas of archaeology associated with the Blenheim Villa Scheduled Ancient Monument and the removal of the requirement to retain land at the site in agricultural use (within a designated area of green space) to maximise the opportunity for any archaeology to remain undisturbed. The Submission Plan is informed by a Sustainability Appraisal and evidence addressing the consideration of transport and landscape impacts in the Submission Plan area and potential cross boundary impacts in West Oxfordshire.

3.2.30 The Submission Plan site policies address high level assumptions of site capacity, each policy requires a development brief to be jointly prepared and agreed in advance with Cherwell District Council and in consultation with Oxfordshire and Oxford City councils. Policy PR10 requires the development brief to be prepared in consultation with Oxfordshire and West Oxfordshire councils and Historic England.

### *Oxford City Council*

- 3.2.31 Oxford City Council supports the Submission Plan location of growth and welcomes its good relationship to Oxford and sustainable travel opportunities. The City council encourages earlier delivery of sites when possible (before 2021). The Submission Plan's approach to affordable housing and key worker housing is supported and the ongoing dialogue between the two councils planning and housing officers is welcomed.
- 3.2.32 The starting date of 2021 for the commencement of development in the Submission plan does not preclude early delivery of development sites. This is acknowledged in the Growth Board Memorandum of Cooperation (November 2016) and replicated under Paragraph 1.33 of the Proposed Submission Plan (July 2017). The exception are sites PR7a and PR10 which are phased towards the end of the plan period.
- 3.2.33 Oxford City Council emerging Local Plan identifies site 590 as a preferred option. The site lies to the south of Cherwell Submission Plan Policy PR3c (triangular parcel of land between the railway line and the A34). The City Council is of the view that if land at Policy PR3c is not taken forward for development, it may impact on the deliverability of their site.
- 3.2.34 The Submission Plan removes the site from the Green Belt in this area so that the A34 becomes the logical, permanent Green Belt boundary and expects improved connectivity through PR3c to Oxford's Northern Gateway to the south. This enables the delivery of a connecting pedestrian, cycle and wheelchair access route from Oxford Road through Policy PR6b and the wider area including the Northern Gateway. It is Cherwell's view that this improved connectivity is likely to enhance the sustainability and deliverability of sites in the north Oxford area. The Submission Plan does not prevent site PR3c coming forward for uses other than residential.
- 3.2.35 Oxford City have commissioned consultants (GL Hearn) to undertake a light review of the Oxfordshire SHMA to take account an extended Plan period up to 2036 in the City's emerging local plan. It was agreed at the meeting that Cherwell would be involved in the scoping of the project brief and comments were provided.

### *Vale of the White Horse District Council*

- 3.2.36 The Vale of the White Horse welcomes the Submission Plan meeting Cherwell agreed apportionment of Oxford's unmet housing need and the location of growth in close proximity to Oxford. In addition to working effectively through the post SHMA work programme both councils have been involved in discussions with Natural England on the in-combination effects of growth arising from their Proposed Submission Plans in relation to the Oxford Meadows Special Area of Conservation and their respective Habitat Regulations Assessments. Cherwell and Vale have continued to liaise on this matter and further information is in the process of being organised for Natural England.

### *Neighbouring authorities outside Oxfordshire*

- 3.2.37 Engagement with adjoining authorities outside Oxfordshire include: Aylesbury Vale District Council (11.10.17), Northampton County Council -West Northamptonshire JPU (18.09.17), South Northamptonshire Council (9.10.17), Stratford-on-Avon District Council (12.09.17) and correspondence with Warwickshire District Council

and Buckinghamshire District Council did not raise any relevant cross-boundary matters for the Submission Plan.

#### *Affordable Housing*

- 3.2.38 In preparing the Submission Plan, the Council considered the objectively assessed need for affordable housing in the housing market area and particularly, the need for affordable housing in Oxford as identified in the SHMA, Oxford's Housing Strategy, its Core Strategy and work for its emerging Local Plan. The viability assessment supporting the plan (evidence doc. PR49) tested the impact of delivering affordable housing on the viability of development sites in 5% increments ranging from Cherwell's adopted policy position (35%) to Oxford City's policy position (50%). The viability assessment indicated the sites were capable of accommodating increased levels of affordable housing and were shown to be viable with a 50% affordable housing requirement.
- 3.2.39 The Submission Plan requires the provision of 50% of homes as affordable housing in all the residential allocations Policies PR6a PR6b, PR7a, PR7b, PR8, PR9 and PR10. Policy PR2 sets out the housing mix, size and tenure requirements for housing provision in the allocated sites including the provision of key worker housing. Policy PR2 requires the agreement of the housing mix with Cherwell District Council in consultation with Oxford City Council guided by the latest evidence (presently the SHMA).
- 3.2.40 Health and Social Care provision in the county is been affected by the lack of key worker housing. The County Council met Cherwell, Oxford City, South Oxfordshire and the Vale of the Whitehorse councils to discuss measures to tackle the challenges faced by the County to recruit carers (15.12.17). County officers are liaising with Cherwell's housing officers to address immediate needs and the delivery of the Submission plan policies will help increase availability of affordable and key worker housing in the area as development proposals are delivered.
- 3.2.41 The Council met the Homes Agency (26.09.17) in September 2017 to discuss the proposals in the LP1 PR plan. The Homes Agency offered support and advice to help deliver the plan's proposals.
- 3.2.42 The Homes Agency role enabling the LP1 PR will be strengthened further as part of their advice on infrastructure and delivery of development sites as part of the Oxfordshire Housing and Growth Deal announced in the Autumn Budget in November 2017.
- 3.2.43 The 'Deal' will secure £60m funding to support an Oxfordshire-wide affordable housing delivery programme which expects at least 1,320 affordable homes to start on site by 2021.
- 3.2.44 This funding is in addition to the existing Homes England Affordable Homes Programme which is on-going and will continue alongside the 'Deal'.

#### *Oxfordshire Housing and Growth Deal*

- 3.2.45 Following the Oxfordshire Housing and Growth Deal announcement at the Autumn Budget 2017, the 6 Oxfordshire local authorities worked together to reach an agreed position on an Outline Agreement with the Government. The agreement includes

commitments to the delivery of 100,000 new homes in Oxfordshire between 2011 and 2031 (in line with the 2014 SHMA) and to the production of a Joint Spatial Plan. Since the Outline Agreement was secured, the Oxfordshire Councils have been working on a Housing and Growth Deal Delivery Plan (HGDDP) for submission to Government and to be endorsed by all 6 Oxfordshire councils in February 2018

3.2.46 In the outline agreement for the 'Deal', Oxfordshire and the Government commit to:

Oxfordshire	Government
<ul style="list-style-type: none"> <li>Plan for and support the delivery of 100,000 new homes between 2011 - 2031</li> <li>The submission and adoption, of a Joint Statutory Spatial Plan (JSSP) covering all five districts, by 2021, and submission of the current suite of Oxfordshire Local Plans</li> <li>Work with government to explore further opportunities to drive innovation in partnership, design and construction</li> <li>Work to secure additional public and private funding to plan for and support delivery of 100,000 homes by 2031</li> <li>Consider the introduction of a Strategic Infrastructure Tariff</li> </ul>	<ul style="list-style-type: none"> <li>Provide Oxfordshire with up to £215m funding</li> <li>Explore options for time-limited planning freedoms and flexibilities</li> <li>Support for encouraging more private sector investment in Oxfordshire as an area with high economic potential</li> <li>Future collaboration to break down barriers to housing delivery</li> </ul>

*(Adapted from the Oxfordshire Housing and Growth Deal Delivery Plan, February 2018)*

3.2.47 The 'Deal' provides capacity funding, affordable housing funding and £150m funding for infrastructure to help support the delivery of approximately 6,500 houses during the period of the Deal (2018-2023), and a total of up to 14,000 by 2031. It will also establish an infrastructure fund to lever in additional investment.

3.2.48 Using evidence from OxIS (that has been informed by the 5 Local Plan Infrastructure Delivery Plans) the Infrastructure Delivery Programme will focus on unlocking the housing planned for in current and emerging Local Plans.

### **Effectiveness**

3.2.49 The Submission plan preparation is based on effective joint working on cross - boundary strategic priorities including:

- i. Completion of a joint Strategic Housing Market Assessment (2014) providing robust objectively assessed housing need evidence for Oxfordshire and informing the preparation of the city and district councils Local Plans.
- ii. Countywide cooperation and joint working through the Oxfordshire Growth Board addressing Oxford's unmet housing need: agreed working assumption of 15,000 homes for Oxford's unmet need (November 2015) and apportionment in September 2016 of 14,850 homes for Oxford's unmet need to the city and district councils (4,400 in Cherwell).



- iii. Adopted Cherwell Local Plan Part 1 (2015) meets in full Cherwell's objectively assessed housing needs.
- iv. Cherwell's Submission Local Plan Part 1 Partial Review February 2018 meets in full the agreed apportionment of Oxford's unmet housing need in Cherwell District.
- v. Cherwell's Submission Local Plan Part 1 Partial Review February 2018 addresses in an effective manner Oxford's affordable housing needs. All LP1 PR site policies require 50% homes to be affordable and that affordable housing and key worker housing is provided in agreement with Cherwell District Council and in consultation with Oxford City Council (Policy PR2).
- vi. Effective cooperation and joint working through the Oxfordshire Growth Board to secure Government support and help deliver growth in adopted and emerging local plans to 2031 through the Oxfordshire Housing and Growth Deal 2018.
- vii. Effective cooperation with the Homes Agency to help deliver the Submission Plan proposals to 2031.

*Effective cooperation with neighbouring authorities to address cross boundary matters*

- viii. The Submission Plan site policies allocate land for development to help meet Oxford's need in a Cherwell and West Oxfordshire context. Each policy requires a development brief to be jointly prepared and agreed in advance with Cherwell District Council and in consultation with Oxfordshire County Council and Oxford City Council. Policy PR10 requires the development brief to be prepared in consultation with Oxfordshire and West Oxfordshire councils and Historic England.
- ix. The Submission plan proposes an amended Policy PR10 responding to heritage and landscape constraints.
- x. The Submission Plan is informed by a Sustainability Appraisal and evidence addressing the consideration of transport and landscape matters in the north Oxford, South Cherwell and Woodstock area. These and other evidence documents have helped to identify policy requirements which either respond to site specific concerns or to improve connectivity between existing and new development and known development commitments in adjoining authorities such as Northern Gateway in Oxford City and a planning resolution to approve (16/01364/OUT) in West Oxfordshire.
- xi. Positive and effective cooperation on the preparation of the Habitat Regulations Assessments supporting Cherwell and Vale of the White Horse emerging plans in consultation with Natural England. This is to assess the combination effect of their respective plans on the Oxford Meadows SAC. At the time of writing both Councils were preparing a joint response to Natural England.
- xii. Engagement with all other adjoining authorities outside Oxfordshire did not result on any relevant cross-boundary strategic matters for the Submission Plan.

### 3.3 Economic Growth

#### *Strategic Issues*

- Cherwell District's close economic relationship with Oxford.
- The economic influence and potential of priority localities in the south of the county and Oxford - investment centres within a 'Knowledge Spine'.
- Providing development so it supports the projected economic growth which underpins the housing needs and local Oxford and Cherwell economies.
- The need to meet national objectives, the commitments set out both on a countywide basis and in the adopted Cherwell Local Plan 2011-2031, the expectations of those in housing need, and the requirements of the development industry in terms of providing homes to support economic growth.
- The effect of poor east-west connectivity as a major barrier to housing and economic growth.
- The economic growth of Oxfordshire and the implications of cross-regional growth require cooperation and coordination on a continuous basis.

#### *Relevant prescribed bodies*

- Oxfordshire Local Enterprise Partnership (Oxfordshire LEP)
- South East Midlands Local Enterprise Partnership (SEM LEP)
- Oxfordshire County Council
- Oxfordshire Local Planning Authorities
- Neighbouring District and County Councils

3.3.1 The Partial Review strategy is part of a wider economic context. Oxfordshire's Strategic Economic Plan (2016), prepared by the Oxfordshire Local Enterprise Partnership, highlights the county's important strategic location in relation to London, Heathrow Airport and as part of the UK's 'Golden Triangle' between Oxford, London and Cambridge. It highlights the economic potential of the Oxford - Milton Keynes – Cambridge corridor, a focus of work undertaken by the National Infrastructure Commission.

3.3.2 Oxford's importance as a key economic driver directly influences the rest of Oxfordshire; particularly where, as in Cherwell's case, there are significant, shared economic assets at the interface between the city and the districts or along main transportation corridors.

#### *Engagement*

3.3.3 At strategic level, the 6 Oxfordshire councils work cooperatively through the Oxfordshire Growth Board. The Growth Board also includes co-opted, non-voting members who have particular roles in encouraging economic growth including the Oxfordshire Local Enterprise Partnership (OxLEP), the Oxfordshire Skills Board, Oxford Universities, the Homes Agency. The City Council wishes to build on the city's existing economic growth and its place in the global economy.

3.3.4 The Oxfordshire Growth Board is charged with the delivery of projects agreed in the 'Oxford and Oxfordshire City Deal' and 'Local Growth Deals with an agreed programme of work. Regular officer meetings are also held.

3.3.5 Cherwell District Council belongs to the Functional Economic Market Areas of Oxfordshire and South East Midlands and cooperates on strategic cross boundary

matters with the Oxfordshire and South East Midlands Local Enterprise Partnerships (LEPs) in the preparation of the Strategic Economic Plans for both areas. Duty to cooperate meetings were held with the South East Midlands LEP on 29.11.17 and 02.02.18 and with the Oxfordshire LEP on 17.08.17. A key cross boundary strategic matter for both LEPs is the Cambridge - Milton Keynes- Oxford Arc growth corridor. The Council is part of one organisation with South Northamptonshire Council and therefore, necessarily, has an easterly outlook as well as its Oxfordshire focus. The National Infrastructure Commission published its final report on this growth corridor in November 2017. The report recommends an arc wide strategic partnership board with membership from local authorities and local enterprise partnerships.

- 3.3.6 The Council's work with the Oxfordshire authorities on the Oxfordshire Housing and Growth Deal (refer to section 3.2) forms an important part of the Cambridge - Milton Keynes- Oxford Arc growth corridor.
- 3.3.7 The Council has also engaged with a number of other organisations (or agents for) including:
- Begbroke Science Park
  - London Oxford Airport
  - The Oxford Universities
  - Parish Council's
  - Site Promoters
  - National Infrastructure Commission
- 3.3.8 Views were provided by those landowners with a relationship to Policy Kidlington 1 in the 2015 Local Plan to inform evidence base for the Partial Review including; the Small Scale Green Belt Review – accommodating high value employment needs. Policy Kidlington 1, and in particular, the location of Begbroke Science Park has a bearing on Policy PR8 of the Partial Review. The situation of the Science Park, Oxford University and the airport within Cherwell also illustrate the strong interface that exists between Oxford and this part of Cherwell and the significance of the A44 corridor. The development of the Northern Gateway at the boundary but within Oxford will contribute to this.
- 3.3.9 In addition, stakeholder and parish workshops were held where issues relating to economic growth were discussed. Information from the Civil Aviation authority regarding safeguarded areas has been provided to the Council to inform the Partial Review.
- 3.3.10 Further information is provided in the Council's Consultation Statements.

### ***Effectiveness***

- 3.3.11 Consultation and engagement as described above has assisted the Council in the identification and consideration of strategic issues. In particular, it has helped in the following areas:
- i. The need for development to be provided so that it is well connected to Oxford and supports the city's economy, universities and its local employment base.
  - ii. Recognising Oxford University research facility at Begbroke, London-Oxford Airport, the Langford Lane employment area at Kidlington and within Oxford, the Northern Gateway site are key economic assets which have clear relationships

with the economic growth of Oxford, relationships which the Partial review should build on.

- iii. The Sciences Park's location close to Oxford and Kidlington and next to the Oxford Canal and railway provide an opportunity to meet Oxford's needs in parallel with the expansion of the Science Park.
- iv. Consideration of the extension of the Science Park further in Local Plan Part 2.
- v. The development of a Secondary School at Begbroke in association with the University.
- vi. The potential for expansion and diversification of the airport and its operations and regulatory considerations.
- vii. Recognition of the operations of the airport including in relation to flight paths and safeguarded zones.
- viii. The need for Oxfordshire Councils to continue to cooperate on cross-boundary strategic matters, including on an Oxfordshire Infrastructure Strategy (OxIS) and delivering the SHMA requirements.
- ix. The importance of delivering projects such as the suggested A40–A44 link road included in the Local Transport Plan and the Oxford to Cambridge Expressway to secure economic growth.
- x. The role of Kidlington as a local shopping and employment centre and its relationship with Oxford.
- xi. The delivery of the employment aspirations of the Kidlington Masterplan Framework.
- xii. Policy development in the Partial Review to recognise of the concerns of Parish Councils and other local groups and organisations in relation to the potential negative impacts of economic growth including traffic congestion, loss of environmental assets and pollution.
- xiii. Where appropriate, policies in the Partial Review formulated to reflect the views of site promoters.
- xiv. The accommodation of County Council education requirements and the provision of an employment, skills and training plan.

### **3.4 Transport Infrastructure**

#### ***Strategic Issues***

- Location of growth
- Potential impact of proposed growth on the Strategic and Local Road Network and proposed mitigation
- Policy PR8 proposal to safeguard land for a rail halt/station
- Policy PR8 effect of potential closure of Sandy Lane to road traffic
- Water quality levels downstream of Cassington Waste Water Treatment Works

- Potential impact of proposed growth on level crossings use
- A40 –A44 link road
- London –Oxford Airport
- East-West Rail
- DfT/HE Road Investment Strategy (RIS2) and the Oxford-Cambridge Expressway
- Delivery of transport infrastructure

### ***Relevant prescribed bodies***

- Office of Rail and Road (Office of Rail Regulation)
- Network Rail
- Highways England
- Oxfordshire County Council
- Civil Aviation Authority
- London Oxford Airport
- Natural England
- Neighbouring District and County Councils

### ***Engagement***

- 3.4.1 The LP1 PR is a sustainable transport-led plan, it provides for 4,400 homes to meet Oxford's unmet need in close proximity to Oxford along key corridors into the city centre.
- 3.4.2 The council and its consultant (ITP) worked in cooperation with Oxfordshire County Council from early stages of plan preparation through regular OCC/CDC liaison meetings (established since the preparation of the now adopted Local Plan Part 1).
- 3.4.3 The two councils also held issue specific meetings at key stages of evidence preparation which resulted on joint the commissioning of transport modelling, understanding of the plan's effect on local and strategic road network, the identification of transport mitigation measures and culminated on the joint sign off of the Transport Assessment supporting the Submission Plan.
- 3.4.4 In cooperation with Oxfordshire County Council, the council selected development locations based on a 'lowest transport impact' basis, which was appraised through an iterative stage of model testing and Red / Amber / Green assessment. The county and district councils met with Highways England at key stages of transport evidence preparation sharing approach and outcomes of the evidence at key stages of plan preparation (29.07.16, 18.01.17, 13.09.17, 09.10.17 and 19.01.18).

- 3.4.5 The approach to growth location helped address Highways England's views on '*...the risk that if Green Belt development is not permitted it may need to be allocated elsewhere, which could potentially have a far more onerous impact on the highway network than is predicted within the plan.*' (Representation reference PR-C-1388)
- 3.4.6 A key outcome of joint working between OCC and CDC and the continuous engagement with Highways England was the location of growth in areas with potential for use of sustainable transport. This approach complemented existing Local Transport Plan commitments in the Oxford Transport Strategy for the north Oxford and southern Cherwell area including the A44 corridor Oxford to Woodstock.
- 3.4.7 The Council and the highways authorities discussed the effect of the plan on the M40 J9, A34 and A34 junctions and agreed that the main residual issues are concentrated upon the Pear Tree interchange. The LP1 PR Do Minimum modelling results predict AM and PM peak traffic congestion at Pear Tree interchange, even without the LP1 PR growth. LP1 PR focuses mitigation on sustainable transport modes, including improvements to bus services that operate through this junction
- 3.4.8 There was an understanding that on a congested network the priority should be to provide alternatives to the car. Cooperation between the Council and the County Council resulted in focusing mitigation on sustainable transport modes, including improvements to bus services that operate through Pear Tree and Loop Farm.
- 3.4.9 Continuous engagement with the highways authorities resulted in a proportionate approach to evidence preparation and the understanding that any junction microsimulation work may need to be taken forward once there is greater certainty over the nature of development that will affect Pear Tree and Loop Farm roundabouts. The effects of the plan's proposed cycling measures are potentially significant and could have a positive impact on Cutteslowe and Wolvercote roundabouts in north Oxford. Highways England suggested to highlight the public health and air quality benefits of the cycling proposals in a transport topic paper.
- 3.4.10 The county and district councils explained to Highways England that the potential closure of Sandy Lane to vehicular traffic is unlikely to affect the operation of the Strategic Road Network, modelling evidence shows that Langford Lane operates under capacity and could absorb displaced vehicular movements. Modelling also showed that the A40-A44 link road is not required to deliver LP1 PR growth.
- 3.4.11 The Council committed to prepare a transport topic paper making clearer/more accessible information on how the potential plan's transport cumulative impacts have been addressed, what are the main residual issues on the strategic road network and the approach to infrastructure delivery as well as emphasising the effect of sustainable transport proposals on public health and air quality. The topic paper is to be shared with Highways England prior to the local plan examination.
- 3.4.12 CDC submitted a response to DfT/HE Road Investment Strategy (RIS) 2 consultation addressing the strategic issues in the strategic road network for LP1 PR.
- 3.4.13 Through the Oxfordshire Growth Board, the district and county councils have progressed the Oxfordshire Housing and Growth Deal which will commit the Government to a 5 year (2018-2023) £215m funding package addressing the affordable housing and transport infrastructure requirements. The Submission Plan's sustainable transport mitigation package is included in the emerging Growth Deal under 'North Oxford - All Modes Corridor Improvements'.



- 3.4.14 Through the Oxfordshire Growth Board, the district and county councils cooperated in the preparation and finalisation of the Oxfordshire Infrastructure Strategy (OxIS), September 2017. The strategy considers growth and associated infrastructure requirements from 2016 to 2040 although its core planning period runs from 2016 to 2031 to align with the majority of local plans in preparation in Oxfordshire.
- 3.4.15 A key outcome of this active on-going cooperation is the availability of up to date and coordinated county wide and district evidence to inform and influence local, county and national infrastructure investment programs including emerging Oxfordshire Housing and Growth Deal, Local Growth funding bids, DfT Road Investment Strategy 2 and any other future funding opportunities as they become available.
- 3.4.16 Following the 2017 autumn budget announcements, the Oxford to Cambridge Expressway is expected to be delivered towards the end of the Submission Plan period. The county and district councils consider that the expressway is likely to relieve pressure on the A34 and as consequence on the Pear Tree interchange however, the route option will not be announced by the Government until summer 2018 and cannot as yet be incorporated in modelling or evidence scenarios supporting the plan.
- 3.4.17 In addition to the more strategic engagement, the County Council provided constructive feedback before and during the plan's consultation stages including amendments to improve the plan text on matters such as requirements for vehicular access as part of site policies.

#### *Rail*

- 3.4.18 The County and district councils met with Network Rail (NR) on 29.01.18 to understand in more detail the nature of the matters raised by NR in their local plan representation.
- 3.4.19 The main matters related to the effect of the Submission Plan's proposals on existing railway crossings from potential increased use and the wider strategic aim to increase frequency of rail services. Engagement resulted on amendments to local plan Policy PR8 requiring consultation with NR on the development brief for Policy PR8 and references to level crossings in the Transport Assessment requirement.
- 3.4.20 CDC made clearer that the rail stations/halt at Policy PR8 is a long term aspiration from Oxford University/Begbroke Science Park and that the LP1 PR does not rely on the provision of this facility. Policy PR8 safeguards land to avoid preventing long term future aspirations.
- 3.4.21 NR invited CDC/OCC to contact NR on any funding opportunities that might arise from NR in seeking to close the level crossings and shared information on level crossing which will help inform future engagement on development briefs.
- 3.4.22 The primary roles of ORR include regulating fair access to the rail network and ensure that Network Rail and Highways England fulfil performance commitments and deliver investment programmes. Cherwell District Council (CDC) consulted the ORR at each stage of plan preparation and liaised directly with Network Rail and Highways England during the preparation of plan.

### *Airport*

- 3.4.23 The Council consulted the Civil Aviation Authority (CAA) at each stage of plan preparation. Early engagement with the Oxford-London Airport (05.09.16) ensured the plan was informed by the CAA's flight paths and safeguards for the London-Oxford airport. Engagement between the Council and the County Council on transport mitigation also helped inform the County Council's location for a new Park and Ride on the A44 on London-Oxford Airport land. The P&R supports Bus Rapid Transit measures for the north Oxford and southern Cherwell Area and facilitating connections between existing and proposed growth to main transport hubs, services and employment.
- 3.4.24 The Council held a stakeholder workshop on 13.12.16 which included the attendance of London Oxford Airport, Oxfordshire County Council, Chiltern Railways, Vale of the White Horse District Council and Oxford City Council amongst others which enable a discussion of the strategic implications of the Submission Plan. The plan's supporting Consultation Statement contains details of this and other direct engagement with stakeholders during the preparation of the Submission Plan.

### *Utilities*

- 3.4.25 The Council worked closely with Thames Water and the Environment Agency in the preparation of a Water Cycle Study (PR71 and PR81). Initial discussions were held on 10.03.15 (TW and EA) and 22.10.2016 (EA) and a Steering Group was created as the Council appointed consultants to undertake the study. The Steering Group comprised of the Council and its consultants (AECOM), Thames Water, Anglian Water and the Environment Agency. Natural England were consulted during the preparation of study.
- 3.4.26 Meetings of the Steering Group on 17.01.17 and 25.04.17 as well as on-going discussions on the findings of the study and advice from Natural England helped inform the Submission Plan's policies and the schedule of infrastructure in Appendix 4 of the Submission Plan. Key outcomes include amendments to policies PR6a, PR6b, 7a, 7b, PR8 and PR9 requiring applications to demonstrate relevant bodies (as appropriate) have been consulted regarding waste water treatment capacity and demonstrating that agreement has been reached in principle that foul drainage from the sites will be accepted into the drainage network. Appendix 4 of the Submission Plan notes where upgrades are or may be needed to serve the Submission Plan sites.
- 3.4.27 The recommendations from the Water Cycle Study addressed Natural England's concern and the Submission Plan Policies and infrastructure schedule were also amended as a result.

### ***Effectiveness***

- 3.4.28 Constructive, active and on-going engagement with prescribed bodies and relevant duty to cooperate bodies helped address effectively cross - boundary strategic transport priorities including:

*OCC, CDC, Oxfordshire Growth Board, Highways England*

- i. Joint identification of main road network issues and joint sign off of Transport Assessment by the county and the district councils.
- ii. Joint approach and agreement on the location of growth based on least impact on the road network. Proposed growth allocations in locations with potential for use of sustainable transport which complemented existing Local Transport Plan commitments in the Oxford Transport Strategy for the north Oxford and southern Cherwell area including the A44 corridor Oxford to Woodstock.
- iii. General understanding that the plan's main residual issues are concentrated upon the Pear Tree interchange and that on a congested network the priority should be to provide alternatives to the car.
- iv. Continuous engagement with the highways authorities resulted in a robust and proportionate approach to evidence preparation and the understanding that any junction microsimulation work may need to be taken forward once there is greater certainty over the nature of development that will affect Pear Tree and Loop Farm roundabouts.
- v. Agreement to prepare a transport topic paper making clearer/more accessible information and for it to be shared with Highways England prior to the local plan examination.
- vi. Effective engagement to help secure infrastructure provision: DfT/HE Road Investment Strategy (RIS) 2 consultation to address strategic road network matters in the north Oxford/ south Cherwell area.
- vii. Effective engagement to help secure infrastructure provision: The Submission Plan sustainable transport mitigation package is included in the Oxfordshire Housing and Growth Deal under 'North Oxford -All Modes Corridor Improvements'.
- viii. Up to date and coordinated county wide and district evidence to inform and influence local, county and national infrastructure investment programs including emerging Oxfordshire Growth Deal, Local Growth funding bids, RIS 2 and any future Housing Investment Fund bids.
- ix. Oxford to Cambridge Expressway is to be delivered towards the end of the plan period and it is likely to relive pressure on the A34 and as consequence on the Pear Tree interchange. No route options will be announced until the summer and therefore it cannot be incorporated within the transport scenarios for the plan at this stage.
- x. Improvements to plan text and infrastructure schedule with regards to transport matters.

*OCC, CDC, Network Rail*

- xi. NR confirmed concerns regarding Colts, Water Eaton 5 and Nesbitts railway crossings are no longer relevant. They were all abolished as part of East-West Rail improvements.
- xii. Support approach to Sandy Lane level crossing in the Submission Plan

- xiii. Agreed that the plan's proposals did not require closure of Roundham railway crossing.
- xiv. Confirmed that retaining Roundham level crossing is unlikely to prevent NR's strategic objectives to an increase in network capacity.
- xv. Agreed that potential level crossing usage (principally non-motorised traffic) of Yarnton/Green Lane cannot be established until development proposals are progressed.
- xvi. Changes to Policy PR8 wording requiring consultation with NR on the development brief and adding a reference to level crossings in the Transport Assessment requirement.
- xvii. CDC made clearer that the rail stations/halt at Policy PR8 is a long term aspiration from Oxford University/Begbroke Science Park and that LP1 PR does not rely on the provision of this facility. It simply safeguards land to avoid preventing long term future aspirations. No further action required.
- xviii. LP1 PR Appendix 4 – Schedule of Infrastructure reflect the above.
- xix. NR invited CDC/OCC to contact NR on any funding opportunities that might arise from NR in seeking to close the level crossings.

*Airport*

- xx. Plan preparation was informed by the CAA's flight paths and safeguards for the London-Oxford airport
- xxi. Engagement on transport mitigation also helped inform the County Council's location for a new Park and Ride on the A44 on the London-Oxford Airport land supporting Bus Rapid Transit measures for the north Oxford and southern Cherwell Area.

*Utilities*

- xxii. Engagement with Thames Water and Environment Agency through the preparation of the Water Cycle Study (evidence docs. PR71 and PR81) informed amendments to the Submission Plan to ensure water quality is maintained following proposed development and waste water upgrades requirements are included in the Submission Plan's infrastructure schedule.

### **3.5 Other Infrastructure**

***Strategic Issues***

- Location of growth
- Infrastructure provision

***Relevant prescribed bodies***

- Oxfordshire County Council (Local Education Authority, Minerals and Waste Authority)
- Education and Skills Funding Agency (ESFA)
- NHS England South East Commissioning Board

- Oxfordshire Clinical Commissioning Group (OCCG)
- Neighbouring District and County Councils

## **Engagement**

### *Approach to Infrastructure planning*

- 3.5.1 Growth for Cherwell is committed in the adopted Local Plan 2015 and supported by an infrastructure programme in its associated Infrastructure Delivery Plan (IDP). The IDP is updated on yearly basis with information from infrastructure providers as part of the Council's Annual Monitoring Report. The Local Plan Part 1 Partial Review addresses Oxford's unmet housing needs within Cherwell and its preparation has considered the growth already committed in the adopted plan as well as seeking to avoid undermining the adopted plan's strategy and delivery of growth. Strategic infrastructure matters in south Cherwell are of equal relevance for both adopted LP1 and the LP1 PR.
- 3.5.2 Infrastructure provision for the emerging plan and engagement with providers considers the committed growth in the adopted plan and the additional infrastructure needs to support the emerging plan. For the more strategic infrastructure provision such as transport, education, health, flood risk and utilities committed growth in adjoining authorities has been taken into account.
- 3.5.3 As the Partial Review progresses to adoption, infrastructure monitoring and delivery will form part of the Council's yearly IDP updating and AMR reporting.
- 3.5.4 Evidence preparation such as work with Thames Water and the Environment Agency in the preparation of the Water Cycle Study (evidence docs. PR71 and PR81) and joint work with Oxfordshire County Council on the Transport Assessment (PR22 and PR52) helped identify infrastructure projects in Appendix 4 of the Submission Plan. As part of the preparation of the plan's proposed submission stage, the council commenced a more focused/location specific engagement with infrastructure providers based on quantum and potential location of growth. The council contacted infrastructure providers on 7 April 2017 to identify the infrastructure schemes needed in the Infrastructure Schedule accompanying the Proposed Submission of the plan at Appendix 4. The work with infrastructure providers focused on identification of infrastructure schemes needed to support emerging growth and ensuring that growth and schemes are incorporated within their plans and programmes. Engagement continued with the identification of costs and potential delivery mechanisms and sources of funding. This work is expected to be on-going through more detailed planning stages such as the preparation of site development briefs and yearly monitoring of infrastructure planning and provision.
- 3.5.5 Cherwell and the Oxfordshire local authorities have worked together to a set work programme through the Oxfordshire Growth Board on a strategically led approach to infrastructure.
- 3.5.6 The process of infrastructure planning has been an iterative one with the council working with infrastructure providers to support the plans' growth and feeding into the wider strategic infrastructure programme led by the Oxfordshire Growth Board.
- 3.5.7 A key outcome of this joint work was the publication of the Oxfordshire Infrastructure Strategy (OxIS) Stage 1 Report in April 2017 and final Stage 2 Report in September 2017. The strategy covers the period 2016 to 2040 but focuses specifically in the

planning period 2016 to 2031 to align with the majority of adopted and emerging plans in the County.

- 3.5.8 The strategy approaches infrastructure needs across corridors enabling the planning for infrastructure at a cross boundary level. The OxIS consultants AECOM were able to approach infrastructure providers and discuss their plans and programs from a county-wide strategic perspective.
- 3.5.9 The completion of OxIS illustrates effective infrastructure joined up working across the County. OxIS will be used to coordinate infrastructure delivery as well as to support funding bids and commitments in infrastructure providers and local authority plans and budgets.
- 3.5.10 The strategy collated information on the council's IDP supporting the adopted Local Plan (2015) and the emerging infrastructure schedule supporting the Local Plan Partial Review.
- 3.5.11 The Submission Plan envisages development to commence in 2021. Cooperation and engagement with infrastructure providers and adjoining authorities will continue to help secure infrastructure funding and delivery throughout the plan period to 2031.
- 3.5.12 The council has worked collaboratively with Oxfordshire County Council and its Education Department to plan for the education needs resulting from the plan's growth.
- 3.5.13 Close collaboration with the County Council as the Local Education Authority has been on-going throughout the plan's preparation. Both authorities meet regularly as part of their OCC/CDC Liaison meetings.
- 3.5.14 In August 2016 the county and district councils met to discuss CDC work programmes and the information needed to support education provision through Developer contributions and the needs emerging from plan preparation.
- 3.5.15 The County council shared in September 2016 information supporting the County's emerging pupil place plan and as the Local Plan Partial Review progressed to its options stage, the County assessed the education needs resulting from the sites promoted through the plan preparation process.
- 3.5.16 The County informed the preparation of the plan's proposed submission forecasting the education needs generated by 4,400 homes in the north Oxford, southern Cherwell and Woodstock area for primary and secondary education. The County also provided specific information on the need generated by each proposed site allocation which informed the drafting of the plan and the plan's requirements for education in Policies PR6a, PR8, PR9 and PR10.
- 3.5.17 The approach taken by the county and district councils had regard to strategic education provision in the north Oxford/south Cherwell and Woodstock area to enable best possible location of schools in the area.
- 3.5.18 An example of such an strategic approach includes the requirement in Policy PR10 (Land South East of Woodstock) of financial contributions for primary education and the safeguarding of land for the potential development of a new primary school, or sports pitches, serving the wider community.



- 3.5.19 Work will continue with the County Council as the site allocations in the plan progress to development brief stage and detailed development proposals. The precise size and location of school provision will be refined taken into account more detailed housing mix information and layout of development proposals.
- 3.5.20 The Education and Skills Funding Agency (ESFA) has responsibility for funding education and training for children, young people and adults. The ESFA was launched in April 2017 and brings together the responsibilities of the Education Funding Agency (EFA) and the Skills Funding Agency (SFA) into a single accountable funding body.
- 3.5.21 The ESFA supported the council's allocation and safeguarding of land for schools and recommended modifications to:
- Policy PR9 to ensure that any constructions costs associated with the expansion of the primary school are also met by the development in addition to the provision of land; and
  - Policy PR11 by requesting a reference to the ESFA as a relevant infrastructure provider
- 3.5.22 The ESFA suggested that the Local Plan includes a modification at submission stage to reflect the Council's position on CIL and now adopted Developer Contributions SPD in relation to any associated infrastructure funding gap.
- 3.5.23 Policy PR9 requests the provision of land for school playing pitches to enable a potential expansion to William Fletcher School. Continuing engagement with the County Council as part of development briefs and detailed development proposals will provide certainty on whether the school extension is required. As drafted Policy PR9 ensures that the school expansion, if needed, will not be prevented by the Submission Plan proposals. The recommended modifications by the ESFA resulted on the addition of the ESFA to the delivery partners in the plan's infrastructure schedule in the plan's Appendix 4. Policy PR11 is not intended to list all infrastructure delivery providers and their listing in the plan's infrastructure schedule is an effective way to indicate the role of the ESFA in delivery education facilities.
- 3.5.24 The Council intends to make clear at the time of submission its position on developer contributions and its relationship to Appendix 4 of the Submission Plan.
- 3.5.25 The council notes the ESFA is developing proposals for forward funding schools as part of large residential developments and encourages future discussions with the council to discuss this opportunity. This is a very positive approach to future engagement on education infrastructure provision, funding and delivery.

## *Health*

- 3.5.26 NHS England South East was the commissioning body for primary care services (general practices) in the region until the Oxfordshire Clinical Commissioning Group (OCCG) gained delegated commissioning from 1st April 2017. The North and West Oxfordshire OCCG covers the south Cherwell and Woodstock area. NHS England retains the commissioning of optometry and dentistry services.
- 3.5.27 The OCCG helped the early preparation of the plan by providing information on the registered population of General Practices and potential health infrastructure implications for the plan's 'areas of search' at its options stage. OCCG indicated that significant growth will have implications for health provision in Oxfordshire particularly to GP practices and that the location of growth in the more remote rural areas could create additional challenges due to distance from existing GP surgeries and lack of sustainable options for the location of new local surgeries.
- 3.5.28 At strategic level, OCCG highlighted that key worker housing is an issue for health. Specifically for the north Oxford/south Cherwell and Woodstock area, new growth would stretch current health facilities for the KEYs Medical Practice and Gosford Hill Surgery in Kidlington and Oxford City's Northern Gateway proposals may lead to some patient flows to the Kidlington surgeries. Conversely, some patients in the south Cherwell area may approach Oxford City's practices. It was noted that Woodstock surgery is under pressure and growth close to Woodstock from West Oxfordshire and Cherwell plans could increase pressure on the existing GP practice.
- 3.5.29 The OCCG attended the council's stakeholder workshop on 13 December 2016 at Options Consultation stage. The council engaged with the OCCG and other infrastructure providers on 07.04.17 to inform the preparation for the preparation of the plan's infrastructure schedule for the Preferred Options stage.
- 3.5.30 A key outcome of engagement included the requirement within site policies PR6a and PR8 for a local centre with a community building providing the opportunity for community services and facilities with specific reference to 'required health facilities'. Also, the plan's infrastructure schedule (LP1 PR Appendix 4) requires GP health facilities: either through redevelopment of Exeter Hall to accommodate existing practices in larger premises or through the local centre space allocated as part of policies PR6a and PR8. The infrastructure schedule also requires contributions to the provision of GP facilities in/near Woodstock either as part of West Oxfordshire's District Council (WODC) resolution to approve 16/01364/OUT or through WODC emerging Local Plan.
- 3.5.31 The Council met the OCCG and medical practice managers (The Kidlington, Exeter, Yarnton (KEY) and Gosford Hill medical practices) on 12.09.17 to discuss the plan's proposals and health needs in south Cherwell. The Council prompted the provision of further information to inform what health options were needed to take forward, costs and funding. At the time the meeting, the OCCG was working on a model of care for potential consultation in October 2017. Information from OCCG to the proposed submission consultation included latest GP practices population in the south Cherwell and Woodstock area, the potential effect of proposed growth on the capacity of existing GP practices and the need for premises that accommodate an integrated model of care. No health provision options were identified at this stage.

3.5.32 In January 2018 the North East OCCG published its Locality Based Plan which takes into account proposed growth in the area covered by the Submission Plan. The OCCG Locality Based Plan commits to develop health provision options as well as reviewing current estates needs. It also commits to an OCCG-led working program with the district councils and private developers from 2018/19 onwards to achieve this.

#### *Minerals and Waste*

3.5.33 Oxfordshire County Council is the authority responsible for waste management and the planning for minerals. OCC adopted the Oxfordshire Mineral and Waste Local Plan Part 1 on September 2017. The County is planning for household recycling centres and other needs as part of a future Part 2 of the Minerals and Waste Local Plan.

3.5.34 The county and district meet regularly as part of the OCC/CDC liaisons meetings and specific discussions on meeting minerals and waste matters took place on 12.09.17. OCC supported wording in the LP1 PR Proposed Submission site specific policies seeking sustainable and safe management of waste. Cherwell's IDP Update 2017 addresses the County Council's intention to review household recycling centres needs in future Part 2 of the Minerals and Waste Local Plan.

#### **Effectiveness**

3.5.35 Active, on-going and constructive cooperation with prescribed bodies and relevant duty to cooperate bodies resulted on effective engagement on cross-boundary strategic infrastructure (non-transport) matters including:

##### *Approach to infrastructure planning*

- i. Preparation of infrastructure schedule supporting the Partial Review with information from infrastructure providers
- ii. Preparation of a countywide infrastructure strategy – OXIS Stage 1 April 2017 and Stage 2 November 2017 with infrastructure schemes supporting the delivery of the plan.
- iii. Establish delivery mechanisms for the funding of infrastructure supporting the LP1 PR.

##### *Education*

- iv. The Submission Plan provides for the education needs generated by 4,400 new homes and includes site specific requirements for education in Policies PR6a, PR8, PR9 and PR10.
- v. Submission Plan Policy PR9 drafted to ensure opportunities for expansion of existing William Fletcher School, if needed, is not prevented.
- vi. Submission Plan Policy PR10 drafted to ensure that opportunities for wider community needs in Woodstock are not prevented.
- vii. Newly launched ESFA emerging proposals for forward funding to be explored for the delivery of the plan's education needs

- viii. ESFA now included amongst the main delivery partners for education in the plan's infrastructure schedule (LP1 PR Appendix 4)

*Health*

- ix. OCCG informed the plan's location of growth and provided relevant information of GP practice population in the south Cherwell and Woodstock area.
- x. LP1 PR requirement within site policies PR6a and PR8 for a local centre with a community building providing the opportunity for community services and facilities with specific reference to 'required health facilities'.
- xi. Submission Plan infrastructure schedule (Appendix 4) requirement for GP health facilities: either through redevelopment of Exeter Hall to accommodate existing practices in larger premises as a preferred approach or through the Local centre space allocated as part of policies PR6a and PR8.
- xii. Submission Plan infrastructure schedule (Appendix 4) requires contributions to the provision of GP facilities in/near Woodstock either as part of WODC resolution to approve 16/01364/OUT or through WODC emerging Local Plan.
- xiii. North East OCCG Locality Based Plan (January 2018) takes into account the growth in emerging plans in their area and commits to develop options and a OCCG-led working program with the district councils and private developers from 2018/19 onwards.

*Minerals and Waste*

- xiv. OCC supported wording in the LP1 PR Proposed submission site specific policies seeking sustainable and safe management of waste.
- xv. Cherwell's IDP Update 2017 addresses County Council's intention to review household recycling centres needs in future Part 2 of the Minerals and Waste Local Plan.

### **3.6 Green Belt**

***Strategic Issues***

- The Oxford Green Belt provides a generally open setting to the urban area of Oxford and has prevented coalescence with neighbouring towns and villages.
- The Green Belt has presented a major constraint on the city's expansion in addition to the floodplain and sensitive ecological and historic areas.
- Planning policies have the fundamental aim of preventing urban sprawl by keeping land permanently open.
- The essential characteristics of Green Belts are their openness and their permanence.
- In Cherwell District the pattern since the establishment of the Green Belt of accommodating required development at Banbury and Bicester is continuing but is not sufficient to help meet Oxford's needs.
- The urgent and pressing need to provide homes for Oxford including the exceptionally high need for affordable homes.

- The rate of potential economic growth in Oxfordshire, Oxford's own growth needs, and the continuing need to respond to what is often described as a housing crisis.
- Under national policy Green Belt boundaries should only be altered in exceptional circumstances through the preparation or review of a Local Plan.

### ***Relevant Prescribed Bodies***

- Oxfordshire Local Planning Authorities
- Oxfordshire County Council

### **Engagement**

#### 3.6.1 Engagement involved:

- Commissioning of a joint (Oxford City, WODC and CDC) study on South Oxfordshire Green Belt sites.
- Commissioning of a Green Belt Study by the Growth Board through meetings of a joint steering group containing Oxfordshire Authorities.
- A Oxford Green Belt Study Check & Challenge Workshop examining emerging development options.

#### 3.6.2 The Council has also met with a number of other organisations (or their agents) including:

- Site Promoters
- Parish Council's
- Green Belt groups (13.12.16 stakeholder workshop)

#### 3.6.3 In addition stakeholder (13.12.16) and parish workshops (February and December 2016) were held where the Green Belt was discussed. Discussions were held with site promoters regarding the proposals and their relationship with the Green Belt. Further information is provided in the Council's Consultation Statements.

### **Effectiveness**

#### 3.6.4 Consultation and engagement as described above has assisted the Council in the identification and consideration of strategic issues. In particular, it has helped in the following areas:

- Informed by the County wide study, the production of a Green Belt study for Cherwell District to inform the plan making process.
- The results of the two Cherwell Green Belt studies, and a countywide study commissioned by the Oxfordshire Growth Board, have been considered in the interest of understanding the likely impact on the Green Belt of site options, in order to assist the selection of sites, in identifying necessary revisions to the Green Belt boundaries and in requiring developments to be provided in a form that minimises the impact on the Green Belt.
- Policies in the Partial review recognise, address and mitigate where possible, the concerns of Parish Council's and other local groups and organisations in relation to the potential negative impacts of growth on the Green Belt.

- iv. Policies enhance the beneficial use of the Green Belt in planning for development through net gains in biodiversity by delivering publicly accessible open space, through the provision of sport and recreation facilities and with the use of green infrastructure.

### **3.7 Open space and recreation**

#### ***Strategic Issues***

- Playing Pitch Strategy
- Potential relocation of golf facility if need demonstrated

#### ***Relevant prescribed bodies***

- Oxfordshire County Council
- Sport England
- Cricket, Hockey, Football and Rugby National Governing Bodies

#### ***Engagement***

- 3.7.1 The Council engaged actively with Sport England and National Governing Bodies for main sports in the preparation of evidence to support the Submission Plan. On 16.11.16 the Council met the National Governing bodies for Football and Rugby alongside the consultants preparing the council's Playing Pitch Strategy to discuss the assessment of sports and recreation in Cherwell. Since then the Council set up a Steering Group to support the preparation of the Council's Playing Pitch Strategy. Sports England and the National Governing Bodies for Cricket, Hockey, Football and Rugby are members of the Steering Group and other sports governing bodies are consulted on the strategy work.
- 3.7.2 The Playing Pitch Strategy is still in preparation but work to date has informed the Submission Plan approach to and proposals for sports and recreation. Further engagement with Sport England and NGBs will take place through the preparation of site development briefs and finalisation of the Playing Pitch Strategy.
- 3.7.3 Engagement with Oxfordshire County Council has facilitated proposals for shared use such a sports hall at PR8 Secondary School for shared community use.
- 3.7.4 The key issues discussed as part of sports and recreation engagement with relevant duty to cooperate bodies include:
  - Consider the extension of the sports centre to accommodate additional pool provision, with the new secondary school to incorporate a spec for a 4 court sports hall for community use
  - Reserve site for pitch provision in close proximity to Stratfield Break
  - Potential relocation of golf facility if need demonstrated
- 3.7.5 The Council met with some members of North Oxford Golf Club on 18.10.17 who had the opportunity to express their concerns regarding the potential loss of the club to the Leader of the Council with officers.

#### ***Effectiveness***



- 3.7.6 Consultation and engagement as described above has assisted the Council in the identification and consideration of strategic issues. In particular, it has helped inform the following areas:
- i. Provision of formal sports, play areas and allotments to adopted standards applied to all site policies.
  - ii. Reserving land at Frieze Farm for a replacement golf facility if need is demonstrated (under policy PR6c)
  - iii. Provision of land for formal sports provision in Policy PR7a (close to Stratfield Brake).
  - iv. Additional swimming pool space by replacement pool of 25m x 6 lane pool plus teaching pool at Kidlington and Gosford Leisure Centre
  - v. Sports hall at PR8 Secondary School for shared community use
  - vi. Converting existing Hockey AGP at Kidlington and Gosford Leisure Centre to 3G, and increasing its size.

### **3.8 Biodiversity and Nature Conservation**

#### ***Strategic issues***

- Potential impact on Oxford Meadows SAC
- Green belt compensatory measures
- Restoration, maintenance and new habitat creation
- Ecological mitigation
- Open space provision

#### ***Relevant prescribed bodies***

- Environment Agency
- Thames Water
- Natural England
- Oxfordshire County Council
- Wild Oxfordshire
- BBOWT
- Forestry Commission
- Historic England
- Neighbouring District and County Councils

#### **Engagement**

- 3.8.1 At the Issues stage of plan preparation, the Council scoped with Natural England, the Environment Agency and Historic England the Sustainability Appraisal to inform the plan preparation. Consultations on the plan and accompanying Sustainability Appraisal with these 3 bodies followed at the formal stages of plan consultation.
- 3.8.2 The Council engaged actively with the Environmental Agency and Thames Water in the preparation of the Submission Plan's Water Cycle Study (PR71 and PR81). Natural England was a consultee during the preparation of this document and provided advice which informed relevant amendments to the Plan and its evidence.
- 3.8.3 The Council met Natural England on 15.09.17 and 2.11.17 and held a telephone conference in 26.01.18. The discussions informed the preparation of the Council's Habitats regulation Assessment and the Submission plan's proposals. The main strategic matters related to the effect of Policy PR8 proposals on the Rushy

Meadows Site of Special Scientific Interest (SSSI) and the in-combination effect of the Submission Plan and Vale of the White Horse Local Plan Part 2 on the Oxford Meadows Special Area of Conservation (SAC).

- 3.8.4 As a direct result of engagement with prescribed bodies the Council commissioned a Hydrological Study to assess the impact of Policy PR 8 on the SSSI. The Study's results considered the adverse impacts of Policy PR8 to be negligible.
- 3.8.5 Natural England advised the preparation of the Cherwell HRA from an early stage of preparation. Direct engagement has informed the scope of the HRA, ruling Aston Rowant SAC (within South Oxfordshire) due to its distance to Cherwell's boundary. The Council in collaboration with the Vale of the White Horse District Council undertook further analysis to address the in-combination effect of their plans. At the time of writing the 2 councils were preparing a joint response to Natural England.
- 3.8.6 There is no single body representing the Local Nature Partnership in Oxfordshire, the Council has actively engaged with Berks, Bucks and OXONE Wildlife Trust (BBOWT), Oxfordshire County Council, Forestry Commission and Wild Oxfordshire in relation to biodiversity and nature conservation to address strategic green infrastructure and biodiversity matters.
- 3.8.7 The Council met on 5.10.2017 with Wild Oxfordshire (previously 'The Local Nature Partnership in Oxfordshire' and 'Oxford Nature Conservation Forum' since 2014), BBOWT (Berks Bucks Oxfordshire Wildlife Trust), and Forestry Commission in the preparation of the Submission Plan. Specific discussions on the natural environment were also held on 10.04.17 and 12.09.17 with Oxfordshire County Council.
- 3.8.8 Key issues raised include:
- Existing and proposed green infrastructure networks
  - Cumulative impact on biodiversity and nature conservation from development including potential impact on Rushy Meadows SSSI
  - Assessing the impact to biodiversity from development and compensation measures to inform the plan.
  - Submission Plan's requirements for Biodiversity Impact Assessments
  - Protection of existing public rights of way and creation of new links for all users through the publicly accessible open space and to the surrounding countryside, and connecting with the existing public right of way in the Plan.
  - Need to include the Green Belt Way in the Plan
  - PR10 open space and woodland planting proposals and their relationship to Blenheim Villa Scheduled Ancient Monument (SAM)

## **Effectiveness**

- 3.8.9 Consultation and engagement as described above has assisted the Council in the identification and consideration of strategic issues. In particular, it has helped inform the following areas:
- i. Natural England engagement throughout the preparation of the Submission Plan HRA. Further analysis to address the in-combination effect of Submission Plan and the Vale of the White Horse Local Plan Part 2 on the Oxford

Meadows Special Area of Conservation (SAC) was undertaken. At the time of writing this statement the 2 councils were in the process of submitting a joint response to Natural England.

- ii. All policies require applications to be supported by a Biodiversity Improvement Management Plan and informed by a Biodiversity Impact Assessment
- iii. Compensatory improvements to Green Belt land including:
  - new pedestrian, cycle and wheelchair routes through publicly accessible open space and to the surrounding countryside, including new public bridleways for horse riding, and connecting with the existing public right of way;
  - protection and enhancement of the Oxford Canal corridor and towpath including the creation and restoration of water vole habitat in the Lower Cherwell Conservation Target Area.
  - improvement of the existing green infrastructure network including within the Lower Cherwell Conservation Target Area and to the Rushy Meadows Site of Special Scientific Interest
  - new community woodlands, nature conservation areas, local nature reserves; and
  - creation of green infrastructure network connecting wildlife corridors (including through developable areas), improving existing corridors and improving and protecting hedgerows network and protection of mature trees;
- iv. Compensatory land to ensure the protection of the Blenheim Villa SAM and the setting of Blenheim Palace World Heritage Site and Grade 1 Registered Park and Gardens
- v. Amendments to the distribution of uses within site PR10 responding to engagement with Historic England and addressing the sensitivities of the Blenheim Villa Scheduled Ancient Monument.

### **3.9 Flood Risk Management and Climate Change**

#### ***Strategic Issues***

- Oxford expansion effected and determined by the Oxford floodplain
- South Cherwell contains areas of land outside Flood Zone 1
- Climate change allowances

#### ***Prescribed Bodies***

- The Environment Agency
- Oxfordshire County Council

#### **Engagement**

3.9.1 Issues discussed with the Environment Agency included:

- Cherwell District's Cherwell Water Cycle
- The need for the Partial Review, Flood Risk Assessments and the sequential test to informed by the most up to date information and follow government guidance
- The need for the Partial Review to contain requirements to manage flood risk.

3.9.2 The Council has had regard to Oxfordshire Local Flood Risk Management Plan in the preparation of the Submission Plan SFRA. The County Council attended the 27.04.16 Level 1 SFRA meeting.

3.9.3 Following e-mail correspondence on 22 January 2017, the Council and the Environment Agency met on 7 of February 2018 to discuss the approach taken to the new climate change allowances in preparing the Submission Plan's Strategic evidence on flood risk (evidence docs. PR31 SFRA Level 1, PR32 SFRA Level 2 and PR53 Sequential Test). The Environment Agency is satisfied that the Level 1 SFRA (and the associated Sequential Test) did not require modelling work to assess the impact of climate change. With regard to the Level 2 SFRA the Environment Agency requested further consideration be given to climate change allowances for some of the Submission Plan sites through an Addendum to the Level 2 SFRA. Officers have agreed to the preparation of the Addendum.

### **Effectiveness**

3.9.4 Consultation and engagement as described above has assisted the Council in the identification and consideration of strategic issues. In particular, it has helped in the following areas:

- i. The production of a sequential test (and Exception test where required) to inform the location of development
- ii. Site allocations policies to direct residential development to outside flood zone 2 and 3.
- iii. Applications shall be supported by a Flood Risk Assessment informed by a suitable ground investigation, and having regard to guidance contained within the Council's Level 2 Strategic Flood Risk Assessment.
- iv. Policy to specify that a surface water management framework shall be prepared to maintain run-off rates to greenfield run-off rates and volumes, with use of Sustainable Drainage Systems.
- v. Developer contributions Supplementary Planning Document (2017) requires the provision of flood defence measures that are deemed necessary to a development to mitigate specific impacts.
- vi. Addendum to SFRA Level 2 to address concern on climate change allowances in relation to 3 proposed site allocations (under preparation).

### 3.10 Historic Environment

#### **Strategic Issues**

- The historic setting of Oxford and the relationship with Cherwell District
- The World Heritage Site of Blenheim Palace and Grade 1 Registered Park
- The important physical and historical inter-relationship between Woodstock and the Blenheim estate.
- The value and significance of the Scheduled Ancient Monument at Woodstock
- The historic character of Woodstock itself.
- Historic assets including; the Grade II\* Listed St. Frideswide Farmhouse (and Listed wall), Grade II Listed Stratfield Farmhouse, village conservation areas, the Oxford Canal, the ancient route of the 'Ridgeway' along the West Oxfordshire/Cherwell Border.

#### **Relevant Prescribed Bodies**

- Historic England
- Neighbouring District and County Councils

#### **Engagement**

3.10.1 Engagement with Natural England during the preparation of the Submission Plan including a specific Duty to Cooperate meeting on 06.09.17 raised a number of cross boundary strategic matters including:

- The need to potentially take account of the work on the emerging Oxfordshire Historic Landscape Characterisation Study
- The impacts of the Partial Review proposals on the Scheduled Ancient Monument at Woodstock and Blenheim Palace and other historic assets.
- The completion of evidence base to take account of the impacts of growth including on the setting of Oxford.
- The need for Heritage Impact Assessment and archaeological investigations to inform the proposals.
- The matters discussed with West Oxfordshire and other Districts included:
- The potential impacts of proposals in the Partial review at Woodstock on West Oxfordshire including on Woodstock and Blenheim Palace.
- The setting of Oxford (including through work on the Countywide Green Belt Study

3.10.2 Discussions throughout the preparation of the Submission Plan and specific duty to cooperate meetings with West Oxfordshire District Council (10.04.17 and 22.09.17) and Oxford City Council (15.09.17) also helped inform the Submission Plan's proposals and its relationship to the historic environment. Of particular relevance are the plan's approach to the historic setting of Oxford and the setting of the Schedule Blenheim Villa Scheduled Ancient Monument and Blenheim Palace World Heritage Site and Grade 1 Registered Park and Gardens.

3.10.3 The Council has also engaged with a number of other organisations including:

- Parish Council's
- Site promoters

3.10.4 Meetings have been held with Parish Councils about the proposals in the Partial Review. In addition stakeholder and parish workshops were held where issues relating to the historic environment were discussed. Discussions were held with site promoters regarding the proposals and their relationship with the historic environment. Further information is provided in the Council's Consultation Statements.

### **Effectiveness**

3.10.5 Consultation and engagement as described above has assisted the Council in the identification and consideration of strategic issues. In particular, it has helped in the following areas:

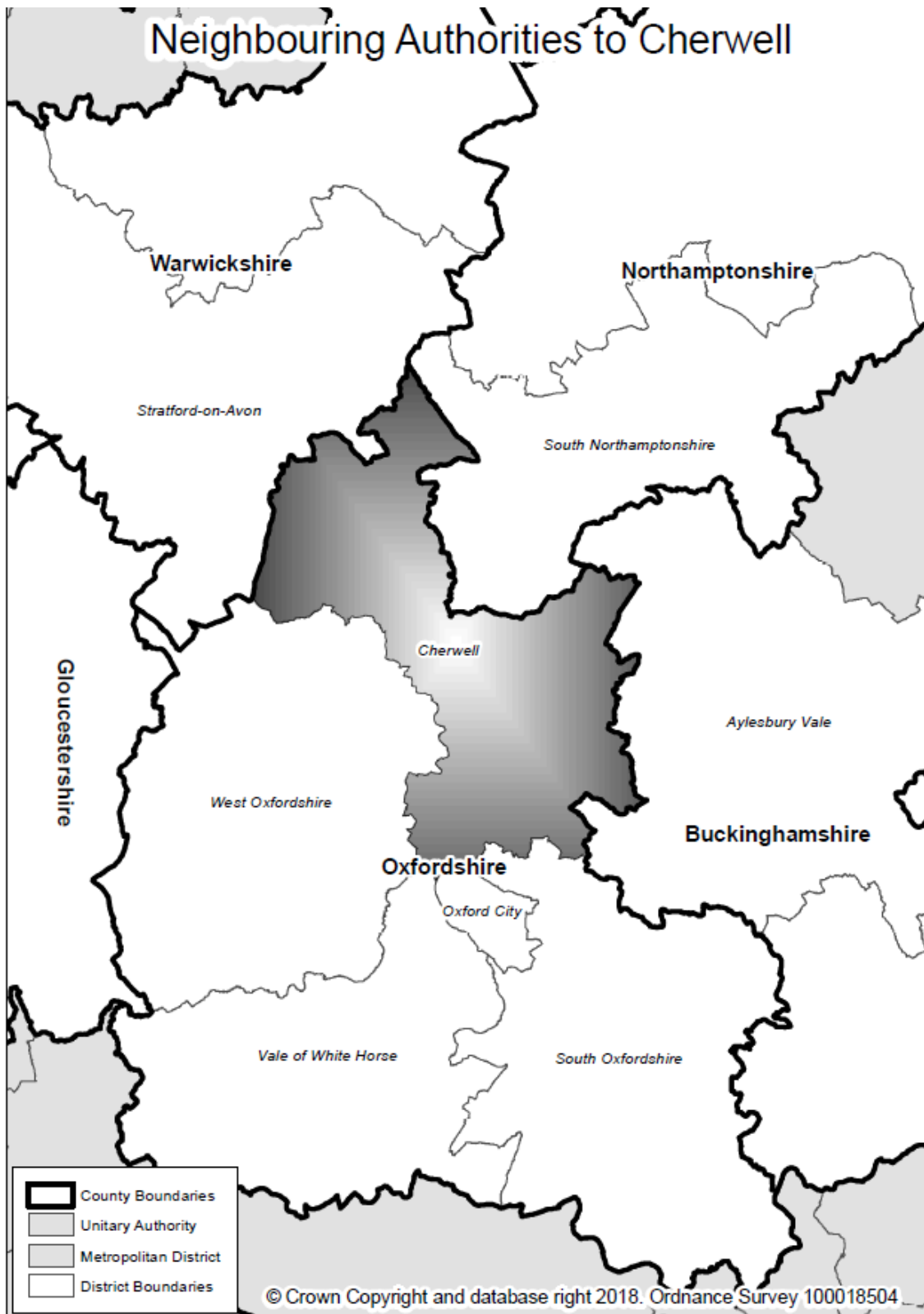
- i. Emphasis on the need for the Partial Review and development briefs to protect or enhance the historic environment and respond distinctively and sensitively to the historic and environment context.
- ii. The completion of evidence, including the Landscape Character Sensitivity and Capacity Study, to inform the Partial Review.
- iii. Changes to relevant policies in the Partial Review to require that measures identified in a Heritage Impact Assessment are incorporated or reflected as appropriate in development proposals.
- iv. Changes to relevant policies in the Partial Review to require that the outcomes of archaeological investigations and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development proposals.
- v. Changes to policy PR10 to specify that development of land north of Shipton Road shall not take place until agreed with Historic England following consideration of a Heritage Impact Assessment'.
- vi. Compensatory land to ensure the protection of the Blenheim Villa SAM and the setting of Blenheim Palace World Heritage Site and Grade 1 Registered Park and Gardens.
- vii. Amendments to the distribution of uses within site PR10 responding to engagement with Historic England and addressing the sensitivities of the Blenheim Villa Scheduled Ancient Monument.
- viii. Changes to policies to refer to the 'significance' of historic assets.
- ix. Policies in the Partial review to recognise, and address and mitigate where possible, the concerns of Parish Council's and other local groups and organisations in relation to the potential negative impacts of growth on the historic environment.
- x. Where appropriate, policies in the Partial Review formulated to reflect the views of site promoters.



## **4. Conclusion**

4.1 This statement demonstrates how the Council has cooperated active an on an on-going basis with prescribed bodies and other organisations relevant to the Duty to Cooperate. It demonstrates that Cherwell District Council has complied with the 'Duty to Cooperate' in preparing the Cherwell Local Plan (Part1) Partial Review – Submission Plan in accordance to the requirements in Section 110 of the 2011 Localism Act, Section 33A of the Planning and Compulsory Purchase Act 2004 and the National Planning Policy Framework.

Appendix 1 - Map of Neighbouring Authorities to Cherwell District Council



**Appendix 2 – Summary of cooperation with prescribed bodies and relevant Duty to Cooperate bodies**

<b>Organisation/s</b>	<b>Main method/s of cooperation</b>	<b>Main cross-boundary matters</b>
<b>Neighbouring authorities</b>		
<b>Aylesbury Vale District Council</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> <li>• Duty to cooperate meeting</li> </ul>	<ul style="list-style-type: none"> <li>• No relevant cross-boundary matters raised for the LP1 PR</li> <li>• Oxford to Cambridge Expressway - ongoing discussions</li> </ul>
<b>Buckinghamshire County Council</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> <li>• Correspondence</li> </ul>	<ul style="list-style-type: none"> <li>• No relevant cross-boundary matters raised for the LP1 PR</li> </ul>
<b>Northamptonshire County Council (West Northamptonshire JPU)</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> <li>• Duty to cooperate meeting</li> </ul>	<ul style="list-style-type: none"> <li>• No relevant cross-boundary matters raised for the LP1 PR.</li> </ul>
<b>Oxford City Council</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> <li>• Oxfordshire Growth Board meetings</li> <li>• GROppo meetings</li> <li>• Duty to Cooperate meetings</li> <li>• Stakeholder workshop</li> <li>• Planning/Housing officer meetings</li> <li>• Joint response to South Oxfordshire's Publication Local Plan (Cherwell, West Oxfordshire and Oxford City councils November 2017)</li> </ul>	<ul style="list-style-type: none"> <li>• Oxford's unmet housing need</li> <li>• Affordable housing and Key worker housing</li> <li>• Connectivity to Oxford's Northern Gateway development</li> </ul>
<b>Oxfordshire County Council</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> <li>• Oxfordshire Growth Board meetings</li> <li>• CDC/OCC Liaison meetings: Ongoing joint working between OCC and CDC.</li> <li>• Stakeholder workshop</li> <li>• Joint commissioning/preparation of evidence : LP1 PR Transport Assessment</li> <li>• Joint meetings with prescribed bodies: Highways England and Network Rail</li> </ul>	<ul style="list-style-type: none"> <li>• Informing all those matters in the LP1 PR for which OCC has responsibility.</li> <li>• Location of growth</li> <li>• Preparation of Transport Assessment</li> <li>• Identification of transport mitigation in the A44 and A4260 corridors into Oxford</li> <li>• Supporting LTP4 aims for the north Oxford south Cherwell Area.</li> </ul>
<b>South Northamptonshire District Council</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> <li>• Duty to cooperate meeting</li> </ul>	<ul style="list-style-type: none"> <li>• No strategic issues raised in relation to the LP1 PR</li> </ul>
<b>South Oxfordshire District Council</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> <li>• Oxfordshire Growth Board meetings</li> <li>• GROppo meetings</li> <li>• Duty to Cooperate meetings</li> <li>• Memorandum of Understanding – DRAFT</li> </ul>	<ul style="list-style-type: none"> <li>• Oxford's unmet housing need</li> </ul>
<b>Stratford-on-Avon District Council</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> <li>• Duty to cooperate meeting</li> </ul>	<ul style="list-style-type: none"> <li>• No strategic issues raised in relation to the LP1 PR</li> </ul>
<b>Vale of White Horse</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> <li>• Oxfordshire Growth Board meetings</li> <li>• GROppo meetings</li> </ul>	<ul style="list-style-type: none"> <li>• Oxford's unmet housing need</li> <li>• Habitats Regulation Assessment</li> </ul>

<b>Organisation/s</b>	<b>Main method/s of cooperation</b>	<b>Main cross-boundary matters</b>
	<ul style="list-style-type: none"> <li>• Duty to Cooperate meetings</li> <li>• Sharing information/technical meeting</li> </ul>	
<b>West Oxfordshire</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> <li>• Oxfordshire Growth Board meetings</li> <li>• GROppo meetings</li> <li>• Duty to Cooperate meetings</li> <li>• Statement of Common Ground, May 2017</li> <li>• Joint response to South Oxfordshire's Publication Local Plan (Cherwell, West Oxfordshire and Oxford City councils November 2017)</li> </ul>	<ul style="list-style-type: none"> <li>• Oxford's unmet housing need</li> <li>• Potential heritage and landscape impact of Policy PR10</li> </ul>
<b>Warwickshire County Council</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> </ul>	<ul style="list-style-type: none"> <li>• No relevant cross-boundary matters raised for the LP1 PR.</li> </ul>
<b>Prescribed bodies and other relevant Duty to Cooperate bodies</b>		
<b>Anglian Water</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultation</li> <li>• Water Cycle Study Steering group meetings</li> <li>• IDP/Schedule of infrastructure information updates</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain water quality</li> <li>• Ensuring capacity of infrastructure</li> </ul>
<b>BBOWT</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> <li>• Duty to cooperate meeting</li> </ul>	<ul style="list-style-type: none"> <li>• Biodiversity and Green Infrastructure</li> </ul>
<b>CAA and London Oxford Airport</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> <li>• Stakeholder workshop December 2016</li> <li>• Correspondence and exchange of information</li> <li>• Engagement between OCC and Oxford London Airport</li> </ul>	<ul style="list-style-type: none"> <li>• CAA's flightpath and safeguards for the London-Oxford airport</li> <li>• OCC proposal for a new Park &amp; Ride at London-Oxford Airport</li> </ul>
<b>DCLG</b>	<ul style="list-style-type: none"> <li>• Growth Deal discussions that have taken place two a week between Sept 2017 and Feb 2018</li> </ul>	<ul style="list-style-type: none"> <li>• Oxfordshire Housing and Growth Deal</li> </ul>
<b>Education and Skills Funding Agency (ESFA)</b>	<ul style="list-style-type: none"> <li>• Consultation representation received for the Local Plan Partial Review Proposed Submission</li> </ul>	<ul style="list-style-type: none"> <li>• Location of growth</li> <li>• Meeting education needs</li> </ul>
<b>Environment Agency</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> <li>• Water Cycle Study Steering Group meetings</li> <li>• Duty to Cooperate meetings</li> <li>• IDP/Schedule of infrastructure information updates</li> </ul>	<ul style="list-style-type: none"> <li>• Flood Risk and climate Change</li> <li>• Maintaining water quality</li> <li>• Scoping of Sustainability Appraisal</li> </ul>
<b>Forestry Commission</b>	<ul style="list-style-type: none"> <li>• Duty to cooperate meeting</li> </ul>	<ul style="list-style-type: none"> <li>• Biodiversity and Green Infrastructure</li> </ul>
<b>Growth Board Oxfordshire Planning Policy Officer group (GROppo)</b>	<ul style="list-style-type: none"> <li>• Regular meetings of the Oxfordshire officers group for supporting the progression of joint working and enabling discussion of cross boundary strategic matters</li> </ul>	<ul style="list-style-type: none"> <li>• Oxfordshire Joint Spatial Plan</li> <li>• Growth funding bids</li> <li>• Oxford's unmet housing need</li> <li>• Oxfordshire Housing and Growth Deal</li> </ul>
<b>Homes Agency (previously Homes and Communities Agency)</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> <li>• Duty to Cooperate meeting</li> <li>• Oxfordshire and Housing Growth Deal discussions</li> </ul>	<ul style="list-style-type: none"> <li>• Delivery of proposed sites through enabling infrastructure and HA providing expertise</li> </ul>

<b>Organisation/s</b>	<b>Main method/s of cooperation</b>	<b>Main cross-boundary matters</b>
<b>Highways England</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> <li>• CDC, OCC and HE Duty to cooperate meetings</li> <li>• IDP/Schedule of infrastructure information updates</li> </ul>	<ul style="list-style-type: none"> <li>• Location of proposed development</li> <li>• Transport evidence</li> <li>• Residual effect on SRN</li> <li>• National infrastructure programme RIS2</li> <li>• Delivery of infrastructure</li> </ul>
<b>Historic England</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> <li>• Duty to Cooperate meetings</li> </ul>	<ul style="list-style-type: none"> <li>• Scoping of Sustainability Appraisal</li> <li>• Heritage implications of LP1 PR</li> </ul>
<b>National Governing Bodies for Cricket, Hockey, Football and Rugby</b>	<ul style="list-style-type: none"> <li>• Playing Pitch Strategy Steering Group meetings</li> </ul>	<ul style="list-style-type: none"> <li>• Sports and recreation needs</li> </ul>
<b>Natural England</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> <li>• Duty to cooperate meetings</li> <li>• Engagement through preparation of evidence documents</li> </ul>	<ul style="list-style-type: none"> <li>• HRA issues, Rushy Meadows SSSI</li> <li>• HRA in combination effects</li> <li>• Maintaining water quality</li> <li>• Scoping of Sustainability Appraisal</li> </ul>
<b>Network Rail</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> <li>• OCC/CDC/Network Rail Duty to Cooperate meeting</li> <li>• IDP/Schedule of infrastructure information updates</li> </ul>	<ul style="list-style-type: none"> <li>• Potential impact of proposed growth on level crossings use</li> </ul>
<b>Oxfordshire Clinical Commissioning Group (OCCG)</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> <li>• Consultation representation received for the Local Plan Partial Review Options consultation</li> <li>• Duty to cooperate meeting</li> <li>• OCCG &amp; The KEYs and Gosford GP practices</li> <li>• IDP/Schedule of infrastructure information requests</li> </ul>	<ul style="list-style-type: none"> <li>• Location of growth</li> <li>• Infrastructure capacity</li> </ul>
<b>Oxfordshire Growth Board</b>	<ul style="list-style-type: none"> <li>• On –going joint working between the 6 Oxfordshire authorities</li> <li>• Executive and Board meetings</li> <li>• Additional meetings facilitate timely progression of work.</li> </ul>	<ul style="list-style-type: none"> <li>• Oxford's unmet housing need: Post SHMA work program</li> <li>• Countywide joint work and evidence preparation to inform an apportionment of Oxford's unmet need to the districts and city councils.</li> <li>• Oxfordshire Infrastructure Strategy (OxIS)</li> <li>• Oxfordshire Housing and Growth Delivery Plan</li> </ul>
<b>Oxfordshire Local Enterprise Partnership</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> <li>• On-going joint working through the Oxfordshire Growth Board.</li> <li>• The Oxfordshire Growth Board and OXLEP report to the Oxfordshire Partnership Board of which all 6 Oxfordshire councils are members</li> <li>• Duty to Cooperate meeting</li> </ul>	<ul style="list-style-type: none"> <li>• On-going work on the Cambridge-Milton Keynes- Oxford Arc growth corridor</li> <li>• Oxfordshire Housing and Growth Deal</li> <li>• Oxfordshire Strategic Economic Plan</li> </ul>

<b>Organisation/s</b>	<b>Main method/s of cooperation</b>	<b>Main cross-boundary matters</b>
<b>Oxfordshire SPIP (Replaced by Oxfordshire Growth Board in 2014)</b>	<ul style="list-style-type: none"> <li>• On –going joint working between the 6 Oxfordshire authorities</li> <li>• SPIP Executive meetings.</li> <li>• Additional meetings facilitate timely progression of work.</li> </ul>	<ul style="list-style-type: none"> <li>• Oxfordshire objectively assessed needs: SHMA 2014</li> </ul>
<b>South East Midlands Local Enterprise Partnership</b>	<ul style="list-style-type: none"> <li>• Duty to Cooperate meeting</li> </ul>	<ul style="list-style-type: none"> <li>• No relevant cross-boundary matters raised for the LP1 PR</li> <li>• On-going work on the Cambridge-Milton Keynes- Oxford Arc growth corridor</li> <li>• SEM Strategic Economic Plan</li> </ul>
<b>Sport England</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> <li>• Playing Pitch Strategy Steering Group meetings</li> <li>• IDP/Schedule of infrastructure information updates</li> </ul>	<ul style="list-style-type: none"> <li>• Sports and recreation needs</li> </ul>
<b>Thames Water</b>	<ul style="list-style-type: none"> <li>• Local Plan formal consultations</li> <li>• IDP/Schedule of infrastructure information updates</li> <li>• Duty to cooperate meetings</li> </ul>	<ul style="list-style-type: none"> <li>• Maintaining water quality</li> <li>• Ensuring capacity of infrastructure</li> </ul>
<b>Wild Oxfordshire</b>	<ul style="list-style-type: none"> <li>• Duty to cooperate meeting</li> </ul>	<ul style="list-style-type: none"> <li>• Biodiversity and Green Infrastructure</li> </ul>



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# **Oxfordshire Housing and Growth Deal – Outline Agreement**

### **Definitions of Terms**

“Oxfordshire” or “the authorities” refers collectively to six local authorities and the Local Enterprise Partnership with whom Government (HMG) has agreed the Oxfordshire Housing and Growth deal, namely:

- Cherwell District Council
- Oxford City Council
- Oxfordshire County Council
- South Oxfordshire District Council
- Vale of White Horse District Council
- West Oxfordshire District Council
- Oxfordshire Local Enterprise Partnership (OxLEP)

### **Interface with transport schemes**

This deal, and any distribution of funds via it, does not constitute HMG endorsement or approval to any transport scheme. In addition, it does not circumvent any design, development or planning processes required by HMG, or any of its agencies/organisations owned by HMG (for example, Highways England or Network Rail).

Nor does it imply any favourable treatment for a transport scheme in any competitive bidding process should funding be requested in addition to that provided by this deal. HMG stands ready to advise Oxfordshire about scheme development, for example on the strategic road network or rail network.

### **Interface with the planning system**

This deal, and any distribution of funds via it, does not constitute HMG weight or approval for any scheme which is subject to the planning system.

In addition, it does not alter any of the statutory functions, duties and rights of HMG or Local Planning Authorities, and in particular the functions of the Secretary of State in relation to plan-making or decision-taking. Nor does it imply any favourable treatment for any specific scheme or plan.

## **1. Introduction**

### **a) Core components of the deal**

1. This document contains an outline agreement for a Housing and Growth Deal between the Government and the local authorities in the Oxfordshire area (Cherwell District Council; Oxford City Council; Oxfordshire County Council; South Oxfordshire District Council; Vale of White Horse District Council; West Oxfordshire District Council) and the Local Enterprise Partnership (OxLEP) - hereafter collectively referred to as 'Oxfordshire'.
2. Through the deal, Oxfordshire commits to:
  - The submission and adoption, subject to the inspection process, of a joint statutory spatial plan covering all five district councils in Oxfordshire, by 2021
  - Plan for and support the delivery of 100,000 new homes between 2011 and 2031 – backed up with a credible plan for delivery, outlining interim milestones and targets as agreed with the HCA and Government
3. Through the deal, Government commits to:
  - Provide Oxfordshire with up to £215m funding – see below for breakdown
  - Explore options to grant Oxfordshire certain time-limited planning flexibilities, subject to consultation where appropriate

### **b) Stages of the deal**

4. The deal comprises two stages. The first is the 'outline agreement' stage - the detail of which is covered by this document.
5. The next stage ('the full agreement') will set out a more detailed delivery and implementation plan (see below). This will be dependent on a full council decision by each local authority, before being agreed between Oxfordshire and Government.

### **c) Approving the deal**

6. The outline deal will be approved via an exchange of letters between DCLG ministers and the constituent councils of the Oxfordshire area (Cherwell District Council; Oxford City Council; Oxfordshire County Council; South Oxfordshire District Council; Vale of White Horse District Council; West Oxfordshire District Council) and OxLEP.
7. Before the full agreement can be approved by either side, HMG requires Oxfordshire to produce a realistic delivery plan by 31 January 2018. This plan should be agreed with the HCA, and should demonstrate how Government money provided through the deal is being spent in accordance with value for money requirements, alongside additional information on how a longer term step-change will be made to plan for and support the delivery of 100,000 homes by 2031.
8. Any capacity funding provided through the deal will be available to support the development of the delivery plan. The delivery plan should include at least the following pieces of information to demonstrate results achieved as a result of money provided through the deal:

- Implementation plan for spending Government money provided through the deal that meets value for money requirements as agreed with Government
  - A clear delivery profile setting out the number of homes to be built across each year
  - The location of housing and employment sites to be delivered, as a result of money delivered by the deal
  - The types and tenure of homes that will be built
  - The locations and type of infrastructure which will be invested in
  - A spending profile for the investment provided to Oxfordshire by Government
  - A monitoring and evaluation strategy for the deal
  - A clear plan for maximising local and new private investment into Oxfordshire
  - Timescales and payment profile for funding provided against the deal
  - Further detail on any flexibilities or freedoms granted, which may be subject to consultation where appropriate
9. This is not an exhaustive list. Government will now work closely with Oxfordshire to outline its needs for the delivery plan in more detail, and come to an agreement on its format and content.

**d) Oxfordshire's plans for growth**

10. Oxfordshire has a strong and growing knowledge intensive economy and is a net contributor to the UK exchequer, delivering £21 billion per year to national output. It competes on a global stage as a centre of science and innovation, with two universities and unique research organisations and activities. Oxfordshire is a high demand housing area with a house price to earnings ratio of 10.23 - well in excess of the national average of 7.72. Like many areas, infrastructure constraints are a major barrier to housing development and job creation in Oxfordshire.
11. Oxfordshire's plans for growth are focused on a long-term, comprehensive and integrated approach to addressing these barriers - to deliver housing and economic growth in high quality sustainable developments, which offer good quality of life for new and existing residents. This is reflected in the strong collaborative approach at the heart of the Oxfordshire Growth Board: a joint committee of the six local authorities, together with key strategic partners - including Oxfordshire's two universities and the LEP - set up to facilitate and enable joint working on economic development, strategic planning and growth, including housing.
12. Work undertaken by the Oxfordshire Growth Board and OxLEP has resulted in an ambitious Strategic Economic Plan, alongside an extensive assessment and ranking project, taking in all of the infrastructure development required to support Oxfordshire's expected growth over the next 25 years (Oxfordshire Infrastructure Strategy - OXIS).

**e) The Cambridge-Milton Keynes-Oxford arc**

13. In 2016, the Government instructed the National Infrastructure Commission (NIC) to undertake a review of the potential for growth in the geographic corridor containing Oxford, Milton Keynes and Cambridge. Sitting at the Western end of the arc, Oxfordshire has a major role to play in delivering on the Government's ambitions for this area, and beyond. The NIC's final report was published in late 2017. This housing deal will be an important step towards realising the housing growth potential of this part of the arc.

#### **f) Delivery and governance**

14. The Oxfordshire Growth Board will be accountable for the successful implementation of the deal as agreed with Government. Actions to be taken in each District will require the agreement of the host District (and the County Council where transport infrastructure is required).
15. Political support will be driven through the leaders of Oxfordshire's six local authorities – the Housing and Growth Deal is completely aligned with their local priorities around economic development in Oxfordshire and the wider Cambridge-Milton Keynes-Oxford corridor.

#### **g) HCA and Other Agency Support**

16. The Homes and Communities Agency (HCA) has significant levels of both local and national capability, through its strong presence on the ground in places (enabling it to leverage good intelligence about local housing markets) and its central commercial or strategic skills and expertise. The HCA has already played a key role within the development of the Oxfordshire Housing and Growth Deal; this is expected to continue.
17. The HCA will play an integral role within the deal process as it moves forward. By employing its wide range of powers, and deploying its expertise in managing large scale and multi-site infrastructure and development programmes, the HCA will support and enhance the potential of the Oxfordshire deal to bring forward stalled sites and ensure that the volumes of land needed for development across the county are brought forward in good time. Specifically, the HCA will work closely with the Oxfordshire authorities on the production of a delivery plan, which will be submitted by Oxfordshire to Government on or before 31 January 2018.
18. Both Government and Oxfordshire will also give consideration as to how other agencies and departments could take a more joined up role, recognising the aims of this deal, and the need for engagement to enable effective outcomes through both the planning and development process.

#### **h) Summary**

19. This deal will support Oxfordshire's six local authorities to produce a county-wide joint statutory spatial plan, and to plan for and support the delivery of 100,000 new homes by 2031.
20. Government and Oxfordshire are committed to working together to pursue a comprehensive approach to growth and will work together to explore opportunities arising from investment in the Cambridge-Milton Keynes-Oxford corridor, potential major transport schemes that could unlock major new developments and the key part Oxfordshire plays in critical sectors identified in the Government's industrial strategy.



## **2. Oxfordshire commitments**

### **a) The submission and adoption, subject to the inspection process, of a joint statutory spatial plan covering all five district councils in Oxfordshire, by 2021**

21. The Oxfordshire authorities are committed to allocating land for development through their current Local Plans. There are adopted Local Plans in place in Cherwell and for Vale of White Horse, a recently examined Plan in the case of West Oxfordshire and new Local Plans underway for Oxford City and South Oxfordshire.
22. Oxfordshire's plans are focused on placing economic growth at the heart of a drive to provide more housing – meeting both current and projected need. And housing delivery across the county is up over 75% in the last three years (up to 2015/16). However, sustaining this level of increase will not be possible without greater collaboration to support delivery of a county-wide programme of infrastructure investment.
23. With support from the county council, Oxfordshire's five district councils will enter into an agreement to work together to produce a joint statutory spatial plan to be adopted by March 2021, subject to examination. The following milestones will need to be met, with funding contingent on achievement of each milestone:

<b>Action</b>	<b>Date</b>
Statement of Common Ground	31 March 2018
All Local Plans submitted for examination	1 April 2019
Draft joint statutory spatial plan	30 October 2019
Submission of joint statutory spatial plan	31 March 2020
Adoption (subject to examination.)	31 March 2021

### **b) Delivery of 100,000 new homes by 2031 – backed up with a credible plan for delivery, outlining interim milestones and targets and agreed with the HCA and Government;**

24. Oxfordshire's 2014 Strategic Housing Market Assessment (SHMA) identified that 100,000 homes are needed across the county by 2031 to meet its trend-based economic and demographic growth and to ensure that people can live in affordable homes close to where the economic potential will be delivered.
25. This is the basis for the current suite of local plans across Oxfordshire which, when fully adopted, will provide development plan coverage to 2036. The joint statutory spatial plan will build on these local plans. The ambition to plan for and support the delivery of 100,000 new homes by 2031 is recognised as significantly in excess of the Local Housing Need figures set out in the Government consultation paper 'Planning for the right homes in the right places' (DCLG September 2017).
26. The six local authorities across Oxfordshire commit to work with Government and its agencies, to agree and create a clear delivery plan outlining Oxfordshire's ambition to plan for and support the delivery of 100,000 new homes by 2031. The delivery plan will need to be submitted by Oxfordshire on or before 31 January 2018 and approved by HMG, before any funding can be drawn down as part of the deal.
27. We also encourage Oxfordshire to work with authorities across the Cambridge-Milton Keynes-Oxford corridor, together with central government, to agree a long term vision for the whole corridor up to 2050.

28. It will be important to ensure the deal supports Oxfordshire's ambitious growth programme and meets the needs of people who cannot afford to buy on the open market. Any commitments to affordable housing delivery will need to be based on realistic delivery profiles agreed with Government as part of the subsequent delivery plan. Any payment would be linked to delivery of agreed milestones and meeting required value for money and additionality standards. HMG and Oxfordshire will agree and develop an assurance framework for the deal, which will include provisions for clawback where appropriate.

**c) Pursue innovation and quality**

29. Oxfordshire partners are committed to ensuring that new housing and employment development are of high quality design and meet environmental standards in order to create attractive, sustainable places that offer a good quality of life for existing and new communities.

30. Oxfordshire offers significant opportunities for innovation in design and new construction arising from major developments including the Northern Development Arc, Garden Towns at Didcot and Bicester, the West Oxfordshire Garden Village and the enterprise zones.

31. Government and the Oxfordshire partners will work together to explore further opportunities to drive innovation in partnership, design and construction, including:

- Promoting the growth of a locally based high quality and low cost modular housing construction supply chain industry across Oxfordshire.
- With development partners, including the HCA, universities, health sector and private developers, Oxfordshire partners will look to use procurement and contracting influence to support the beneficial rapid development of this emerging sector.
- Implement a programme of assessment, shared learning and applying lessons from emerging innovation, for example the Garden Towns at Didcot and Bicester, the new West Oxfordshire Garden Village and the UK's largest Self-build development at Graven Hill.
- New partnership models for affordable housing delivery.
- Oxfordshire aims to plan and deliver housing and transport in a coordinated way, minimising local disruption, and ensuring that new housing is served by a range of integrated, sustainable transport options which suit local needs.
- Working closely with neighbouring authorities where appropriate, and playing a key role in future work to promote and develop the Cambridge-Milton Keynes-Oxford corridor.

**d) Oxfordshire's contribution to the deal**

32. Oxfordshire councils are already committing in excess of £340m over the next five years to support the delivery of their housing and growth ambitions across the county. This includes implementing and rolling forward the Oxfordshire Infrastructure Strategy through investment in transport, social and community infrastructure

schemes; strategic planning and delivery, investment through local housing companies delivering affordable and social housing as well as direct house building programmes and regeneration.

33. The councils and their partners are also active participants in local housing and commercial property markets through use of their own land and property assets to support continued economic success and long-term place ambitions in Oxfordshire.
34. Oxfordshire will be responsible for securing additional funding to plan for and support the delivery of the full complement of 100,000 homes by 2031. The deal does not preclude Oxfordshire from bidding for future sources of government funding.
35. The collaborative, long term approach to planning for infrastructure investment and commitment to a joint statutory spatial plan are important conditions of this deal and may be a helpful consideration in potential future applications for funding to drive growth and housing in the area.

**e) New private investment**

36. Oxfordshire should seek to bring in new private investment alongside local authority funds. The delivery plan should set out a clear proposition for encouraging new market investment to help deliver the deal and ensure Oxfordshire is an attractive place for investment, building on its existing plans for growth.
37. This deal also outlines Government's support for encouraging more private sector investment in areas with high economic potential. The recent announcement that a fully electric version of the Mini will be built at the Cowley plant in Oxford from 2019 is testament to the area's attractiveness for investment, and a reflection of Oxfordshire's position as a hub for technology and innovation across the Cambridge-Milton Keynes-Oxford arc.
38. Oxfordshire should continue to look for opportunities to bring in further new private investment.

**f) Strategic infrastructure tariff**

39. Oxfordshire should consider introducing a Strategic Infrastructure Tariff (SIT), which could help to capture additional land value uplift created by the development process. As a first step, the local authorities should undertake a viability assessment across the area to determine whether a SIT would be viable across Oxfordshire and to estimate its potential revenues.
40. In order to introduce a SIT, Oxfordshire would need to put in place the appropriate governance structures and mechanisms, at the appropriate time. Oxfordshire will now work with HMG to further explore the potential of this proposal, and the governance arrangements required to support it.

### **3. Government commitments**

41. To support Oxfordshire to adopt a joint statutory plan, and to plan for and support the delivery of 100,000 new homes by 2031, Government agrees to:

**a) Provide Oxfordshire with up to £215m funding.**

42. Government agrees to provide Oxfordshire with a comprehensive funding package of up to £215m to secure this ambitious housing and growth deal, as follows:

- Up to £60m for affordable housing, provided this delivers sufficient value for money to be agreed in the forthcoming delivery plan
- Up to £150m funding for infrastructure to unlock key housing sites, to be administered £30m per annum for five years
- £5m resource funding to boost capacity to get a joint plan in place and support housing delivery

43. This funding will be profiled and dependent on the delivery of an agreed number of homes and milestones as set out in the delivery plan - to be agreed between HMG and Oxfordshire. Funding may be withheld or clawed back if milestones are not met.

44. Delivery progress will be evaluated by the Government in accordance with the HCA.

**b) Explore options for certain time-limited planning flexibilities, subject to consultation where appropriate**

45. Oxfordshire's proposals seek to align funding, transport, infrastructure and strategic planning locally. To improve this alignment and enable additional housing and growth including the agreement of a joint statutory spatial plan:

- Government recognises that planning for this level of ambition takes time to result in increased delivery on the ground, and that these ambitions should be supported during the preparation of the JSSP. Therefore, we will explore options to help ensure that the existing housing land supply position is not undermined, and explore the impact of unplanned development whilst maintaining delivery as measured by the proposed housing delivery test.
- To offer greater certainty for the adopted JSSP, we will also explore options to adjust the consequences of the housing delivery test that are proposed to apply after 2020, in the first three years following adoption of the JSSP.
- Government will explore whether, as part of the move towards a joint statutory spatial plan, extended timescales are required for certain Oxfordshire local authorities to adopt their forthcoming Local Plans using their SHMA (Strategic Housing Market Assessment), as opposed to the transitional arrangements proposed by the Local Housing Need consultation.

46. Any potential flexibility would be granted specifically to support delivery of the ambitious Oxfordshire housing deal to plan for and support the delivery of 100,000 new homes by 2031, and to submit and adopt a joint statutory spatial plan. The detail and timescales of any freedoms or flexibilities granted by HMG as part of this deal will be shaped up during the delivery plan process, and may be subject to consultation where appropriate.

**c) Future collaboration between HMG and Oxfordshire**

47. Government is keen to understand the barriers that can hold back development and prevent new homes from being built. HMG wants to have strategic dialogue with local areas and partners about how we can work together to deliver additional homes faster. This includes better understanding of the barriers to increasing supply in local housing market areas.
48. Throughout the deal process, Oxfordshire have presented a number of issues which they perceive as potential obstacles to growth and housing delivery. Government commits to work with Oxfordshire from early 2018 onwards to better understand these issues.
49. This collaboration should feed into the development of the delivery plan which Oxfordshire will create in partnership with HMG and submit by 31 January 2018 (see above). The ongoing work may focus on a number of areas, including:
  - The delivery of planning consents and timely build-out
  - Social and community infrastructure, which can support housing and growth
  - Coherence and links between government departments, statutory agencies and other bodies involved in the development process
  - Partnerships and new ways of working – especially in the context of the Cambridge-Milton Keynes-Oxford corridor
  - The use of powers, such as Compulsory Purchase Orders

## **4. Productivity**

50. Oxfordshire has a strong and growing knowledge intensive economy, and is a net contributor to the UK exchequer, delivering £21 billion per year to national output. It competes on a global stage as a centre of science and innovation, with two universities and unique research organisations and activities.

51. Alongside addressing housing delivery – a key constraint on growth in many parts of the county – Government commits to work with Oxfordshire to address other barriers to growth through:

### **a) Developing an ambitious local industrial strategy**

52. The Government is inviting Oxfordshire to begin the development of an ambitious local industrial strategy, alongside partners in the Cambridge-Milton Keynes-Oxford corridor. This strategy will back Oxfordshire's world class science and innovation assets, as well as identifying and growing new sectors (set out in Oxfordshire's Science and Innovation Audit) and business.

53. It will be a long-term vision for growth, aligned to the overall corridor-wide vision, based on robust evidence, and focused on raising productivity and pay. It will be underpinned by strong cooperation between national Government and the private sector, local leadership and key institutions.

### **a) Further support to grow Oxfordshire's businesses**

54. Government will work with Oxfordshire to develop their Growth Hub to deliver quality driven targeted support, sector advice to increase SME market penetration and to accelerate scale up of high growth companies. Government will therefore, continue to provide core funding for the Growth Hub up until 2022.

55. The strength and ambition of Oxfordshire's businesses is critical to our economic growth and improving living standards. As part of the Cambridge-Milton Keynes-Oxfordshire corridor, Oxfordshire will work with the Department for International Trade to build on its already strong international profile, with the aim of boosting inward investment and exports. Oxfordshire will also work with local partners across the Cambridge-Milton Keynes-Oxfordshire corridor to develop this work.

### **b) Addressing skills gaps**

56. As part of Oxfordshire's work to develop its local industrial strategy, DfE and Oxfordshire will work together to identify the specific skills needs that Oxfordshire faces, and encourage local providers to align their provision to address these needs. DfE will do this by rolling out national policies to address skills needs including Skills Advisory Panels, T-Levels and Apprenticeships; working with the LEP.

### **c) Supporting Oxfordshire's world-leading science and technology clusters**

57. In recognition of their national importance, Government will continue to look at ways of attracting further investment and expansion of the Science Vale and Didcot Enterprise Zones.

58. As part of the Science Vale Enterprise Zone, the Harwell Campus is a beacon of the UK knowledge economy, a science and innovation district the size of a small town



with outstanding people, world-class facilities and unrivalled access to open source national laboratories and their resources. The 710 hectare Campus is already home to more than 200 organisations ranging from the Diamond Light Source (the UK's national synchrotron) to the newly announced Faraday Institution for batteries and energy storage, and includes a plethora of business involvement from SMEs to major global players. The site is set to mature to accommodate significant growth in employment, commercial and technical accommodation and supporting infrastructure including housing. To ensure Harwell continues to grow, Government will review the options available to accelerate the decommissioning programme for the Harwell site by June 2018.

59. Oxfordshire's Science & Innovation Audit identified that Oxfordshire has significant potential for growth in a number of sectors including robotics and connected autonomous systems, space, digital health and quantum computing.
60. Oxfordshire will work with industry to explore how emerging sector deals could be coordinated with local plans and investment. Including on-going discussions with the following sectors:
  - Creative Industries
  - Nuclear
  - Robotics & Autonomous Systems
  - Space
61. Government commits to exploring with Oxfordshire how the life sciences sector deal could further support the growth of Oxfordshire's life sciences cluster. Through its discussions with the life sciences sector on a deal, Government will commit to ensure the right infrastructure is in place to support the growth of life sciences clusters, of which Oxfordshire is a key one.
62. Oxfordshire will also have the opportunity to work with industry on further phases of any sector deals which complete an initial package.

## **5. Next steps**

63. Government seeks to secure one deal with Oxfordshire. Any future agreement will need to be agreed at the appropriate level with all six local authorities and the LEP that are signing this outline agreement.
64. Should any authority/ies choose to walk away from the deal process at any point before full agreement is reached, then the outline agreement will need to be reviewed. In this instance, it is likely that Government will choose to withdraw from the deal.
65. Unless and until the joint statutory spatial plan for Oxfordshire is produced, submitted and then adopted, all existing plans and national policy continue to provide the basis for decision-making in Oxfordshire.
66. This deal does not allocate land for housing. Site allocations will be agreed through local plans subject to the inspection and examination process.
67. As outlined above, Government and Oxfordshire now hope to agree the terms of this outline agreement, before exchanging letters with the six local authorities to confirm this agreement.
68. Following this, Government expects Oxfordshire to work with the HCA to develop a credible, robust delivery plan – to cover both the commitment to plan for and support the delivery of 100,000 new homes by 2031, and the adoption of a joint statutory spatial plan by 2021 (subject to inspection). Oxfordshire will be responsible for the submission of this delivery plan by 31 January 2018.

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## List of Evidence

PR01 Oxfordshire Growth Board - Statement of Cooperation
PR02 Oxfordshire Growth Board -Terms of Reference
PR03 Oxfordshire Economic Forecasting Final Report 2014
PR04 a-c Strategic Housing Market Assessment 2014
PR05 Oxfordshire Growth Board - Report and Minutes - 20 Nov 2014
PR06 Oxfordshire LEP Strategic Economic Plan 2014
PR07 South East Midlands LEP Strategic Economic Plan 2014
PR08 Oxford Housing Land Availability Assessment December 2014
PR09 Unlocking Oxford's Development Potential - Cundalls - 2014
PR10 Oxford Housing Strategy 2015-2018
PR11 Oxfordshire Growth Board - Updated Advice Note on Oxford's Development Capacity
PR12 Oxfordshire Growth Board - Report and Minutes - 19 Nov 2015
PR13a-c Oxfordshire Growth Board - Green Belt Study
PR14 Oxfordshire Growth Board - Oxford Spatial Options Assessment
PR15 Oxfordshire Growth Board - High Level Transport Assessment of Spatial Options
PR16 Oxfordshire Growth Board - Educational Assessment of Spatial Options
PR17 Oxfordshire LEP - Strategic Economic Plan refresh August 2016
PR18 Connecting Oxfordshire - LTP Col 8 Part 1 - Oxford Transport Strategy July 2016
PR19 Report and Minutes - CDC Executive - 4 January 2016
PR20 Partial Review of Cherwell Local Plan Part 1 - Issues Paper (January 2016)
PR21 Representations to Partial Review Issues Paper (January - March 2016)
PR22 Interim Transport Assessment (October 2016)
PR23 Initial Sustainability Appraisal (October 2016)
PR24 Statement of Consultation (October 2016)
PR25 Sustainability Appraisal Scoping Report (January 2016)
PR26 Partial Review Issues Paper - representations Schedule
PR27 Oxfordshire Growth Board - Public Reports Pack 26 Sept 2016 with Addenda and Decision
PR28 Oxfordshire Growth Board - Signed Memorandum of Cooperation
PR29 Representations to the Partial Review Options Consultation (Nov 2016-Jan 2017)
PR30 Habitat Regulations Assessment - Stage 1 Screening - Options Consultation and Additional Sites - June 2017
PR31 Cherwell Level 1 Strategic Flood Risk Assessment Update May 2017
PR32 Cherwell Level 2 Strategic Flood Risk Assessment May 2017
PR33 Oxford City Council - Housing and Economic Land Availability Assessment
PR34 Ecological Advice - Cumulative Impacts - June 2017
PR35 Oxfordshire Infrastructure Strategy - Stage 1 Report- April 2017
PR36 A44 - A4260 Corridor Study
PR37 Park and Ride (Oxford) Report - 27 May 2016
PR38 Oxford - Cambridge Expressway Strategic Study - Stage 3 Report
PR39 Local Authority response to the National Infrastructure Commission - Strategic Planning in the Cambridge - Milton Keynes - Oxford Corridor, 31 May 2017
PR40 Cherwell Green Belt Study (April 2017) and Addendum (June 2017)
PR41 Cherwell Strategic Economic Growth Study Final Report - April 2017
PR42 Small-Scale Green Belt Review -Accommodating High Value Employment Needs at Kidlington / Begbroke in Cherwell District, November 2016
PR43 Proposed Submission Sustainability Appraisal Report and Non-Technical Summary, June 2017

PR44 Proposed Submission Plan - Habitats Regulations Assessment - Screening Report - June 2017
PR45 Report on the Examination into the Cherwell Local Plan - June 2015
PR46 Partial Review Part 2 - Options - Statement of Consultation
PR47 Partial Review of Cherwell Local Plan Part 1 - Options Paper and Summary Leaflet
PR48 Equalities Impact Assessment Screening - June 2017
PR 49 Cherwell Local Plan Partial Review Viability Assessment - July 2017
PR50a Category "A" Villages Analysis - Final Report
PR50b Category "A" Villages - Village Analysis (Appendix C)
PR50c Category "A" Villages - Historic Landscape Characterization (Appendix D)
PR51 Landscape Character Sensitivity and Capacity Assessment (LCSCA) - June 2017
PR52 Transport Assessment - July 2017
PR53 Sequential Test and Exception Test (Flooding) - June 2017
PR54 Housing and Economic Land Availability Assessment - August 2017
PR55 Adopted Cherwell Local Plan 2011 - 2031 (Part 1) and Adoption Statements July 2015 and December 2016
PR56 Adopted Kidlington Framework Masterplan SPD and Adoption Statement December 2016
PR57 Oxford Core Strategy 2026
PR58 Oxford City Council's Northern Gateway Area Action Plan July 2015
PR59 Oxford City Council's Barton Area Action Plan 2012
PR60 Oxford City Council's West End Area Action Plan 2008
PR61 Oxford City Council's First Steps Consultation Booklet 2016
PR62 Oxford City Council's Affordable Housing and Planning Obligations SPD - 2013
PR63 Oxford Canal Conservation Area Appraisal
PR64a Road Investment Strategy for the 2015/16 - 2019/20 Road Period
PR64b Road Investment Strategy Post 2020 - Planning Ahead
PR65 Local Development Scheme April 2017
PR66 Annual Monitoring Report 2016
PR67 Statement of Community Involvement July 2016
PR68 Oxford City Council's Annual Monitoring Report 2015-16
PR69 Report to Executive 7 November 2016 with minutes
PR70 Report to Executive 19 June 2017 with minutes
PR71 Draft Cherwell Water Cycle Study - June 2017
PR72 Position Statement on Open Space and Recreation - August 2017
PR73 Cherwell Local Plan 2011-2031 (Part 1): Partial Review – Oxford's Unmet Housing Need: Proposed Submission Plan (July 2017)
PR74 Proposed Submission Sustainability Appraisal Report June 2017 and Non-Technical Summary
PR75 Statement of Consultation Part 2 - Options
PR76 Habitats Regulations Assessment Screening Report June 2017
PR77 Equality Impact Assessment Screening February 2018
PR78 Representations Received to the Proposed Submission Draft of the Partial Review of the Local Plan (July 2017 to October 2017)
PR79 Final 2018 Housing and Economic Land Availability Assessment - February 2018
PR80 Hydrological and Hydrogeological Study - Rushy Meadows SSSI - February 2018
PR81 Cherwell Water Cycle Study - November 2017
PR82 Oxfordshire Infrastructure Strategy - Stage 2 Report- November 2017